



S-Enjoy Service Group Co., Limited
新城悅服務集團有限公司

(Incorporated under the laws of the Cayman Islands with limited liability)
(於開曼群島註冊成立的有限公司)

Stock Code 股份代號 : 1755

2024

INTERIM REPORT
中期報告



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公司簡介

CORPORATE PROFILE

新城悅服務集團有限公司(「本公司」或「我們」，連同其附屬公司為「本集團」)是中國快速發展的物業管理服務提供商。我們已在中國提供物業管理服務逾28年。根據中國指數研究院(「中指院」)的統計，我們連續多年成為中國物業管理服務企業成長性領先企業。此外，根據中指院發佈的中國物業服務百強企業，我們的排名由2010年的第34位上升至2024年的第11位。我們為物業開發商及我們所管理項目的住戶及租戶提供廣泛的物業管理服務及增值服務。我們亦已開發一站式信息服務平台新橙社APP，我們的住戶及客戶可以通過其移動設備享受我們的服務。憑藉我們的優質服務及提升的市場知名度，我們已建立起以品質及客戶為導向的物業管理品牌。

我們的業務模式

截至2024年6月30日止六個月(「報告期」)，我們的收入主要來自兩個業務線：物業管理服務及增值服務。我們的增值服務包括兩個業務類別，即社區增值服務和開發商增值服務。

物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。我們管理多樣化的物業組合，包括住宅物業及非住宅物業，包括寫字樓、多用途綜合體、工廠至公園及技術產業園。於報告期內，我們的大部份收入來自提供物業管理服務。

S-Enjoy Service Group Co., Limited (the “Company” or “We”, together with its subsidiaries, the “Group”) is a fast-growing provider of property management services in China. We have been providing property management services in China for more than 28 years. According to China Index Academy (the “CIA”) statistics, for years in a row, we are among the top property services enterprises of a growing nature in China. In addition, according to the list of top 100 Chinese property management services enterprises announced by the CIA, our ranking moved up from the 34th in 2010 to 11th in 2024. We provide extensive property management services and value-added services for property developers as well as residents and tenants from the projects managed by us. We have also developed a one-stop information services platform called Orange APP. Our residents and customers can enjoy the services we provide through their mobile devices. Based on our excellent services and enhanced market reputation, we have built a property services brand emphasizing quality and customers.

OUR BUSINESS MODEL

For the six months ended 30 June 2024 (the “Reporting Period”), our revenue has been primarily derived from two business lines — property management services and value-added services. Our value-added services cover two business categories comprising community-related value-added services and developer-related value-added services.

PROPERTY MANAGEMENT SERVICES

We provide an extensive range of property management services to residents and tenants, including property and facilities maintenance, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services. We manage diverse property portfolios, including residential and non-residential properties, from office buildings, multi-purpose complexes and factories to parks and industrial zones. During the Reporting Period, the majority of our revenue came from providing property management services.

公司簡介

CORPORATE PROFILE

增值服務

我們的增值服務包括兩類服務：社區增值服務和開發商增值服務。

- 社區增值服務：我們向住戶及客戶提供增值服務，包括公共資源管理服務、社區工程服務、廣泛裝修服務、資產管理服務、餐飲服務、設施設備管理以及其他多種家居生活服務。
- 開發商增值服務：我們在物業開發的過程中為開發商提供相關服務。我們主要提供四類與物業開發商相關的服務，分別為案場銷售協助服務、諮詢服務、驗房服務和智慧園區服務。

VALUE-ADDED SERVICES

Our value-added services encompass two types of services: community-related value-added services and developer-related value-added services.

- Community-related value-added services: We provide value-added services to residents and customers, including public resources management services, community engineering services, extensive decoration services, asset management services, catering services, facility and equipment management and various other home living services.
- Developer-related value-added services: We provide relevant services to developers during the property development process. We mainly provide four types of services related to property developers, namely on-site sale assistance services, consulting services, house inspection services and smart community services.

公司資料

CORPORATE INFORMATION

董事

執行董事

戚小明先生(董事長)
楊博先生
吳倩倩女士

非執行董事

王曉松先生
呂小平先生
陸忠明先生

獨立非執行董事

張燕女士
朱偉先生
許新民先生

聯席公司秘書

尤建峰先生
伍秀薇女士

審核委員會

張燕女士(主席)
陸忠明先生
朱偉先生

薪酬委員會

朱偉先生(主席)
許新民先生
戚小明先生

提名委員會

許新民先生(主席)
張燕女士
呂小平先生

BOARD OF DIRECTORS

Executive Directors

Mr. Qi Xiaoming (*Chairman*)
Mr. Yang Bo
Ms. Wu Qianqian

Non-executive Directors

Mr. Wang Xiaosong
Mr. Lv Xiaoping
Mr. Lu Zhongming

Independent Non-executive Directors

Ms. Zhang Yan
Mr. Zhu Wei
Mr. Xu Xinmin

JOINT COMPANY SECRETARIES

Mr. You Jianfeng
Ms. Ng Sau Mei

AUDIT COMMITTEE

Ms. Zhang Yan (*Chairman*)
Mr. Lu Zhongming
Mr. Zhu Wei

REMUNERATION COMMITTEE

Mr. Zhu Wei (*Chairman*)
Mr. Xu Xinmin
Mr. Qi Xiaoming

NOMINATION COMMITTEE

Mr. Xu Xinmin (*Chairman*)
Ms. Zhang Yan
Mr. Lv Xiaoping

公司資料

CORPORATE INFORMATION

環境、社會及管治委員會

戚小明先生(主席)
楊博先生
吳倩倩女士

核數師

羅兵咸永道會計師事務所
註冊會計師
註冊公眾利益實體核數師
香港中環
太子大廈22樓

法律顧問

競天公誠律師事務所有限法律責任合夥
香港中環
皇后大道中15號
置地廣場
公爵大廈32樓3203至3207室

主要往來銀行

中國招商銀行常州分行
中國江蘇省常州市
通江南路88號-1號

中國農業銀行常州湖塘分行
中國江蘇省常州市
武進區湖塘鎮
人民中路14號

中國建設銀行南京北京西路支行
中國江蘇省南京市
北京西路43-6號

授權代表

戚小明先生
伍秀薇女士

ENVIRONMENTAL, SOCIAL AND GOVERNANCE COMMITTEE

Mr. Qi Xiaoming (*Chairman*)
Mr. Yang Bo
Ms. Wu Qianqian

AUDITOR

PricewaterhouseCoopers
Certified Public Accountants
Registered Public Interest Entity Auditor
22/F, Prince's Building
Central, Hong Kong

LEGAL ADVISER

Jingtian & Gongcheng LLP
Suites 3203–3207, 32/F, Edinburgh Tower
The Landmark
15 Queen's Road Central
Central, Hong Kong

PRINCIPAL BANKERS

China Merchant Bank, Changzhou Branch
Tower 1
No. 88, Tongjiang Road South, Changzhou
Jiangsu, the PRC

Agricultural Bank of China, Changzhou Hutang Branch
No. 14, Renmin Road Central, Hutang
Wujin, Changzhou
Jiangsu, the PRC

China Construction Bank, Beijing Road West Branch of Nanjing
No. 43–6, Beijing Road West, Nanjing
Jiangsu, the PRC

AUTHORIZED REPRESENTATIVES

Mr. Qi Xiaoming
Ms. Ng Sau Mei

公司資料

CORPORATE INFORMATION

開曼群島註冊辦事處

Maples Corporate Services Limited
PO Box 309
Ugland House
Grand Cayman
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Cayman Islands

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新城控股大廈B座12樓

香港主要營業地點

香港
銅鑼灣勿地臣街1號
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開曼群島股份過戶登記總處

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall
Cricket Square
Grand Cayman KY1-1102
Cayman Islands

香港股份過戶登記處

Link Market Services (Hong Kong) Pty Limited
香港
皇后大道中28號
中滙大廈16樓1601室

股份代號

1755

公司網站

www.xinchengyue.com

REGISTERED OFFICE IN CAYMAN ISLANDS

Maples Corporate Services Limited
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HEADQUARTERS IN THE PRC

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PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER AGENT

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Grand Cayman KY1-1102
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HONG KONG SHARE REGISTRAR

Link Market Services (Hong Kong) Pty Limited
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Hong Kong

STOCK CODE

1755

COMPANY WEBSITE

www.xinchengyue.com

財務摘要

FINANCIAL SUMMARY

綜合業績

COMPREHENSIVE PERFORMANCE

人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2019	2020	2021	2022	2023	2023	2024
收入	Revenue	2,024,026	2,866,447	4,350,735	5,179,553	5,424,284	2,681,101	2,770,369
年增加%	Annual growth %	72.5%	41.6%	51.8%	19.1%	4.7%	8.7%	3.3%
毛利	Gross profit	599,879	880,765	1,341,547	1,338,140	1,438,478	717,574	753,209
年增加%	Annual growth %	73.9%	46.8%	52.3%	(0.3%)	7.5%	0.2%	5.0%
毛利率	Gross margin	29.6%	30.7%	30.8%	25.8%	26.5%	26.8%	27.2%
年增加%	Annual growth %	0.2%	1.1%	0.1%	(5.0%)	0.7%	(2.2%)	0.4%
本公司權益股東 應佔淨利潤	Net profit attributable to equity shareholders of the Company	282,011	452,387	525,455	423,476	445,045	293,789	301,599
年增加%	Annual growth %	85.3%	60.4%	16.2%	(19.4%)	5.1%	30.1%	2.7%
淨利潤率	Net profit margin	14.9%	17.1%	12.8%	9.2%	9.4%	12.4%	12.0%
年增加%	Annual growth %	0.8%	2.2%	(4.3%)	(3.6%)	0.2%	1.9%	(0.4%)

分業務板塊業績

PERFORMANCE BY SEGMENTS

人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2019	2020	2021	2022	2023	2023	2024
物業管理服務收入	Revenue from property management services	848,955	1,255,136	2,100,212	3,024,934	3,555,106	1,694,125	1,907,903
年增加%	Annual growth %	16.0%	47.8%	67.3%	44.0%	17.5%	21.7%	12.6%
增值服務收入	Revenue from value-added services	1,175,071	1,611,311	2,250,523	2,154,619	1,869,178	986,976	862,466
年增加%	Annual growth %	166.2%	37.1%	39.7%	(4.3%)	(13.2%)	(8.0%)	(12.6%)
其中	Including							
社區增值服務收入	Revenue from community-related value-added services	227,701	497,660	915,603	1,284,549	1,314,308	708,091	645,888
年增加%	Annual growth %	375.5%	118.6%	84.0%	40.3%	2.3%	13.4%	(8.8%)
開發商增值服務收入	Revenue from developer-related value-added services	947,370	1,113,651	1,334,920	870,070	554,870	278,885	216,578
年增加%	Annual growth %	118.3%	17.6%	19.9%	(34.8%)	(36.2%)	(37.9%)	(22.3%)
物業管理服務毛利	Gross profit from property management services	242,343	392,623	631,870	739,899	854,063	418,218	471,114
毛利佔比	Percentage of gross profit	40.4%	44.6%	47.1%	55.4%	59.4%	58.3%	62.6%

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人民幣千元	RMB'000	截至12月31日止年度				截至6月30日止六個月		
		2019	2020	2021	2022	2023	2023	2024
增值服務毛利	Gross profit from value-added services	357,536	488,142	709,677	598,241	584,415	299,356	282,095
毛利佔比	Percentage of gross profit	59.6%	55.4%	52.9%	44.6%	40.6%	41.7%	37.4%
其中	Including							
社區增值服務毛利	Gross profit from community-related value-added services	128,935	214,014	387,805	414,120	468,873	240,288	233,744
毛利佔比	Percentage of gross profit	21.5%	24.3%	28.9%	30.9%	32.6%	33.5%	31.0%
開發商增值服務毛利	Gross profit from developer-related value-added services	228,601	274,128	321,872	184,121	115,542	59,068	48,351
毛利佔比	Percentage of gross profit	38.1%	31.1%	24.0%	13.7%	8.0%	8.2%	6.4%
物業管理服務毛利率	Gross margin of property management services	28.5%	31.3%	30.1%	24.5%	24.0%	24.7%	24.7%
增值服務毛利率	Gross margin of value-added services	30.4%	30.3%	31.5%	27.8%	31.3%	30.3%	32.7%
其中	Including							
社區增值服務毛利率	Gross margin of community-related value-added services	56.6%	43.0%	42.4%	32.2%	35.7%	33.9%	36.2%
開發商增值服務毛利率	Gross margin of developer-related value-added services	24.1%	24.6%	24.1%	21.2%	20.8%	21.2%	22.3%

財務摘要

FINANCIAL SUMMARY

資產負債表摘要

SUMMARY OF BALANCE SHEET

人民幣千元	RMB'000	於12月31日 As at 31 December					於6月30日 As at 30 June	
		2019	2020	2021	2022	2023	2023	2024
現金及現金等價物	Cash and cash equivalents	1,339,092	1,882,136	2,504,102	1,973,696	1,927,283	2,015,485	2,107,341
貿易應收款項	Trade receivables	262,767	356,568	622,758	1,292,257	1,796,855	1,813,310	2,286,548
流動資產	Current assets	2,051,971	2,985,376	4,336,382	4,699,011	5,552,281	5,197,662	5,896,717
總資產	Total assets	2,199,567	3,314,052	5,409,645	6,150,647	6,682,643	6,712,349	6,970,481
合約負債	Contract liabilities	390,342	628,073	776,038	747,899	826,549	875,344	1,003,374
貿易及其他應付款項	Trade and other payables	773,760	1,134,655	1,822,217	2,148,681	2,193,603	2,218,617	2,088,184
總負債	Total liabilities	1,232,697	1,904,463	2,885,013	3,242,124	3,391,435	3,596,833	3,572,101
淨資產	Net assets	966,870	1,409,589	2,524,632	2,908,523	3,291,208	3,115,516	3,398,380
流動比率	Liquidity ratios	168.9%	160.8%	161.7%	156.1%	176.0%	155.7%	172.4%

現金流量表摘要

SUMMARY OF CASH FLOW STATEMENT

人民幣千元	RMB'000	截至12月31日止年度 For the year ended 31 December					截至6月30日止六個月 For the six months ended 30 June	
		2019	2020	2021	2022	2023	2023	2024
經營活動產生的現金淨額	Net cash generated from operating activities	544,683	787,028	755,334	63,876	423,710	6,578	20,622
投資活動(使用)/產生的現金淨額	Net cash (used in)/generated from investing activities	(263,579)	(95,324)	(591,094)	(467,068)	(304,231)	9,171	160,530
融資活動(使用)/產生的現金淨額	Net cash (used in)/generated from financing activities	(224,867)	(143,246)	468,217	(144,421)	(175,253)	14,689	1,849
現金及現金等價物增加/(減少)淨額	Net increase/(decrease) of cash and cash equivalents	56,237	548,458	632,457	(547,613)	(55,774)	30,438	183,001

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

本集團是一家全國性住宅物業管理服務提供商，同時也是一家快速發展的綜合性後勤服務提供商。2024年上半年，本集團仍然保持增長，最核心的物業管理服務和社區增值服務兩個板塊均表現良好且穩定。

業績回顧

本集團2024年上半年營業收入為約人民幣2,770.4百萬元，同比增長約3.3%，收入的增長主要由於物業管理服務的穩健增長。同時，本公司擁有人應佔期內利潤為約人民幣301.6百萬元，同比增長約2.7%，經營成果穩中有升。報告期內，本集團的經營性現金流淨流入為約人民幣20.6百萬元，優於去年同期水平。

2024年上半年，本集團物業管理服務收入達到約人民幣1,907.9百萬元，同比增長約12.6%。若與2023年下半年進行比較，物業管理服務收入環比增長約2.5%，保持著持續增長的動力。

2024年上半年，本集團社區增值服務收入為約人民幣645.9百萬元，同比下降約8.8%。其中本集團永續性服務整體發展穩定，團餐服務的收入達到約人民幣244.1百萬元，同比增長約9.9%；而一次性需求的社區增值服務收入(包括與住宅裝修相關的拎包入住服務和資產管理服務)同比下降約28.0%。

中國的房地產市場在此六個月期間仍舊疲軟，較難激發出與之相關的業務需求，所以我們的開發商增值服務收入在報告期內進一步減少，同比下降約22.3%。原先單獨披露的智慧園區服務，由於同樣是和開發商高度關連的業務，所以我們已經將其併入開發商增值服務中。

The Group is a national residential property management service provider as well as a fast-growing comprehensive logistics service provider. In the first half of 2024, the Group had maintained its growth, and property management services and community-related value-added services, our two core segments, had both performed well and stable.

BUSINESS REVIEW

The Group recorded revenue of approximately RMB2,770.4 million in the first half of 2024, representing a year-on-year increase of approximately 3.3%, which was mainly contributed by the stable growth of our property management services. Meanwhile, the profit attributable to owners of the Company for the period reached approximately RMB301.6 million, representing a year-on-year increase of approximately 2.7%, the operating results were growing steadily. During the Reporting Period, the Group achieved a net operating cash inflow of approximately RMB20.6 million, better than the previous year.

In terms of property management services, the Group's revenue therefrom reached approximately RMB1,907.9 million in the first half of 2024, representing a year-on-year increase of approximately 12.6%. If compared with the second half of 2023, the revenue from property management services increased by about 2.5%, maintaining a sustained growth momentum.

In terms of community-related value-added services, the Group's revenue therefrom reached approximately RMB645.9 million in the first half of 2024, representing a year-on-year decrease of approximately 8.8%. Among which, the Group's recurring services overall had maintained steady development, with the revenue from catering services reached approximately RMB244.1 million, representing a year-on-year increase of approximately 9.9%; whereas the revenue from community-related value-added services related to the one-off services including residential decoration-related ready-to-move-in service and asset management service decreased by approximately 28.0% year-on-year.

The real estate market in China remained weak during this six-month period, making it difficult to stimulate related business demand. Therefore, our revenue from developer-related value-added services further decreased during the Reporting Period, representing a year-on-year decrease of approximately 22.3%. The smart community services previously disclosed separately have been incorporated into the developer-related value-added services as the businesses are highly related to the developers.

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

展望未來

自2022年以來，本集團將高質量發展作為業務開展的絕對核心目標。在我們的業務組合中，直接向房地產開發商提供的服務逐年下降，而向各類企業、政府及其他大型群體提供的綜合後勤服務則日益增加。我們會始終堅持這一目標，相信這將會使得我們的業績擺脫和房地產行業形勢的高度綁定，並有利於日後的獨立健康發展。

於2023年年末及2024年年初，針對住宅的物業管理服務，我們提出了需要更有選擇性和針對性地挑選我們的目標市場。過往我們偏好於向新建完成項目提供服務，因為此類項目的景觀設計、設備狀況，以及物業管理費定價均在市場中處於較優水準，這讓物業服務企業更容易獲得可觀的業務回報。然而近年由於房地產及其他經濟領域方面的變化，此類新建完成項目的市場機會較少，且項目經營結果的不確定性有所上升，驅使我們在策略上必須有所變化，所以我們已經著手將部分精力投入於存量住宅市場，存量的住宅項目有相對穩定的物業管理費收繳率，且伴隨著業主對美好生活的嚮往，其潛在需求正在與日俱增。在我們2024年拓展策略轉型的六個月期間內，本集團於市場中新獲取的項目數量較以往有所下降，我們深知轉型無法一蹴而就，新獲取的業務量不可能在短時間內達到過往的水平，不過我們對於未來的拓展有十足信心，因為整個存量市場足夠龐大，我們任何時候開始參與都有充足的機會。

在社區增值服務方面，我們將繼續作出調整。我們對於業務的盈利能力以及團隊的專業水平提出更高要求，尤其是在被十分看好的永續性業務領域，我們著手業務流程及組織架構的重塑，同時也加強專業人才梯隊的建設，希望這些具備潛力的業務有機會可以達到新的規模高度。

PROSPECTS

Since 2022, the Group has been taking high-quality development as the essential core objective of its business development. Within our business portfolio, services provided directly to real estate developers have been declining year over year, while integrated logistics services provided to corporations, governments and other large organizations have been increasing. We will uphold this goal, believing that this will free our results from the high degree of bondage with the real estate industry and will be conducive to our independent and healthy development in the future.

In late 2023 and early 2024, for residential property management services, we have proposed that we need to be more selective and targeted in selecting our target markets. In the past, we preferred to provide services to newly construction completed projects because the landscape design, facility conditions and pricing of property management fees for such projects were at a higher level in the market, allowing it easier for property services companies to achieve a decent return on their business. However, in recent years, due to changes in real estate and other areas of the economy, there are fewer market opportunities for such newly construction completed projects and the uncertainty of their operating results has increased, necessitating a change in our strategy. Therefore, we have started to shift our efforts to the existing residential market, in view of the relatively stable property management fee collection rate of the existing residential projects and the increasing potential demand driven by the property owners' aspirations for a better life. In the six-month period of the expansion for strategic transformation in 2024, the number of new projects obtained by the Group in the market was lower than before. We are fully aware that transformation cannot be achieved overnight and that the newly obtained business volume cannot reach the previous level within a short period of time. However, we have full confidence in our future expansion because the existing market is huge enough to provide adequate opportunities whenever we participate.

In terms of community-related value-added services, we will also continue to make adjustments. We are placing higher demands on the profitability of our businesses and the professionalism of our teams, especially in the highly regarded recurring business, and we are focusing on reshaping our business processes and organization structure, as well as strengthening our professional talent pipeline, in the hope that these potential businesses will have the opportunity to reach new heights in terms of scale.

管理層討論與分析

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最後，要對各位本公司股東（「股東」）說一聲感謝。即使是在資本市場相對疲軟的期間，我們還是收到了不少股東的鼓勵與建議。感謝各位對我們的長期信賴，未來我們也將竭盡全力為股東創造更好回報。

At last, I would like to say thank you to the shareholders of the Company (the “Shareholders”). We have received a lot of encouragement and advice from our Shareholders, even during this relatively weak period in the capital markets. We are grateful for your continued trust in us and we will do our utmost to deliver greater returns to Shareholders in the future.

財務回顧

收入

2024年上半年，本集團的收入為約人民幣2,770.4百萬元，較2023年同期約人民幣2,681.1百萬元增長3.3%。

本集團的收入來源於三個板塊：(i)物業管理服務；(ii)社區增值服務；及(iii)開發商增值服務。

FINANCIAL REVIEW

Revenue

In the first half of 2024, the revenue of the Group amounted to approximately RMB2,770.4 million, representing an increase of 3.3% as compared to approximately RMB2,681.1 million for the corresponding period in 2023.

The revenue of the Group is derived from three segments: (i) property management services; (ii) community-related value-added services; and (iii) developer-related value-added services.

		截至6月30日止六個月		
		For the six months ended 30 June		
		2024年	增長率	2023年
		2024	Growth rate	2023
		人民幣千元	%	人民幣千元
		RMB'000	%	RMB'000
物業管理服務	Property management services	1,907,903	12.6	1,694,125
社區增值服務	Community-related value-added services	645,888	-8.8	708,091
開發商增值服務	Developer-related value-added services	216,578	-22.3	278,885
合計	Total	2,770,369	3.3	2,681,101

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• 物業管理服務

我們向住戶及租戶提供廣泛的物業管理服務，包括物業及設備維護、保安服務、保潔服務、園藝服務、公共區域維護及其他物業管理相關服務。

2024年上半年，本集團物業管理服務的收入為約人民幣1,907.9百萬元，較2023年同期約人民幣1,694.1百萬元增長約12.6%，佔總收入的比例為約68.9%。

下表載列本集團的物業管理服務收入明細：

		截至6月30日止六個月		
		For the six months ended 30 June		
		2024年		2023年
		2024		2023
		物業管理		物業管理
		服務收入	增長率	服務收入
		Revenue from		Revenue from
		property		property
		management		management
		services	Growth rate	services
		人民幣千元	%	人民幣千元
		RMB'000	%	RMB'000
新城系	Seazen Group	1,133,011	16.1	976,249
第三方	Third parties	774,892	7.9	717,876
合計	Total	1,907,903	12.6	1,694,125

• Property management services

We provide residents and tenants with an extensive range of property management services, including property and facilities maintenance, security services, maintenance and cleaning services, horticulture services, public areas repair and maintenance and other property management related services.

In the first half of 2024, the revenue from property management services of the Group amounted to approximately RMB1,907.9 million, representing an increase of approximately 12.6% as compared to approximately RMB1,694.1 million for the corresponding period in 2023, accounting for approximately 68.9% of the total revenue.

The following table sets forth a breakdown of the revenue generated from property management services:

MANAGEMENT DISCUSSION AND ANALYSIS

		截至6月30日止六個月		
		For the six months ended 30 June		
		2024年		2023年
		2024		2023
		物業管理	增長率	物業管理
		服務收入		服務收入
		Revenue from		Revenue from
		property		property
		management		management
		services	Growth rate	services
		人民幣千元	%	人民幣千元
		RMB'000	%	RMB'000
住宅物業	Residential properties	1,542,879	14.8	1,344,261
非住宅物業	Non-residential properties	365,024	4.3	349,864
合計	Total	1,907,903	12.6	1,694,125

- **社區增值服務**

我們向業主及客戶提供公共資源管理服務、社區工程服務、廣泛裝修服務、資產管理服務、餐飲服務、設施管理以及其他多種便民生活服務，該等業務覆蓋多種業態和場所，從而為我們的業主和客戶提供更舒適更便捷的生活和工作環境。

2024年上半年，社區增值服務收入為約人民幣645.9百萬元，較2023年約人民幣708.1百萬元下降約8.8%，佔報告期內總收入的比例為約23.3%。報告期內，本集團永續性的社區增值服務收入佔比繼續提高，在社區增值服務收入的佔比達到約84.9%，其中團餐服務取得的收入為約人民幣244.1百萬元，同比增長約9.9%。

- **Community-related value-added services**

We render public resources management services, community engineering services, extensive decoration services, asset management services, catering services, facility management services and various other convenience and living services, which cover various sectors and places, to property owners and customers, with a view to providing them with a more comfortable and convenient living and working environment.

In the first half of 2024, the revenue from community-related value-added services amounted to approximately RMB645.9 million, representing a decrease of approximately 8.8% as compared to approximately RMB708.1 million for the corresponding period in 2023, accounting for approximately 23.3% of the total revenue during the Reporting Period. During the Reporting Period, the percentage of revenue from community-related value-added services related to the recurring services increased continuously, accounting for approximately 84.9% of the revenue from community-related value-added services. In particular, the revenue from catering services was approximately RMB244.1 million, representing a year-on-year increase of approximately 9.9%.

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

• 開發商增值服務

我們主要提供四類與物業開發商相關的服務，分別為案場銷售協助服務、諮詢服務、驗房服務和智慧園區服務。

報告期內，開發商增值服務的收入為約人民幣216.6百萬元，較2023年同期約人民幣278.9百萬元下降約22.3%，佔報告期內總收入的比例為約7.8%。

• Developer-related value-added services

We mainly provide four types of services related to property developers, namely on-site sale assistance services, consulting services, house inspection services and smart community services.

During the Reporting Period, the revenue from developer-related value-added services amounted to approximately RMB216.6 million, representing a decrease of approximately 22.3% as compared to approximately RMB278.9 million for the corresponding period in 2023, accounting for approximately 7.8% of the total revenue during the Reporting Period.

銷售及服務成本

報告期內，本集團的銷售及服務成本為約人民幣2,017.2百萬元，較2023年同期約人民幣1,963.5百萬元增長約2.7%。銷售及服務成本的增加主要是由於本集團整體的業務規模仍在穩健增長。

Cost of Sales and Services

During the Reporting Period, the cost of sales and services of the Group was approximately RMB2,017.2 million, representing an increase of approximately 2.7% as compared to approximately RMB1,963.5 million for the corresponding period in 2023. The increase in cost of sales and services was mainly due to the continued stable growth of the overall business scale of the Group.

毛利及毛利率

Gross Profit and Gross Profit Margin

		截至2024年6月30日止六個月				截至2023年6月30日止六個月		
		For the six months ended 30 June 2024				For the six months ended 30 June 2023		
		毛利	毛利率	毛利佔比	毛利率變動	毛利	毛利率	毛利佔比
				Percentage	Change in			Percentage
		Gross profit	Gross profit	of gross	gross profit	Gross profit	Gross profit	of gross
		margin	margin	profit	margin	margin	margin	profit
		人民幣千元	%	%	百分點	人民幣千元	%	%
		RMB'000	%	%	ppt	RMB'000	%	%
物業管理服務	Property management services	471,114	24.7	62.6	—	418,218	24.7	58.3
社區增值服務	Community-related value-added services	233,744	36.2	31.0	2.3	240,288	33.9	33.5
開發商增值服務	Developer-related value-added services	48,351	22.3	6.4	1.1	59,068	21.2	8.2
合計	Total	753,209	27.2	100.0	0.4	717,574	26.8	100.0

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報告期內，本集團的毛利為約人民幣753.2百萬元，較2023年同期的約人民幣717.6百萬元同比上升約5.0%；毛利率為約27.2%，較2023年同期的26.8%相比上升0.4個百分點。

物業管理服務的毛利為約人民幣471.1百萬元，較2023年同期的約人民幣418.2百萬元增長約12.6%；毛利率為約24.7%，與2023年同期基本持平。

社區增值服務的毛利為約人民幣233.7百萬元，較2023年同期的約人民幣240.3百萬元下降約2.7%；毛利率為約36.2%，同比上升2.3個百分點。

開發商增值服務的毛利為約人民幣48.4百萬元，較2023年同期的約人民幣59.1百萬元下降約18.1%；毛利率為約22.3%，較去年同期上升1.1個百分點。

行政費用

行政費用為約人民幣221.7百萬元，較2023年同期的約人民幣215.3百萬元增加約3.0%。由於本公司嚴格的費用管理，行政費用的增長率略低於收入增長率。

其他利得淨額

於報告期內本集團的其他利得為約人民幣23.4百萬元，而2023年同期的其他利得則為約人民幣2.7百萬元，主要是由於錄得按公允價值計入損益的金融資產的公允價值收益淨額及出售附屬公司之收益淨額所致。

During the Reporting Period, the Group recorded gross profit of approximately RMB753.2 million, representing a year-on-year increase of approximately 5.0% as compared to approximately RMB717.6 million for the corresponding period in 2023. Gross profit margin was approximately 27.2%, representing an increase of 0.4 percentage point as compared to 26.8% for the corresponding period in 2023.

Gross profit of property management services was approximately RMB471.1 million, representing an increase of approximately 12.6% as compared to approximately RMB418.2 million for the corresponding period in 2023. Gross profit margin was approximately 24.7%, remaining stable as compared to that for the corresponding period in 2023.

Gross profit of community-related value-added services was approximately RMB233.7 million, representing a decrease of approximately 2.7% as compared to approximately RMB240.3 million for the corresponding period in 2023. Gross profit margin was approximately 36.2%, representing a year-on-year increase of 2.3 percentage points.

Gross profit of developer-related value-added services was approximately RMB48.4 million, representing a decrease of approximately 18.1% as compared to approximately RMB59.1 million for the corresponding period in 2023. Gross profit margin was approximately 22.3%, representing an increase of 1.1 percentage points compared with the corresponding period last year.

Administrative Expenses

Administrative expenses were approximately RMB221.7 million, representing an increase of approximately 3.0% as compared to approximately RMB215.3 million for the corresponding period in 2023. As a result of the Company's strict expense management, the growth rate of administrative expenses was slightly lower than the growth rate of revenue.

Other Gains — Net

The other gains of the Group were approximately RMB23.4 million during the Reporting Period, as compared to the other gains of approximately RMB2.7 million for the corresponding period in 2023, which was mainly due to the record of net fair value gains on financial assets at fair value through profit or loss and net gains on disposal of a subsidiary.

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所得稅費用

所得稅費用為約人民幣84.1百萬元，較2023年同期約人民幣90.5百萬元下降了約7.1%，稅費下降乃主要由於本集團除所得稅前利潤的下降所致。稅負率為約20.2%，較2023年同期的約21.3%有所下降。

根據開曼群島的規則及規例，本集團毋須繳交任何開曼群島的所得稅。

對於香港註冊成立的集團實體，由於報告期內本集團並無賺取任何須繳納香港利得稅的收入，故本集團並無就香港利得稅作出撥備。

期內利潤

本集團的報告期內利潤為約人民幣332.2百萬元，較2023年同期約人民幣333.5百萬元下降約0.4%；本公司擁有人應佔利潤為約人民幣301.6百萬元，較2023年同期上升約2.7%；淨利潤率為約12.0%，較2023年同期下降0.4個百分點。

流動資金、儲備及資本架構

於截至2024年6月30日止六個月，本集團維持財務狀況穩健。於2024年6月30日，本集團流動資產為人民幣5,896.7百萬元，較2023年12月31日的人民幣5,552.3百萬元增加6.2%。本集團的現金及現金等價物為人民幣2,107.3百萬元，較2023年12月31日的人民幣1,927.3百萬元上升9.3%。於2024年6月30日，本集團的權益總額為人民幣3,398.4百萬元，較2023年12月31日的人民幣3,291.2百萬元上升3.3%。

借款

於2024年6月30日，本集團無任何借款（於2023年12月31日：無）。

Income Tax Expense

Income tax expense amounted to approximately RMB84.1 million, representing a decrease of approximately 7.1% as compared to approximately RMB90.5 million for the corresponding period in 2023. The decrease in tax expense was mainly due to the decrease in the Group's profit before income tax. The tax rate was approximately 20.2%, representing a decline as compared to approximately 21.3% for the corresponding period in 2023.

Under the rules and regulations of the Cayman Islands, the Group is exempted from income tax in the Cayman Islands.

For the Group entities incorporated in Hong Kong, as the Group did not derive any revenue subject to Hong Kong profits tax during the Reporting Period, the Group did not make provision for Hong Kong profits tax accordingly.

Profit for the Period

Profit for the Reporting Period of the Group was approximately RMB332.2 million, representing a decrease of approximately 0.4% from approximately RMB333.5 million for the corresponding period in 2023; profit attributable to owners of the Company was approximately RMB301.6 million, representing an increase of approximately 2.7% as compared to that for the corresponding period in 2023; and net profit margin was approximately 12.0%, down by 0.4 percentage point over that for the corresponding period in 2023.

Liquidity, Reserves and Capital Structure

During the six months ended 30 June 2024, the Group had maintained a sound financial position. As at 30 June 2024, the current assets of the Group were RMB5,896.7 million, representing an increase of 6.2% as compared to RMB5,552.3 million as at 31 December 2023. The cash and cash equivalents of the Group were RMB2,107.3 million, representing an increase of 9.3% as compared to RMB1,927.3 million as at 31 December 2023. The Group's total equity as at 30 June 2024 was RMB3,398.4 million, representing an increase of 3.3% as compared to RMB3,291.2 million as at 31 December 2023.

Borrowings

As at 30 June 2024, the Group did not have any borrowings (as at 31 December 2023: nil).

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庫務政策

本公司董事(「董事」)將繼續依循審慎的政策管理本集團的現金及現金等價物並維持強勁且穩健的流動資金水平，以確保本集團作好準備把握未來的增長機遇。

僱員及薪酬政策

於2024年6月30日，本集團在中國合共擁有16,627位全職僱員。截至2024年6月30日止六個月的僱員福利費用為約人民幣814.8百萬元，包括(i)工資、薪金及花紅；(ii)退休金成本；(iii)住房公積金、醫療保險及其他社會保險；(iv)其他僱員福利；及(v)購股權計劃，計劃詳情載於本中期報告「購股權計劃」章節。本公司堅持以積極有效的激勵機制為基礎，建立及優化以價值為導向的統一薪酬體系，實現資源優化配置及企業效益最大化；堅持基於崗位價值、能力貢獻及業績差異的市場配置理念；保持薪酬競爭力，以吸引、激勵及挽留核心員工。

資本負債比率

資本負債比率按截至相應日期的借款總額除以權益總額計算。於2024年6月30日，資本負債比率為0%（於2023年12月31日：0%）。

Treasury Policy

The directors of the Company (the “**Directors**”) will continue to follow a prudent policy in managing the Group's cash and cash equivalents and maintain a strong and stable liquidity position to ensure that the Group is well placed to take advantage of future growth opportunities.

Employees and Remuneration Policies

As at 30 June 2024, the Group had a total of 16,627 full time employees in the PRC. Total employee benefit expenses for the six months ended 30 June 2024 amounted to approximately RMB814.8 million, which included (i) wages, salaries and bonuses; (ii) pension costs; (iii) housing funds, medical insurances and other social insurances; (iv) other employee benefits; and (v) share option scheme, details of which are set out in the section headed “Share Option Scheme” of this interim report. The Company persists in establishing and optimizing a value-oriented unified remuneration system based on a proactive and effective incentive mechanism, materializing optimization of resources allocation and maximization of corporate efficiency; adhering to the philosophy of market allocation based on value of position, contribution in terms of capability and performance difference; maintaining competitiveness of remuneration to attract, motivate and retain core staff.

Gearing Ratio

Our gearing ratio was calculated based on total borrowings divided by total equity as of the respective date. As at 30 June 2024, our gearing ratio was 0% (as at 31 December 2023: 0%).

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MANAGEMENT DISCUSSION AND ANALYSIS

重大投資

於2024年6月30日，本集團持有按公允價值計入損益的金融資產和按公允價值計入其他全面收入的金融資產分別為約人民幣376.0百萬元和約人民幣1.1百萬元，合計佔本集團於2024年6月30日總資產的約5.4%，該等金融資產主要包括對非上市信託計劃和投資基金的各類理財產品以及美元上市債券的投資。董事會（「董事會」）認為，公允價值佔本集團總資產5%以上的任何單一投資為重大投資。由於本集團於2024年6月30日並無單一投資佔本集團總資產的5%或以上，故本集團並無持有重大投資。於2024年6月30日，本公司暫無未來重大投資計劃。

SIGNIFICANT INVESTMENTS

As at 30 June 2024, the Group held financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income of approximately RMB376.0 million and approximately RMB1.1 million respectively, accounting for approximately 5.4% in aggregate of the total assets of the Group as at 30 June 2024. Such financial assets mainly include investments in various wealth management products of unlisted trust plans and investment funds, as well as investments in listed bonds denominated in US dollars. The board of Directors (the “Board”) considers any single investment with fair value accounting for more than 5% of the total assets of the Group as significant investment. As the Group did not have any single investment accounting for 5% or more of the total assets of the Group as at 30 June 2024, the Group did not hold any significant investments. As at 30 June 2024, the Company had no plans for any significant investments in the future.

投資性質	Nature of investments	於2024年6月30日		截至2024年6月30日止六個月	
		As at 30 June 2024	與本集團總資產相比的概約百分比	For the six months ended 30 June 2024	計入損益的公允價值
		公允價值	Approximate percentage of the total assets of the Group	收益／(虧損)	其他收入
		Fair value	Group	Fair value or loss	Other income
		人民幣千元	%	人民幣千元	人民幣千元
		RMB'000	%	RMB'000	RMB'000
按公允價值計入損益的金融資產：		Financial assets at fair value through profit or loss:			
信託產品及投資基金	Trust products and investment funds	364,702	5.2	12,374	4,815
美元上市債券	Listed bonds denominated in US dollars	11,290	0.2	(2,588)	—
合計	Total	375,992	5.4	9,786	4,815

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

		於2024年6月30日	截至2024年6月30日止六個月		
		As at 30 June 2024	For the six months ended 30 June 2024		
		與本集團總資產相比的概約百分比	已計提預期信用減值損失	其他收入	
		Approximate percentage of the total assets of the Group	Accrued expected credit impairment loss	Other income	
投資性質	Nature of investments	Fair value	loss	Other income	
		人民幣千元	人民幣千元	人民幣千元	
		RMB'000	RMB'000	RMB'000	
按公允價值計入其他全面收入的金融資產：	Financial assets at fair value through other comprehensive income:				
美元上市債券	Listed bonds denominated in US dollars	1,075	(1,302)	—	

資產抵押

於2024年6月30日，本集團並無抵押任何資產。

PLEDGES OF ASSETS

As at 30 June 2024, the Group did not pledge any assets.

或然負債

於2024年6月30日，本集團就第三方的付款義務並無任何重大或然負債或未履行擔保。

CONTINGENT LIABILITIES

As at 30 June 2024, the Group did not have any significant contingent liabilities or outstanding guarantees in respect of payment obligations to third parties.

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

外匯風險

於2024年6月30日及2023年12月31日，本集團持有的現金及現金等價物結餘如下：

FOREIGN EXCHANGE RISK

As at 30 June 2024 and 31 December 2023, the balances of cash and cash equivalents held by the Group were as follows:

		於2024年 6月30日 As at 30 June 2024 人民幣千元 RMB'000	於2023年 12月31日 As at 31 December 2023 人民幣千元 RMB'000
美元	USD	22,765	23,672
人民幣	RMB	1,898,189	1,890,607
港元	HKD	186,387	13,004
合計	Total	2,107,341	1,927,283

本集團絕大部分經營活動均在中國進行，多數交易均以人民幣計值。本集團因持有若干現金結餘而面臨美元及港幣兌人民幣的風險敞口產生的外匯風險，我們會密切關注匯率的波動，謹慎考慮是否於適當時候進行貨幣掉期安排，以對沖相應的風險。

Almost all of the Group's operating activities are carried out in the PRC with most of the transactions denominated in Renminbi. The Group is exposed to foreign exchange risk arising from the exposure of U.S. dollars and Hong Kong dollars against Renminbi as a result of certain cash balances. We will closely monitor the fluctuations of exchange rates and give prudent consideration as whether to enter into any currency swap arrangement as and when appropriate to hedge corresponding risks.

重大收購及出售事項

除本中期報告所披露者外，於截至2024年6月30日止六個月，本公司概無重大收購及出售附屬公司、聯營公司或合營企業的事項。

MATERIAL ACQUISITIONS AND DISPOSALS

Save as disclosed in this interim report, the Company had no material acquisitions and disposals of subsidiaries, associates or joint ventures during the six months ended 30 June 2024.

重大投資及資本資產的未來計劃

於截至2024年6月30日止六個月及直至本中期報告日期，本集團並無任何重大投資或添置資本資產的未來計劃。

FUTURE PLANS FOR MATERIAL INVESTMENTS AND CAPITAL ASSETS

During the six months ended 30 June 2024 and up to the date of this interim report, the Group did not have any future plan for material investments or additions of capital assets.

其他資料

OTHER INFORMATION

企業管治常規

本集團致力維持高水準之企業管治，以保障股東權益並提升企業價值及問責性。本公司已採納香港聯合交易所有限公司（「聯交所」）證券上市規則（「上市規則」）附錄C1所載之《企業管治守則》（「企業管治守則」）作為其管治守則。除本中期報告所披露者外，於報告期內，本公司一直遵守企業管治守則第二部分之所有適用守則條文並採納了大部份其中所載的建議最佳常規。本公司將繼續檢討並監察其企業管治常規，以確保遵守企業管治守則。

根據企業管治守則之守則條文第C.2.1條，董事會主席及首席執行官角色應予以區分及由不同人士擔任。戚小明先生為本公司的董事長兼首席執行官，負責本集團的整體管理並指導本集團的戰略發展和業務計劃。鑑於本集團的發展現狀，董事會認為董事長及首席執行官兩個職位由同一人擔任可為本公司提供強大一致的領導，有利於本集團業務策略的實施及執行。儘管如此，我們將根據當時情況不時檢討架構。董事會將繼續評估有關情況，並在慮及本集團屆時的整體狀況後考慮於適當時候分離董事長與首席執行官的角色。

董事進行證券交易的標準守則

本公司已採納上市規則附錄C3所載的上市發行人董事進行證券交易的標準守則（「標準守則」），作為董事進行證券交易的行為守則。經向全體董事作出具體查詢後，各董事已確認，彼等於報告期內一直遵守標準守則所載的標準規定。

中期股息

董事會不建議派付截至2024年6月30日止六個月的任何中期股息（截至2023年6月30日止六個月：零）。

CORPORATE GOVERNANCE PRACTICES

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability. The Company has adopted the Corporate Governance Code (the "CG Code") set out in Appendix C1 to the Rules Governing the Listing of Securities (the "Listing Rules") on The Stock Exchange of Hong Kong Limited (the "Stock Exchange") as its own code of corporate governance. Save as disclosed herein, the Company has complied with all applicable code provisions as set out in part 2 of the CG Code and adopted most of the recommended best practices set out therein during the Reporting Period. The Company will continue to review and enhance its corporate governance practices to ensure the compliance with the CG Code.

Under code provision C.2.1 of the CG Code, the roles of chairman and chief executive officer should be separate and performed by different individuals. Mr. Qi Xiaoming, the chairman and chief executive officer of the Company, is responsible for the overall management of the Group and guides the Group's strategic development and business plans. Considering the Group's current development status, the Board believes that the structure of the same person holding the two positions of chairman and chief executive officer can provide the Company with a strong and consistent leadership and benefit the implementation and execution of the Group's business strategies. Nonetheless, we will review the structure from time to time based on the prevailing circumstances. The Board will continue to evaluate relevant situations and separate the two roles of chairman and chief executive officer at a proper time taking into account the Group's overall status.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") as set out in Appendix C3 to the Listing Rules as a code of conduct regarding Directors' securities transactions. Having made specific enquiries with all Directors, each of the Directors has confirmed that he/she has complied with the required standards as set out in the Model Code during the Reporting Period.

INTERIM DIVIDEND

The Board does not recommend payment of any interim dividend for the six months ended 30 June 2024 (for the six months ended 30 June 2023: nil).

其他資料

OTHER INFORMATION

審核委員會

董事會已設立審核委員會(「**審核委員會**」)，成員包括一名非執行董事陸忠明先生及兩名獨立非執行董事張燕女士及朱偉先生，張燕女士為審核委員會的主席。審核委員會的首要職責是審查和監督本公司的財務報告制度、風險管理及內部監控。

審核委員會已與管理層共同審閱本集團截至2024年6月30日止六個月的未經審核簡明綜合中期業績。

董事資料之變動

董事確認期內概無資料須根據上市規則第13.51B(1)條予以披露。

購買、出售或贖回本公司之上市證券

於報告期內，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券(包括出售上市規則所定義的庫存股份(如有))。於2024年6月30日，本公司並無任何庫存股份(定義見上市規則)。

AUDIT COMMITTEE

The Board has set up an audit committee (the “**Audit Committee**”) with members including Mr. Lu Zhongming, a non-executive Director, and Ms. Zhang Yan and Mr. Zhu Wei, two independent non-executive Directors. Ms. Zhang Yan is the chairman of the Audit Committee. The primary responsibility of the Audit Committee is to review and oversee the financial reporting system, risk management and internal control of the Company.

The Audit Committee, together with the management, has reviewed the unaudited condensed consolidated interim results of the Group for the six months ended 30 June 2024.

CHANGES IN INFORMATION ON DIRECTORS

The Directors confirm that no information is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules during the period.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any listed securities (including sale of treasury shares (as defined under the Listing Rules), if any) of the Company during the Reporting Period. The Company did not have any treasury shares (as defined under the Listing Rules) as at 30 June 2024.

其他資料

OTHER INFORMATION

配售事項

於2021年3月16日，本公司、Citigroup Global Markets Limited及中信里昂證券有限公司(「**配售代理**」)訂立配售協議，據此，配售代理同意以個別(而非共同亦非共同與個別)基準，按竭盡所能基準以每股20.80港元的價格配售(「**配售事項**」)最多50,000,000股新普通股(「**配售股份**」)。配售股份的總面值為500,000美元，而配售價淨額(扣除相關成本及將由本公司承擔的開支後)約為每股20.64港元。董事認為，配售事項將籌措資金以鞏固本集團財務狀況，提供良機拓寬本集團股東基礎及資本基礎以促進未來發展，以及增加股份的流通性。

配售事項已於2021年3月23日完成。合共50,000,000股配售股份已按配售價每股配售股份20.80港元成功向不少於六名承配人配售。股份於2021年3月15日(即釐定發行條款當日)在聯交所報市價為每股23.75港元。本公司已收取配售事項之所得款項淨額(經扣除本公司將承擔的相關成本及開支)約為1,032百萬港元，相當於約人民幣864.3百萬元。

2024年3月28日，董事會已決議變更配售事項餘下未動用所得款項淨額的用途，並更新預期悉數動用的時間表，詳情請見本公司日期為2024年3月28日的公告(「**該公告**」)。

PLACING

On 16 March 2021, the Company, Citigroup Global Markets Limited and CLSA Limited (the “**Placing Agents**”) entered into a placing agreement, pursuant to which the Placing Agents agreed on an individual (rather than joint nor joint and individual) basis to place (the “**Placing**”) up to 50,000,000 new ordinary shares (the “**Placing Shares**”) on a best efforts basis at a price of HK\$20.80 per share. The aggregate nominal value of the Placing Shares is US\$500,000, while the net placing price (after deducting related costs and expenses to be borne by the Company) is approximately HK\$20.64 per share. The Directors are of the view that the Placing will raise funds to consolidate the financial position of the Group, provide a good opportunity to broaden the shareholder base and capital base of the Group to facilitate future development, and increase the liquidity of the shares.

The Placing was completed on 23 March 2021. A total of 50,000,000 Placing Shares were successfully placed to not less than six placees at a placing price of HK\$20.80 per Placing Share. The market price of the shares was HK\$23.75 per share as quoted on the Stock Exchange on 15 March 2021, being the date on which the terms of the issue were fixed. The Company has received the net proceeds from the Placing of approximately HK\$1,032 million (equivalent to approximately RMB864.3 million) (after deducting the relevant costs and expenses to be borne by the Company).

On 28 March 2024, the Board has resolved to change the use of the remaining unutilised net proceeds from the Placing with an updated expected timeline of full utilisation, please refer to the announcement of the Company dated 28 March 2024 (the “**Announcement**”) for details.

其他資料

OTHER INFORMATION

於2024年6月30日，本公司已悉數動用配售事項的所得款項淨額。該公告中所述的配售所得款項用途變化和於截至2024年6月30日止六個月內的所得款項淨額的使用情況如下：

As at 30 June 2024, the Company has fully utilised the net proceeds from the Placing. The particulars of the change in use of proceeds from the Placing as set out in the Announcement and the usage of the net proceeds during the six months ended 30 June 2024 are as follows:

項目	Item	所得款項淨額(人民幣百萬元)							悉數動用餘額的 預期時間表
		於2023年 12月31日 所得款項淨額 計劃百分比 Percentage of planned use of net proceeds as at 31 December 2023	於2023年 12月31日 所得款項淨額 計劃用途 Planned use of net proceeds as at 31 December 2023	於2023年 12月31日 未動用金額 Unutilised amount as at 31 December 2023	根據該公告 所得款項 修訂分配 Revised allocation of net proceeds according to the Announcement	根據該公告 未動用金額 修訂分配 Revised allocation of unutilised amount according to the Announcement	於截至2024年 6月30日 止六個月 已動用金額 Utilised amount during the six months ended 30 June 2024	於2024年 6月30日 未動用金額 Unutilised amount as at 30 June 2024	
收購物業管理公司	Acquisition of property management companies	60%	518.6	—	518.6	—	—	—	不適用 Not applicable
收購與本公司社區 增值服務業務 配套的下游公司	Acquisition of downstream companies that are complementary to the Company's community-related value-added service business	30%	259.3	47.6	211.7	—	—	—	不適用 Not applicable
升級資訊科技 基礎設施	Upgrade of information technology infrastructure	10%	86.4	—	86.4	—	—	—	不適用 Not applicable
本集團一般營運資金	General working capital of the Group	—	—	—	47.6	47.6	47.6	—	不適用 Not applicable
合計	Total	100%	864.3	47.6	864.3	47.6	47.6	—	

其他資料

OTHER INFORMATION

董事及最高行政人員於股份、相關股份及債權證中擁有的權益及淡倉

於2024年6月30日，董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份及債權證中擁有根據證券及期貨條例(「證券及期貨條例」)第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉(包括其根據證券及期貨條例有關條文被當作或視為擁有之權益及淡倉)，或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉如下：

於本公司普通股之好倉

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES

As at 30 June 2024, the interests and short positions of the Directors and chief executive of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (as defined in Part XV of the Securities and Futures Ordinance (the "SFO")) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO), or which were required, pursuant to section 352 of the SFO, to be entered into the register maintained by the Company, or which were otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

Long position in the Company's ordinary shares

董事姓名	Name of Directors	身份及權益性質	Identity and nature of interest	所持股份及相關股份數目 Number of shares and underlying shares held	股權概約百分比 Approximate percentage of shareholding
戚小明先生	Mr. Qi Xiaoming	實益擁有人及信託受益人	Beneficial owner and trust beneficiary	4,680,000 (L) ⁽²⁾	0.54%
楊博先生	Mr. Yang Bo	實益擁有人及信託受益人	Beneficial owner and trust beneficiary	399,000 (L) ⁽³⁾	0.05%
吳倩倩女士	Ms. Wu Qianqian	實益擁有人及信託受益人	Beneficial owner and trust beneficiary	1,138,022 (L) ⁽⁴⁾	0.13%

附註：

Notes:

- 字母「L」表示於股份之好倉。
 - 其中包括戚小明先生在本公司於2018年10月20日採納的購股權計劃(「購股權計劃」)項下由本公司授出的450,000份購股權中擁有權益，以及在本公司於2019年11月15日採納的股份獎勵計劃(「股份獎勵計劃」)項下由本公司授出的獎勵悉數歸屬後的350,000股相關獎勵股份(「獎勵股份」)中擁有權益。
 - 其中包括楊博先生於股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的175,000股相關獎勵股份中擁有權益。
 - 其中包括吳倩倩女士於購股權計劃項下由本公司授出的1,000,000份購股權中擁有權益，以及於股份獎勵計劃項下由本公司授出的獎勵悉數歸屬後的70,000股相關獎勵股份中擁有權益。
- The letter "L" denotes the long position in shares.
 - Including Mr. Qi Xiaoming's interests in 450,000 share options granted by the Company under the share option scheme adopted by the Company on 20 October 2018 (the "Share Option Scheme"), and 350,000 underlying award shares ("Award Shares") upon full vesting of the awards granted by the Company under the share award scheme adopted by the Company on 15 November 2019 (the "Share Award Scheme").
 - Including Mr. Yang Bo's interests in 175,000 underlying Award Shares upon full vesting of the awards granted by the Company under the Share Award Scheme.
 - Including Ms. Wu Qianqian's interests in 1,000,000 share options granted by the Company under the Share Option Scheme and 70,000 underlying Award Shares upon full vesting of the awards granted by the Company under the Share Award Scheme.

其他資料

OTHER INFORMATION

除上文披露者外，於2024年6月30日，概無董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)之股份、相關股份或債權證中擁有根據證券及期貨條例第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉(包括其根據證券及期貨條例該等條文被當作或視為擁有之權益及淡倉)，或根據證券及期貨條例第352條須載入本公司存置之登記冊之權益及淡倉，或根據標準守則另外須知會本公司及聯交所之權益及淡倉。

除購股權計劃和股份獎勵計劃外，於截至2024年6月30日止六個月，概無董事(包括其配偶及18歲以下子女)於本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券中擁有任何權益或獲授任何權利以認購本公司或其相聯法團(具有證券及期貨條例第XV部所賦予之定義)證券，或已行使任何有關權利。

主要股東於股份及相關股份中的權益及淡倉

於2024年6月30日，以下人士(董事或本公司最高行政人員除外)於股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條存置之登記冊內的權益或淡倉：

於本公司普通股之好倉

Save as disclosed above, as at 30 June 2024, none of the Directors and chief executive of the Company had any interest or short position in the shares, underlying shares or debentures of the Company or its associated corporations (as defined in Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which were taken or deemed to have under such provisions of the SFO), or which were required, pursuant to section 352 of the SFO, to be entered into the register maintained by the Company, or which were otherwise required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Save for the Share Option Scheme and Share Award Scheme, during the six months ended 30 June 2024, none of the Directors (including their spouses and children under the age of 18) had any interests in or was granted any right to subscribe for the securities of the Company or its associated corporations (within the meaning of Part XV of the SFO), or had exercised any such rights.

SUBSTANTIAL SHAREHOLDERS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES

As at 30 June 2024, the following persons (other than the Directors or the chief executive of the Company) had interests or short positions in the shares or underlying shares of the Company which were required to be disclosed to the Company and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO:

Long position in the Company's ordinary shares

股東姓名	Name of Shareholders	身份及權益性質	Identity and nature of interest	所持股份數目	股權概約百分比 Approximate percentage of shareholding
王振華先生(「王先生」)	Mr. Wang Zhenhua ("Mr. Wang")	全權信託的創始人(附註2)	Founder of a discretionary trust (Note 2)	600,000,000 (L)	68.86%
Chen Ting Sen (PTC) Limited	Chen Ting Sen (PTC) Limited	受託人(附註3)	Trustee (Note 3)	600,000,000 (L)	68.86%
Infinity Fortune Development Limited	Infinity Fortune Development Limited	受控法團權益(附註3)	Interest in a controlled corporation (Note 3)	600,000,000 (L)	68.86%
First Priority Group Limited	First Priority Group Limited	受控法團權益(附註3)	Interest in a controlled corporation (Note 3)	600,000,000 (L)	68.86%
Wealth Zone Hong Kong Investments Limited	Wealth Zone Hong Kong Investments Limited	受控法團權益(附註4)	Interest in a controlled corporation (Note 4)	600,000,000 (L)	68.86%
Innovative Hero Limited	Innovative Hero Limited	實益擁有人(附註5)	Beneficial owner (Note 5)	600,000,000 (L)	68.86%

其他資料

OTHER INFORMATION

附註：

1. 字母「L」表示於股份之好倉。
2. 王先生為Hua Sheng信託的創始人，據此，Chen Ting Sen (PTC) Limited作為受託人通過其受控制法團持有600,000,000股股份的好倉。
3. Chen Ting Sen (PTC) Limited作為Hua Sheng信託(由王先生作為財產授予人以其家庭成員作為受益人設立)的受託人持有Infinity Fortune Development Limited 100%的已發行股本，而Infinity Fortune Development Limited持有First Priority Group Limited 100%的已發行股本。
4. Wealth Zone Hong Kong Investments Limited乃由First Priority Group Limited全權持有。
5. Innovative Hero Limited乃由Wealth Zone Hong Kong Investments Limited全權持有。

除上文所披露者外，於2024年6月30日，董事或本公司最高行政人員並不知悉任何人士(董事或本公司最高行政人員除外)於本公司股份或相關股份中擁有根據證券及期貨條例第XV部第2及3分部條文須向本公司及聯交所披露，或須記錄於本公司根據證券及期貨條例第336條存置的登記冊內之權益或淡倉。

購股權計劃

股東於2018年10月20日(「採納日期」)以書面形式通過決議案有條件採納購股權計劃。購股權計劃之目的是讓本集團向合資格參與者授出購股權，作為彼等對本集團所作貢獻的獎勵或回報。

最高股份數目

因行使根據購股權計劃及本公司任何其他購股權計劃所授全部購股權而可能發行的股份總數，合共不得超過80,000,000股股份(即2018年11月6日已發行股份(即800,000,000股股份)的10%(不計及行使超額配股權(定義見本公司日期為2018年10月24日的招股章程(「招股章程」))而可能發行的任何股份)，佔截至本中期報告日期本公司已發行股份約9.18%)(「計劃授權限額」)。根據購股權計劃條款失效的購股權不會計入計劃授權限額。

Notes:

1. The letter "L" denotes the long positions in shares.
2. Mr. Wang was the founder of Hua Sheng Trust, through which, Chen Ting Sen (PTC) Limited held long position in 600,000,000 shares through its controlled corporations in its capacity as the trustee.
3. Chen Ting Sen (PTC) Limited, as trustee of Hua Sheng Trust, which was established by Mr. Wang as settlor in favor of his family members, held 100% of the issued share capital of Infinity Fortune Development Limited, which in turn held 100% of the issued share capital of First Priority Group Limited.
4. Wealth Zone Hong Kong Investments Limited is 100% held by First Priority Group Limited.
5. Innovative Hero Limited is 100% held by Wealth Zone Hong Kong Investments Limited.

Save as disclosed above, as at 30 June 2024, the Directors and the chief executive of the Company were not aware of any persons (other than the Directors or the chief executive of the Company) who had an interest or short position in the shares or underlying shares of the Company which were required to be disclosed to the Company and the Stock Exchange in accordance with Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register kept by the Company under section 336 of the SFO.

SHARE OPTION SCHEME

The Share Option Scheme was conditionally adopted by a written resolution of the Shareholders on 20 October 2018 (the "**Adoption Date**"). The purpose of the Share Option Scheme is to enable the Company to grant share options to eligible participants as incentives or rewards for their contribution or potential contribution to the Group.

Maximum number of Shares

The total number of shares which may be issued upon exercise of all share options to be granted under the Share Option Scheme and any other share option schemes of our Company must not in aggregate exceed 80,000,000 shares (the "**Scheme Mandate Limit**"), being 10% of the shares in issue on 6 November 2018 (but taking no account of any shares which may be issued under the exercise of the Over-allotment Option (as defined in the prospectus of the Company dated 24 October 2018 (the "**Prospectus**"), and representing approximately 9.18% of the issued shares of the Company as at the date of this interim report. Share options lapsed in accordance with the terms of the Share Option Scheme will not be counted for the purpose of calculating the Scheme Mandate Limit.

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購股權計劃的期限

購股權計劃的有效期限為採納日期起計六年。

於2024年1月1日，根據購股權計劃可授出的購股權份數為62,062,000。於2024年6月30日，根據購股權計劃可授出的購股權份數為64,707,000。

於本中期報告日期，購股權計劃項下可供發行股份總數為73,068,000股，佔於本中期報告日期本公司已發行股本的約8.39%。

有關購股權計劃之進一步詳情，見招股章程「法定及一般資料 — 購股權計劃」一節。購股權計劃之尚餘有效期約為一個月。

於2019年9月2日（「**第一次授出日期**」），合共16,000,000份購股權（「**第一批購股權**」）已授出予三名執行董事及本公司29名僱員，股份於緊接第一次授出日期前的收市價為每股5.89港元。第一批購股權自第一次授出日期起直至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

- (i) 於第一次授出日期起計12個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的40%；
- (ii) 於第一次授出日期起計24個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%；及
- (iii) 於第一次授出日期起計36個月後，及年度個人表現至少達致「合格」等級，歸屬第一批購股權總數的30%。

Period of the Share Option Scheme

The Share Option Scheme will remain in force for a period of six years commencing from the Adoption Date.

As at 1 January 2024, the number of share options available for grant under the Share Option Scheme was 62,062,000. As at 30 June 2024, the number of share options available for grant under the Share Option Scheme was 64,707,000.

The total number of shares available for issue under the Share Option Scheme as at the date of this interim report is 73,068,000, which is approximately 8.39% of the issued share capital of the Company as at the date of this interim report.

For further information regarding the Share Option Scheme, see “Statutory and General Information — Share Option Scheme” of the Prospectus. The remaining life of the Share Option Scheme is around 1 month.

On 2 September 2019 (the “**Date of First Granting**”), a total of 16,000,000 share options (the “**First Batch Share Options**”) were granted to 3 executive Directors and 29 employees of the Company. Closing price per share immediately preceding the Date of First Granting amounted to HK\$5.89. The First Batch Share Options are valid for a period commencing from the Date of First Granting until 19 October 2024, and vesting of the First Batch Share Options is conditional upon the fulfilment of the following conditions:

- (i) upon 12 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 40% of the total number of the First Batch Share Options;
- (ii) upon 24 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options; and
- (iii) upon 36 months from the Date of First Granting, and annual individual performance reaching at least the grade of “pass”, 30% of the total number of the First Batch Share Options.

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於2020年6月30日(「第二次授出日期」)，合共2,960,000份購股權(「第二批購股權」)已授出予本公司10名僱員，股份於緊接第二次授出日期前的收市價為19.54港元。第二批購股權自第二次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 30 June 2020 (the “Date of Second Granting”), a total of 2,960,000 share options (the “Second Batch Share Options”) were granted to 10 employees of the Company. Closing price per share immediately preceding the Date of Second Granting amounted to HK\$19.54. The Second Batch Share Options are valid for a period commencing from the Date of Second Granting until 19 October 2024, and vesting of the Second Batch Share Options is conditional upon the fulfilment of the following conditions:

第二批購股權數目 No. of Second Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30% 的第二批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30% 的第二批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Second Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40% 的第二批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Second Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”

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於2020年11月10日(「第三次授出日期」)，合共1,350,000份購股權(「第三批購股權」)已授出予本公司1名僱員，股份於緊接第三次授出日期前的收市價為20.75港元。第三批購股權自第三次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 10 November 2020 (the “Date of Third Granting”), a total of 1,350,000 share options (the “Third Batch Share Options”) were granted to 1 employee of the Company. Closing price per share immediately preceding the Date of Third Granting amounted to HK\$20.75. The Third Batch Share Options are valid for a period commencing from the Date of Third Granting until 19 October 2024, and vesting of the Third Batch Share Options is conditional upon the fulfilment of the following conditions:

第三批購股權數目 No. of Third Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第三批購股權	2021年6月30日	截至2020年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少40%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2021	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2020 has an increment of at least 40% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
30%的第三批購股權	2022年6月30日	截至2021年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少120%及年度個人表現至少達致「合格」等級
30% of the Third Batch Share Options	30 June 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 has an increment of at least 120% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”
40%的第三批購股權	2023年6月30日	截至2022年12月31日止年度與截至2019年12月31日止年度本公司權益股東應佔淨利潤相比，增幅至少230%及年度個人表現至少達致「合格」等級
40% of the Third Batch Share Options	30 June 2023	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2022 has an increment of at least 230% as compared with that for the year ended 31 December 2019 and annual individual performance reaching at least the grade of “pass”

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於2021年7月1日(「第四次授出日期」)，合共7,700,000份購股權(「第四批購股權」)已授出予本公司13名僱員，股份於緊接第四次授出日期前的收市價為23.60港元。第四批購股權自第四次授出日期起至2024年10月19日止期間內有效，並須待下列條件達成後方可歸屬：

On 1 July 2021 (the “**Date of Fourth Granting**”), a total of 7,700,000 share options (the “**Fourth Batch Share Options**”) were granted to 13 employees of the Company. Closing price per share immediately preceding the Date of Fourth Granting amounted to HK\$23.60. The Fourth Batch Share Options are valid for a period commencing from the Date of Fourth Granting until 19 October 2024, and vesting of the Fourth Batch Share Options is conditional upon the fulfilment of the following conditions:

第四批購股權數目 No. of Fourth Batch Share Options	歸屬日期 Vesting Date	歸屬條件 Vesting Conditions
30%的第四批購股權	2022年7月1日	截至2021年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2022	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2021 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
30%的第四批購股權	2023年7月1日	截至2022年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
30% of the Fourth Batch Share Options	1 July 2023	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2022 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”
40%的第四批購股權	2024年7月1日	截至2023年12月31日止年度與截至2020年12月31日止年度本公司權益股東應佔淨利潤相比，已達到若干目標及年度個人表現至少達致「合格」等級
40% of the Fourth Batch Share Options	1 July 2024	The net profit attributable to equity shareholders of the Company for the year ended 31 December 2023 reaches certain goals as compared with that for the year ended 31 December 2020 and annual individual performance reaching at least the grade of “pass”

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於截至2024年6月30日止六個月內，本公司概無根據購股權計劃向合資格參與者授出任何購股權。

During the six months ended 30 June 2024, the Company did not grant any share options to the eligible participants under the Share Option Scheme.

於截至2024年6月30日止六個月內，購股權之變動詳情如下：

During the six months ended 30 June 2024, details for changes of the share options are as follows:

購股權持有人姓名	授出日期	於2024年 1月1日已授出 但尚未行使 的購股權涉及 的股份數目 Number of shares involved in the share options granted but not yet exercised as at 1 January 2024	期內授出	行使價(港元)	期內行使	期內失效	期內註銷	於2024年	於緊接期權
								6月30日 已授出 但尚未行使 的購股權涉及 的股份數目 Number of shares involved in the share options granted but not yet exercised as at 30 June 2024	行使日期之前 的加權平均 收市價(港元) Weighted average closing price immediately before the date of exercise of the share options (HK\$)
Name of share options holders	Date of grant		Granted during the period	Exercise price (HK\$)	Exercised during the period	Lapsed during the period	Cancelled during the period		
執行董事									
Executive Directors									
戚小明先生	2019年9月2日	450,000	—	6.18	—	—	—	450,000	—
Mr. Qi Xiaoming	2 September 2019								
楊博先生	2021年7月1日	400,000	—	23.60	—	400,000	—	—	—
Mr. Yang Bo	1 July 2021								
吳倩倩女士	2019年9月2日	1,000,000	—	6.18	—	—	—	1,000,000	—
Ms. Wu Qianqian	2 September 2019								
小計		1,850,000	—		—	400,000	—	1,450,000	
Sub-total									
其他承授人									
Other Grantees									
	2019年9月2日	6,683,000	—	6.18	—	—	—	6,683,000	—
	2 September 2019								
	2020年6月30日	228,000	—	19.90	—	—	—	228,000	—
	30 June 2020								
	2020年11月10日	405,000	—	20.85	—	405,000	—	—	—
	10 November 2020								
	2021年7月1日	1,840,000	—	23.60	—	1,840,000	—	—	—
	1 July 2021								
小計		9,156,000	—		—	2,245,000	—	6,911,000	
Sub-total									
總計		11,006,000	—		—	2,645,000	—	8,361,000	
Total									

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股份獎勵計劃

本公司於2019年11月15日採納股份獎勵計劃。

目的

股份獎勵計劃的目的旨在：(i)向本公司僱員（「僱員」）提供獲得本公司資本權益的機會；(ii)鼓勵僱員以本公司及其股東的利益為依歸，致力提高本公司及股份的價值；及(iii)為本公司提供靈活的方式，以保留、激勵、獎勵、報酬、補償僱員及／或為其提供福利。

股份獎勵計劃參與者

董事會根據股份獎勵計劃規則選定參與該計劃之僱員（「經選定參與者」）。

計劃限額

根據股份獎勵計劃作出的所有相關授出涉及的最高股份數目（不包括已根據股份獎勵計劃沒收的獎勵股份）累計不得超過於2019年11月15日本公司已發行股本總數的1.25%。該股份獎勵計劃於2021年7月1日及2021年8月23日進行修訂，將相關授出涉及的最高股份數目（不包括已根據股份獎勵計劃沒收的獎勵股份）調整至累計不得超過於2021年8月23日本公司已發行股本總數的5.0%，即43,603,500股股份（佔本公司於本中期報告日期的已發行股份約5.0%）。

股份獎勵計劃項下各參與者最高可獲股份數目

股份獎勵計劃項下各參與者最高可獲股份數目並無限制。

SHARE AWARD SCHEME

The Company adopted the Share Award Scheme on 15 November 2019.

Purpose

The objectives of the Share Award Scheme are: (i) to provide employees of the Company (the “**Employees**”) with the opportunity to acquire proprietary interests in the Company; (ii) to encourage Employees to work towards enhancing the value of the Company and the shares or the benefit of the Company and its Shareholders; and (iii) to provide the Company with a flexible means of either retaining, incentivising, rewarding, remunerating, compensating and/or providing benefits to the Employees.

Participants of the Share Award Scheme

The Employee(s) selected by the Board pursuant to the rules of the Share Award Scheme to participate in the scheme (the “**Selected Participant(s)**”).

Scheme Limit

The maximum number of shares involved under all relevant grants made pursuant to the Share Award Scheme (excluding Award Shares that have been forfeited in accordance with the Share Award Scheme) in aggregate must not exceed 1.25% of the total issued share capital of the Company as at 15 November 2019. The Share Award Scheme was amended on 1 July 2021 and 23 August 2021 to adjust the maximum number of shares involved in the relevant grant (excluding Award Shares that have been forfeited in accordance with the Share Award Scheme) to an aggregate not exceeding 5.0% of the total issued share capital of the Company as at 23 August 2021., i.e. 43,603,500 shares (representing approximately 5.0% of the issued shares of the Company as at the date of this interim report).

Maximum entitlement of each participant under the Share Award Scheme

There is no limit of maximum entitlement of each participant under the Share Award Scheme.

其他資料

OTHER INFORMATION

獎勵股份授予價格

董事會可全權酌情釐定根據股份獎勵計劃獎勵的獎勵股份授予價格，並應載於向承授人發出的授予通告內。

投票權

股份獎勵計劃受託人(「受託人」)及董事會不得行使根據信託契據構成的信託(「信託」)持有的任何股份隨附的任何投票權。

限制

根據股份獎勵計劃授予經選定參與者的獎勵股份屬於僱員個人所有，且不能出讓或轉讓。各經選定參與者不得透過以任何其他人士為受益人出售、轉讓、抵押、按揭任何獎勵或就任何獎勵設立產權負擔或創設任何權益或為此訂立任何協議。經選定參與者無權享有未歸屬獎勵股份所附帶的任何權利，包括但不限於該等獎勵股份歸屬前的任何投票權及分紅權。

倘任何董事掌握有關本公司未經公佈的內幕消息，或董事根據上市規則任何守則或規定或任何不時適用的法律被禁止進行買賣，則不得向受託人付款，亦不得向受託人作出根據股份獎勵計劃及信託契據購買股份的指示。而且，董事會不得於上市規則或任何相關守則或本公司採納的證券交易守則禁止的期間內向任何董事授出任何股份。

操作

股份獎勵計劃是一項由現有股份資助的股份計劃。根據股份獎勵計劃，董事會(或委員會(如有))可不時指示受託人從公開市場購入現有股份，並確定(其中包括)獎勵時間、經選定參與者名單、獎勵股份的數量、歸屬日期及歸屬條件以及在根據該獎勵將任何獎勵股份歸屬於經選定參與者之前必須達到的績效目標。向任何董事或本公司中高級管理層及主要職員授予的每一項獎勵須取得獨立非執行董事(不包括自身為獎勵的建議接受方的獨立非執行董事)的事先批准。

Grant Price of Award Shares

The grant price of the Award Shares awarded under the Share Award Scheme (if any) shall be determined by the Board at its sole discretion, and shall be set out in the grant notice issued to the grantees.

Voting Rights

The trustee of the Share Award Scheme (the “Trustee”) and the Board shall not exercise any voting rights attached to any shares held on the trust constituted by the trust deed (the “Trust”).

Restrictions

The Award Shares awarded to the Selected Participants under the Share Award Scheme shall be personal to such Employee and shall not be assignable or transferable. Each of the Selected Participants shall not sell, transfer, charge, mortgage, encumber or create any interest in favour of any other person over or in relation to any award, or enter into any agreement to do so. The Selected Participants are not entitled to any rights attached to the unvested Award Shares, including but not limited to any voting right and entitlement to dividends that have accrued prior to the vesting of such Award Shares.

If any Director possesses unpublished inside information in relation to the Company, or where dealings by Directors are prohibited under any code or requirement of the Listing Rules or any applicable laws from time to time, no payment shall be made to the Trustee and no instructions to acquire shares shall be given to the Trustee under the Share Award Scheme and the trust deed. Further, the Board shall not award any shares to any Director during the periods in which dealing in shares is prohibited pursuant to the Listing Rules or any corresponding code or securities dealing restrictions adopted by the Company.

Operation

The Share Award Scheme is a share scheme funded by existing shares. Pursuant to the Share Award Scheme, the Board (or the committee (if any)) may from time to time instruct the Trustee to purchase the existing shares in the open market, and determine, among other things, the timing of awards, list of Selected Participants, number of Award Shares, vesting date and conditions of vesting, and performance targets that must be achieved before any of the Award Shares may be vested in the Selected Participants under such award. Each grant of an award to any Director, or mid to senior level management and key personnel of the Company shall be subject to prior approval of the independent non-executive Directors (excluding any independent non-executive Director who is a proposed recipient of the grant of an award).

其他資料

OTHER INFORMATION

歸屬及失效

除非董事會(或委員會(如有))另行酌情決定,否則發生下列任何情況,受託人於信託中代經選定參與者持有的相關獎勵股份不能歸屬於相關經選定參與者:

- (a) 經選定參與者因(i)經選定參與者身故、(ii)經選定參與者與本集團或聯屬公司的僱傭或合約委聘因其身體或精神永久殘疾而終止、或(iii)經選定參與者與本集團的僱傭或合約委聘因裁員而終止不再為經選定參與者;或
- (b) 計劃規則規定的其他情況。

發生上述任何事件後,已授出但未歸屬於經選定參與者的任何獎勵股份將根據股份獎勵計劃規則返還至信託。

除非董事會(或委員會(如有))酌情決定,對於在歸屬日期之前任何時間退休的經選定參與者,該經選定參與者的所有獎勵股份將持續於歸屬日期歸屬。

有效期及終止

除非董事會提前終止,否則股份獎勵計劃將自2019年11月15日的採納日期起至2029年11月14日止。於本中期報告日期,股份獎勵計劃的餘下期限約為五年兩個月。股份獎勵計劃的詳情載於本公司日期為2019年11月15日的通告。

於截至2024年6月30日止六個月內,本公司概無根據股份獎勵計劃向董事及僱員授出任何獎勵股份。

Vesting and Lapse

Unless otherwise determined by the Board (or the committee (if any)) at its discretion, the relevant Award Shares held by the Trustee on behalf of the Selected Participants on trust shall not vest in the relevant Selected Participant in the following circumstances:

- (a) the Selected Participant ceases to be a Selected Participant by reason of (i) death of the Selected Participant, (ii) termination of the Selected Participant's employment or contractual engagement with the Group or an affiliate by reason of his/her permanent physical or mental disablement, or (iii) termination of the Selected Participant's employment or contractual engagement with the Group by reason of redundancy; or
- (b) other circumstances as provided in the scheme rules.

Upon occurrence of any of the above circumstances, any Award Shares awarded but have not been vested in the Selected Participant will be returned to the Trust in accordance with the rules of the Share Award Scheme.

Unless otherwise determined by the Board (or the committee (if any)) at its discretion, in respect of a Selected Participant who retires at any time prior to a vesting date, all the Award Shares of such Selected Participant shall continue to vest on the vesting date.

Duration and Termination

Unless early terminated by the Board, the Share Award Scheme shall be effective for 10 years from the adoption date of 15 November 2019 and up to 14 November 2029. As at the date of this interim report, the remaining life of the Share Award Scheme was around five years and two months. Further details of the Share Award Scheme are set out in the announcement of the Company dated 15 November 2019.

During the six months ended 30 June 2024, the Company did not grant any Award Shares to the Directors and Employees under the Share Award Scheme.

其他資料

OTHER INFORMATION

於截至2024年6月30日止六個月內，獎勵股份之變動詳情如下：

During the six months ended 30 June 2024, details for changes of Award Shares are set out as follows:

獎勵股份持有人姓名	授出日期	每股獎勵股份 應付授予價 (港元)(附註1)	於2024年1月1日 已授出但尚未歸屬 的獎勵股份數目	期內授出	期內獲歸屬	期內失效	於2024年6月30日 已授出但尚未歸屬 的獎勵股份數目	於緊接歸屬之前 的加權平均收市價 (港元)	Weighted average closing price immediately before the date of vesting of the Award Shares (HK\$)
執行董事									
Executive Directors									
戚小明先生	2022年3月28日(附註3)	4.49	350,000	—	—	—	—	350,000	—
Mr. Qi Xiaoming	28 March 2022 (Note 3)								
楊博先生	2021年7月1日(附註2)	11.80	160,000	—	—	160,000	—	—	—
Mr. Yang Bo	1 July 2021 (Note 2)								
	2022年3月28日(附註3)	4.49	175,000	—	—	—	—	175,000	—
	28 March 2022 (Note 3)								
吳倩倩女士	2022年3月28日(附註3)	4.49	70,000	—	—	—	—	70,000	—
Ms. Wu Qianqian	28 March 2022 (Note 3)								
小計			755,000	—	—	160,000	—	595,000	
Sub-total									
其他承授人									
Other Employees									
	2021年7月1日(附註2)	11.80	640,000	—	—	640,000	—	—	—
	1 July 2021 (Note 2)								
	2022年3月28日(附註3)	4.49	1,764,000	—	—	210,000	—	1,554,000	—
	28 March 2022 (Note 3)								
	2023年5月8日(附註4)	2.36	2,100,000	—	570,000	200,000	—	1,330,000	3.46
	8 May 2023 (Note 4)								
	2023年9月4日(附註5)	2.46	900,000	—	—	200,000	—	700,000	—
	4 September 2023 (Note 5)								
三名最高薪酬人士 (不包括董事)	2021年7月1日(附註2)	11.80	120,000	—	—	120,000	—	—	—
	1 July 2021 (Note 2)								
Top 3 highest paid individual (excluding Directors)	2022年3月28日(附註3)	4.49	385,000	—	—	—	—	385,000	—
	28 March 2022 (Note 3)								
小計			5,909,000	—	570,000	1,370,000	—	3,969,000	
Sub-total									
總計			6,664,000	—	570,000	1,530,000	—	4,564,000	
Total									

其他資料

OTHER INFORMATION

附註：

1. 授予價格應於相關獎勵股份歸屬時支付。
2. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2022年7月1日、2023年7月1日及2024年7月1日歸屬。有關詳情請參閱本公司日期為2021年7月2日的公告。
3. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2023年4月1日、2024年4月1日及2025年4月1日歸屬。有關詳情請參閱本公司日期為2022年3月28日的公告。
4. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2024年5月8日、2025年5月8日及2026年5月8日歸屬。有關詳情請參閱本公司日期為2023年5月8日的公告。
5. 於達成董事會設置的相關歸屬條件後，獎勵股份之30%、30%及40%應分別於2024年9月4日、2025年9月4日及2026年9月4日歸屬。有關詳情請參閱本公司日期為2023年9月4日的公告。

自採納股份獎勵計劃日期起直至本中期報告日期，根據股份獎勵計劃已授出合共16,080,000股獎勵股份。於2024年1月1日及2024年6月30日，根據股份獎勵計劃可進一步授出的獎勵股份數目分別為33,963,500股及35,493,500股。

除上述披露外，本公司概無訂立任何其他購股權計劃或股份獎勵計劃。

董事購買股份或債權證之權利

除本中期報告所披露者外，於截至2024年6月30日止六個月，概無任何董事或彼等各自之配偶或未成年子女獲授權透過購入本公司股份或債權證而得益，亦無董事行使任何該等權利，而本公司或其任何控股公司、同系附屬公司及附屬公司概無訂立任何安排，致使董事可取得任何其他公司之該等權利。

Notes:

1. The grant price shall be payable upon the vesting of the relevant Award Shares.
2. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 1 July 2022, 30% of the Award Shares shall be vested on 1 July 2023, and 40% of the Award Shares shall be vested on 1 July 2024. For details, please refer to the announcement of the Company dated 2 July 2021.
3. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 1 April 2023, 30% of the Award Shares shall be vested on 1 April 2024, and 40% of the Award Shares shall be vested on 1 April 2025. For details, please refer to the announcement of the Company dated 28 March 2022.
4. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 8 May 2024, 30% of the Award Shares shall be vested on 8 May 2025, and 40% of the Award Shares shall be vested on 8 May 2026. For details, please refer to the announcement of the Company dated 8 May 2023.
5. Subject to the fulfilment of the relevant vesting conditions set out by the Board, 30% of the Award Shares shall be vested on 4 September 2024, 30% of the Award Shares shall be vested on 4 September 2025, and 40% of the Award Shares shall be vested on 4 September 2026. For details, please refer to the announcement of the Company dated 4 September 2023.

Since the adoption date of the Share Award Scheme and up to the date of this interim report, a total of 16,080,000 Award Shares had been granted under the Share Award Scheme. As at 1 January 2024 and 30 June 2024, the number of Award Shares available for further grant under the Share Award Scheme was 33,963,500 shares and 35,493,500 shares, respectively.

Save as disclosed above, the Company did not adopt any other share option scheme or share award scheme.

DIRECTORS' RIGHTS TO ACQUIRE SHARES OR DEBENTURES

Save as disclosed in this interim report, during the six months ended 30 June 2024, there were no rights to acquire benefits by means of acquisition of shares or debentures of the Company granted to any Directors or their respective spouse or minor children, or were there any such rights exercised by them, or was the Company or any of its holding companies, fellow subsidiaries and subsidiaries a party to any arrangement to enable the Directors to acquire such rights in any other corporations.

簡明綜合全面收入表

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000
		附註 Note	
收入	Revenue	7	2,770,369
銷售及服務成本	Cost of sales and services	7, 8	(2,017,160)
毛利	Gross profit		753,209
銷售及營銷費用	Selling and marketing expenses	8	(43,221)
行政費用	Administrative expenses	8	(221,686)
金融資產的減值虧損淨額	Net impairment losses on financial assets		(121,588)
其他收入	Other income	9	23,930
其他費用	Other expenses		(7,435)
其他利得淨額	Other gains – net	10	23,385
經營利潤	Operating profit		406,594
財務收入	Finance income		10,578
財務成本	Finance costs		(421)
財務收入淨額	Finance income – net	11	10,157
採用權益法列賬的應佔 聯營公司虧損淨額	Share of net loss of associates accounted for using the equity method		(501)
除所得稅前利潤	Profit before income tax		416,250
所得稅費用	Income tax expense	12	(84,076)
期內利潤	Profit for the period		332,174
其他全面收入	Other comprehensive income		
可能重新分類至損益的項目	Items that may be reclassified to profit or loss		
按公允價值計入其他全面收入 的債務工具公允價值變動	Changes in the fair value of debt instruments at fair value through other comprehensive income		(1,302)
按公允價值計入其他全面收入 的債務工具的信用虧損	Credit loss of debt instruments at fair value through other comprehensive income		1,302
期內其他全面收入	Other comprehensive loss for the period		–
期內總全面收入	Total comprehensive income for the period		332,174

簡明綜合全面收入表

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註		
	Note		
以下人士應佔期內利潤：	Profit for the period is attributable to:		
– 本公司擁有人	– Owners of the Company	301,599	293,789
– 非控股權益	– Non-controlling interests	30,575	39,736
		332,174	333,525
以下人士應佔期內總全面收入	Total comprehensive income for the period is attributable to:		
– 本公司擁有人	– Owners of the Company	301,599	293,789
– 非控股權益	– Non-controlling interests	30,575	39,736
		332,174	333,525
每股盈利(以每股人民幣元表示)	Earnings per share (expressed in RMB per share)		
– 每股基本盈利	– Basic earnings per share	16(a) 0.35	0.34
– 每股攤薄盈利	– Diluted earnings per share	16(b) 0.35	0.34

上述簡明綜合全面收入表應與隨附附註一併閱讀。

The above condensed consolidated statement of comprehensive income should be read in conjunction with the accompanying notes.

簡明綜合財務狀況表

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2024年6月30日 As at 30 June 2024

			於2024年 6月30日 As at 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	於2023年 12月31日 As at 31 December 2023 經審核 Audited 人民幣千元 RMB'000
		附註 Note		
資產	Assets			
非流動資產	Non-current assets			
物業、廠房及設備	Property, plant and equipment	14(a)	76,201	74,129
使用權資產	Right-of-use assets	14(b)	15,448	18,069
無形資產	Intangible assets	15	771,311	849,930
於聯營公司的投資	Investments in associates		5,582	5,683
遞延稅項資產	Deferred tax assets	23	129,598	106,927
按公允價值計入損益的 金融資產	Financial assets at fair value through profit or loss	5.3	75,624	75,624
非流動資產總額	Total non-current assets		1,073,764	1,130,362
流動資產	Current assets			
存貨	Inventories		33,952	39,614
合約資產	Contract assets		262,446	332,472
按公允價值計入其他全面 收入的金融資產	Financial assets at fair value through other comprehensive income	5.3	1,075	2,377
按公允價值計入損益的 金融資產	Financial assets at fair value through profit or loss	5.3	300,368	503,582
貿易應收款項	Trade receivables	17	2,286,548	1,796,855
預付款項、按金及其他 應收款項	Prepayments, deposits and other receivables	18	904,987	950,098
現金及現金等價物	Cash and cash equivalents	19	2,107,341	1,927,283
流動資產總額	Total current assets		5,896,717	5,552,281
資產總額	Total assets		6,970,481	6,682,643
權益	Equity			
本公司擁有人應佔權益	Equity attributable to owners of the Company			
股本	Share capital	20	59,980	59,980
儲備	Reserves		2,969,886	2,843,785
			3,029,866	2,903,765
非控股權益	Non-controlling interests		368,514	387,443
權益總額	Total equity		3,398,380	3,291,208

簡明綜合財務狀況表

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

於2024年6月30日 As at 30 June 2024

			於2024年 6月30日 As at 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	於2023年 12月31日 As at 31 December 2023 經審核 Audited 人民幣千元 RMB'000
		附註 Note		
負債	Liabilities			
非流動負債	Non-current liabilities			
租賃負債	Lease liabilities	14(b)	7,667	7,693
撥備	Provisions		4,250	4,100
貿易及其他應付款項	Trade and other payables	22	49,902	112,924
遞延稅項負債	Deferred tax liabilities	23	90,325	111,326
非流動負債總額	Total non-current liabilities		152,144	236,043
流動負債	Current liabilities			
租賃負債	Lease liabilities	14(b)	7,534	7,578
合約負債	Contract liabilities		1,003,374	826,549
貿易及其他應付款項	Trade and other payables	22	2,038,282	2,080,679
即期所得稅負債	Current income tax liabilities		175,415	213,119
應付股息	Dividend payable	13	195,352	27,467
流動負債總額	Total current liabilities		3,419,957	3,155,392
負債總額	Total liabilities		3,572,101	3,391,435
權益及負債總額	Total equity and liabilities		6,970,481	6,682,643
流動資產淨額	Net current assets		2,476,760	2,396,889

上述簡明綜合財務狀況表應與隨附附註一併閱讀。

The above condensed consolidated statement of financial position should be read in conjunction with the accompanying notes.

簡明綜合權益變動表

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		本公司擁有人應佔				
		Attribute to owners of the Company				
		股本	儲備	合計	非控股權益	權益總額
Share capital	Reserves	Total	Non-controlling interests	Total equity		
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
(未經審核)	(Unaudited)					
於2023年1月1日的結餘	Balance at 1 January 2023	59,973	2,529,505	2,589,478	319,045	2,908,523
期內利潤	Profit for the period	-	293,789	293,789	39,736	333,525
期內其他全面收入	Other comprehensive income for the period	-	-	-	-	-
期內總全面收入	Total comprehensive income for the period	-	293,789	293,789	39,736	333,525
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
收購附屬公司	Acquisition of subsidiaries	-	-	-	15,867	15,867
非控股權益注資	Injection of capital from non-controlling interests	-	-	-	496	496
購回股份	Buy-back of share	-	(2,872)	(2,872)	-	(2,872)
以股份為基礎的付款	Share-based payment	-	2,206	2,206	-	2,206
本公司宣派的股息	Dividends declared by the Company	-	(139,413)	(139,413)	-	(139,413)
一間附屬公司宣派非控股權益的股息	Dividends declared by subsidiaries to non-controlling interests	-	-	-	(8,016)	(8,016)
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	7	534	541	-	541
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares	-	4,917	4,917	-	4,917
處置子公司	Disposal of a subsidiary	-	-	-	(258)	(258)
於2023年6月30日的結餘	Balance at 30 June 2023	59,980	2,688,666	2,748,646	366,870	3,115,516

簡明綜合權益變動表

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		本公司擁有人應佔				
		Attribute to owners of the Company				
		股本	儲備	合計	非控股權益	權益總額
		Share capital	Reserves	Total	Non-controlling interests	Total equity
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
附註	Note					
(未經審核)	(Unaudited)					
於2024年1月1日的結餘	Balance at 1 January 2024	59,980	2,843,785	2,903,765	387,443	3,291,208
期內利潤	Profit for the period	-	301,599	301,599	30,575	332,174
期內其他全面收入	Other comprehensive income for the period	-	-	-	-	-
期內總全面收入	Total comprehensive income for the period	-	301,599	301,599	30,575	332,174
直接於權益確認的與擁有人進行的交易	Transactions with owners recognised directly in equity					
非控股權益注資	Injection of capital from non-controlling interests	-	-	-	2,280	2,280
以股份為基礎的付款	Share-based payment	-	1,191	1,191	-	1,191
本公司宣派的股息	Dividends declared by the Company	-	(178,623)	(178,623)	-	(178,623)
附屬公司宣派非控股權益的股息	Dividends declared by subsidiaries to non-controlling interests	-	-	-	(41,214)	(41,214)
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares	-	1,222	1,222	-	1,222
處置子公司	Disposal of a subsidiary	-	712	712	(10,570)	(9,858)
於2024年6月30日的結餘	Balance at 30 June 2024	59,980	2,969,886	3,029,866	368,514	3,398,380

上述簡明綜合權益變動表應與隨附附註一併閱讀。

The above condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

簡明綜合現金流量表

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註		
	Note		
經營活動所得現金流量	Cash flows from operating activities		
經營所得產生/(使用)現金	Cash generated from/(used in) operations	173,952	100,599
已付所得稅	Income tax paid	(153,330)	(94,021)
經營活動產生/(使用)的現金淨額	Net cash generated from/(used in) operating activities	20,622	6,578
投資活動產生現金流量	Cash flows from investing activities		
出售物業、廠房及設備所得款項	Proceeds from disposal of property, plant and equipment	3,820	4,475
出售按公允價值計入損益的金融資產所得款項	Proceeds from disposal of financial assets at fair value through profit or loss	153,788	101,396
對聯營公司的投資	Investment in an associate	(400)	(490)
來自金融資產的利息收入	Interest income derived from financial assets	15,251	18,530
出售附屬公司的現金(流出)/流入淨額	Net cash (outflow)/inflow for disposal of a subsidiary	31,675	(4,556)
收購附屬公司的現金流出淨額	Net cash outflow for acquisition of a subsidiary	-	(29,294)
支付收購附屬公司的未償代價	Payment for unsettled consideration of acquisition of subsidiaries	(19,038)	(24,816)
支付購置無形資產	Payments for acquisition of intangible assets	15 (2,675)	(6,414)
支付購置物業、廠房及設備	Payments for acquisition of property, plant and equipment	14 (21,891)	(6,631)
支付購置按公允價值計入損益的金融資產	Payments for acquisition of financial assets at fair value through profit or loss	-	(43,029)
投資活動產生/(使用)的現金淨額	Net cash generated from/(used in) investing activities	160,530	9,171

簡明綜合現金流量表

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

截至2024年6月30日止六個月 For the six months ended 30 June 2024

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註		
	Note		
融資活動所得現金流量	Cash flows from financing activities		
根據2019年購股權計劃行使購股權	Exercise of share option under 2019 share option scheme	20	–
行使庫存股份中的未受限制股份	Exercise of unrestricted shares from stock shares		541
附屬公司增資	Capital increase in a subsidiary		1,222
來自子公司非控股股東權益的撥款	Fundings from non-controlling interests of subsidiaries		2,280
借款所得款項	Proceeds from borrowings		–
償還借款	Repayments of borrowings		35,150
非控股權益注資	Capital contribution from non-controlling interests		31,500
租賃款項的本金部分及其利息	Principle elements of lease payments and its interests		–
支付股份購回款項	Payment for share buy-back		3,000
向本公司股東支付股息	Dividends paid by subsidiaries to non-controlling interests		–
			(9,000)
			100
			496
			(2,293)
			(4,114)
			–
			(2,872)
			(37,610)
			(6,779)
融資活動產生/(使用)現金淨額	Net cash generated from/(used in) financing activities		1,849
			14,689
現金及現金等價物增加/(減少)淨額	Net increase/(decrease) in cash and cash equivalents		183,001
於期初的現金及現金等價物	Cash and cash equivalents at beginning of the period		1,927,283
匯率變動對現金及現金等價物的影響	Effects of exchange rate changes on cash and cash equivalents		(2,943)
			11,351
於期末的現金及現金等價物	Cash and cash equivalents at end of the period		2,107,341
			2,015,485

上述簡明綜合現金流量表應與隨附附註一併閱讀。

The above condensed consolidated statement of cash flows should be read in conjunction with the accompanying notes.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

1 一般資料

新城悅服務集團有限公司(「本公司」)於2018年1月16日根據開曼群島公司法(第22章, 1961年第3號法例, 經合併及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處為Maples Corporate Services Limited, 地址為PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands。

本公司為一家投資控股公司, 與其附屬公司主要於中華人民共和國(「中國」)提供物業管理服務及增值服務。最終控股公司為Infinity Fortune Development Limited。本集團的最終控股股東為王振華先生(「王先生」或「最終控股股東」)。

本公司於2018年11月6日以香港聯合交易所有限公司作為第一上市地。

除另有指明外, 簡明綜合中期財務資料以人民幣(「人民幣」)千元呈列, 並已由本公司董事會於2024年8月28日批准及授權刊發。

簡明綜合中期財務資料未經審核。

2 編製基準

截至2024年6月30日止六個月的簡明綜合中期財務資料已根據香港會計師公會(「香港會計師公會」)頒佈的香港會計準則(「香港會計準則」)第34號「中期財務報告」編製。

簡明綜合中期財務資料應與本公司截至2023年12月31日止年度的年度綜合財務報表(「2023年財務報表」)一併閱讀, 該等年度綜合財務報表乃根據香港會計師公會頒佈的香港財務報告準則(「香港財務報告準則」)編製。

1 GENERAL INFORMATION

S-Enjoy Service Group Company Limited (the “Company”) was incorporated in the Cayman Islands on 16 January 2018 as an exempted company with limited liability under the Companies Law (Cap. 22, law 3 of 1961 as consolidated and revised) of the Cayman Islands. The address of the Company’s registered office is Maples Corporate Services Limited, PO Box 309, Ugland House, Grand Cayman, KY1-1104 Cayman Islands.

The Company is an investment holding company and its subsidiaries are principally engaged in the provision of property management services and value-added services in the People’s Republic of China (the “PRC”). The ultimate controlling company is Infinity Fortune Development Limited. The ultimate controlling shareholder of the Group is Mr. Wang Zhenhua (“Mr. Wang” or the “Ultimate Controlling Shareholder”).

The Company has its primary listing on The Stock Exchange of Hong Kong Limited on 6 November 2018.

The condensed consolidated interim financial information has been presented in thousands of Renminbi (“RMB”), unless otherwise stated, and were approved and authorised for issue by the board of directors of the Company on 28 August 2024.

The condensed consolidated interim financial information has not been audited.

2 BASIS OF PREPARATION

The condensed consolidated interim financial information for the six months ended 30 June 2024 has been prepared in accordance with Hong Kong Accounting Standard (“HKAS”) 34 “Interim Financial Reporting”, issued by the Hong Kong Institute of Certified Public Accountants (“HKICPA”).

The condensed consolidated interim financial information should be read in conjunction with the annual consolidated financial statements of the Company for the year ended 31 December 2023 (“2023 Financial Statements”), which have been prepared in accordance with Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

3 會計政策

除於截至2024年6月30日止六個月首次適用於本集團的新生效準則、修訂本及詮釋外，已採納的會計政策與2023年財務報表所採納者一致。

中期所得稅乃採用適用於預期年度盈利總額的稅率計算。

3.1 本集團於截至2024年6月30日止六個月採納的新訂準則、修訂本及詮釋

- 財務報表列報 — 香港會計準則第1號的修訂
- 現金流量表 — 香港會計準則第7號的修訂
- 金融工具：披露 — 香港財務報告準則第7號的修訂
- 租賃 — 香港財務報告準則第16號的修訂
- 香港詮釋第5號(經修訂)

自2024年1月1日起採納上述新訂準則、修訂本及詮釋並無對本集團截至2024年6月30日止六個月的經營業績及財務狀況造成任何重大影響。

3.2 已頒佈但本集團尚未應用的準則的影響

若干新訂會計準則、修訂本及詮釋已頒佈但於自2024年1月1日開始的財政年度尚未強制生效，且本集團並無提早採納。預期該等新訂會計準則、修訂本及詮釋生效時將不會對本集團的財務資料造成重大影響。

3 ACCOUNTING POLICIES

Except for the newly effective standards, amendments and interpretations that became applicable to the Group first time in the six months ended 30 June 2024, the accounting policies adopted are consistent with those of the 2023 Financial Statements as described therein.

Taxes on income in the interim periods are accrued using the tax rate that would be applicable to expected total annual earnings.

3.1 New standards, amendments and interpretation adopted by the Group in the six months ended 30 June 2024

- Presentation of financial statements — Amendments to HKAS 1
- Cash flow statement — Amendments to HKAS 7
- Financial Instruments: Disclosures — Amendments to HKFRS 7
- Leases — Amendments to HKFRS 16
- Hong Kong Interpretation 5 (Revised)

The adoption of the above new standard, amendments and interpretation starting from 1 January 2024 did not give rise to any significant impact on the Group's results of operations and financial position for the six months ended 30 June 2024.

3.2 Impact of standards issued but not yet applied by the Group

Certain new accounting standard, amendments and interpretation have been published but are not mandatory for the financial year beginning 1 January 2024 and have not been early adopted by the Group. These new accounting standard, amendments and interpretation are not expected to have a material impact on the Group's financial information when they become effective.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

4 估計

管理層在編製中期財務資料時需要作出判斷、估計及假設，而此等判斷、估計及假設對會計政策的應用及資產及負債、收入及開支的呈報金額造成影響。實際結果可能有別於該等估計。

於編製該等中期財務資料時，管理層對於採用本集團的會計政策及估計不確定因素的主要來源作出的重大判斷，與該等於2023年財務報表內所應用者一致。

5 財務風險管理

5.1 財務風險因素

本集團的業務使本集團面對不同財務風險：市場風險、信貸風險及流動資金風險。本集團的整體風險管理計劃著重金融市場不可預見的情況，並力求盡量降低對本集團財務表現的潛在不利影響。

簡明綜合中期財務資料並無包括年度財務報表所要求的所有財務風險管理資料及披露，並應與本公司2023年財務報表一併閱讀。

自去年末以來，風險管理部門或任何風險管理政策均未發生任何變動。

5.2 資本管理

本集團的資本管理旨在維護本集團持續經營的能力，從而為擁有人提供回報，為其他持份者提供利益，並維持理想的資本架構以降低資本成本。

為了維持或調整資本結構，本集團可能會調整向股東支付的股息金額、發行新股份或出售資產以減少債務。

4 ESTIMATES

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these interim financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to 2023 Financial Statements.

5 FINANCIAL RISK MANAGEMENT

5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The condensed consolidated interim financial information does not include all financial risk management information and disclosures required in the annual financial statements and should be read in conjunction with the Company's 2023 Financial Statements.

There have been no changes in the risk management department or in any risk management policies since last year end.

5.2 Capital management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for owners and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, issue new shares or sell assets to reduce debt.

5 財務風險管理 (續)

5.2 資本管理 (續)

本集團以資本負債比率為基礎監控其資本。該比率按淨負債除以總資本計算。淨負債按總負債減現金及現金等價物計算。總資本按綜合財務狀況表中所示的「權益」加淨負債計算。

於2024年6月30日及2023年12月31日，本集團均維持淨現金狀態。

5.3 公允價值估計

(i) 用於確定公允價值的估值技術

下表利用估值法分析按公允價值入賬的金融工具。不同層級的定義如下：

- 相同資產或負債於活躍市場中的報價(未經調整)(第一層)。
- 除第一層所包括的報價外，該資產或負債的可觀察輸入值，可為直接(即例如價格)或間接(即源自價格)(第二層)可觀察輸入值。
- 資產或負債並非依據可觀察市場數據的輸入值(即非可觀察輸入值)(第三層)。

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.2 Capital management (Cont'd)

The Group monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings and lease liabilities less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the consolidated statements of financial position plus net debt.

As at 30 June 2024 and 31 December 2023, the Group maintained at net cash position.

5.3 Fair value estimation

(i) Valuation techniques used to determine fair value

The table below analyses financial instruments carried at fair value by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

5 財務風險管理 (續)

5.3 公允價值估計 (續)

(ii) 金融資產的公允價值層級

按公允價值計入其他全面收入的金融資產

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.3 Fair value estimation (Cont'd)

(ii) Fair value hierarchy of financial assets

Financial assets at fair value through other comprehensive income

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量 於2024年6月30日(未經審核)	Recurring fair value measurements At 30 June 2024 (Unaudited)				
金融資產	Financial assets				
美元上市債券	Listed bonds denominated in US Dollars	1,075	-	-	1,075
金融資產總額	Total Financial assets	1,075	-	-	1,075

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量 於2023年12月31日(經審核)	Recurring fair value measurements At 31 December 2023 (Audited)				
金融資產	Financial assets				
美元上市債券	Listed bonds denominated in US Dollars	2,377	-	-	2,377
金融資產總額	Total Financial assets	2,377	-	-	2,377

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

5 財務風險管理(續)

5.3 公允價值估計(續)

(ii) 金融資產的公允價值層級(續)

按公允價值計入損益的金融資產

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.3 Fair value estimation (Cont'd)

(ii) Fair value hierarchy of financial assets (Cont'd)

Financial assets at fair value through profit or loss

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量	Recurring fair value measurements				
於2024年6月30日(未經審核)	At 30 June 2024 (Unaudited)				
金融資產	Financial assets				
美元上市債券	Listed bonds denominated in US Dollars	11,290	–	–	11,290
信託產品	Trust products	–	–	75,624	75,624
投資基金	Investment funds	–	–	289,078	289,078
金融資產總額	Total Financial assets	11,290	–	364,702	375,992

		第一層 Level 1 人民幣千元 RMB'000	第二層 Level 2 人民幣千元 RMB'000	第三層 Level 3 人民幣千元 RMB'000	合計 Total 人民幣千元 RMB'000
經常性公允價值計量	Recurring fair value measurements				
於2023年12月31日(經審核)	At 31 December 2023 (Audited)				
金融資產	Financial assets				
美元上市債券	Listed bonds denominated in US Dollars	13,878	–	–	13,878
信託產品	Trust products	–	–	75,624	75,624
投資基金	Investment funds	–	–	440,827	440,827
或有資產	Contingent assets	–	–	48,877	48,877
金融資產總額	Total Financial assets	13,878	–	565,328	579,206

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截至2024年6月30日止六個月 For the six months ended 30 June 2024

5 財務風險管理(續)

5.3 公允價值估計(續)

(ii) 金融資產的公允價值層級(續)

於年內，就經常性公允價值計量而言，第一層、第二層以及第三層之間並無轉撥。

本集團的政策是於六個月報告期末確認公允價值層級之間的轉入及轉出。

第一層：於活躍市場買賣的金融工具(例如公開買賣的衍生工具以及按公允價值計入其他全面收入的交易及金融資產)的公允價值根據六個月報告期末的市場報價列賬。本集團持有的金融資產的市場報價為當時買盤價。該等工具列入第一層。

第二層：並非於活躍市場買賣的金融工具(例如場外交易衍生工具)的公允價值採用估值技術釐定，估值技術盡量利用可觀察市場數據，盡量少依賴主體的特定估計。如計算一金融工具的公允價值所需的所有重大輸入值為可觀察數據，則該工具列入第二層。

第三層：如一項或多項重大輸入值並非根據可觀察市場數據，則該工具列入第三層。該層級適用於非上市股本證券。

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.3 Fair value estimation (Cont'd)

(ii) Fair value hierarchy of financial assets (Cont'd)

There were no transfers among levels 1, level 2 and level 3 for recurring fair value measurements during the year.

The Group's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting six months.

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and trading and financial assets at fair value through other comprehensive income) is based on quoted market prices at the end of the reporting six months. The quoted market price used for financial assets held by the Group is the current bid price. These instruments are included in level 1.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities.

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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

5 財務風險管理 (續)

5.3 公允價值估計 (續)

(iii) 使用重大不可觀察輸入值計量的公允價值 (第三層)

下表呈列截至2024年6月30日及2023年6月30日止期間第三層項目變動：

		信託產品 Trust products 人民幣千元 RMB'000	或有資產 Wealth management products 人民幣千元 RMB'000	投資基金 Investment funds 人民幣千元 RMB'000	非上市 股本證券 Investment funds 人民幣千元 RMB'000	可換股貸款 Convertible loans 人民幣千元 RMB'000	非上市 優先股 Unlisted preference shares 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核)	(Unaudited)							
於2023年1月1日	As at 1 January 2023	75,624	-	-	165,842	107,515	21,708	370,689
收購	Acquisitions	-	-	-	43,029	4,960	-	47,989
出售	Disposal	-	-	-	(59,850)	-	-	(59,850)
公允價值收益	Fair value gains	-	-	-	4,788	-	-	4,788
於2023年6月30日	As at 30 June 2023	75,624	-	-	153,809	112,475	21,708	363,616
(未經審核)	(Unaudited)							
於2024年1月1日	As at 1 January 2024	75,624	48,877	440,827	-	-	-	565,328
收購	Acquisitions	-	-	-	-	-	-	-
出售	Disposal	-	(48,877)	(164,124)	-	-	-	(213,001)
公允價值收益	Fair value gains	-	-	12,375	-	-	-	12,375
於2024年6月30日	As at 30 June 2024	75,624	-	289,078	-	-	-	364,702

(iv) 估值過程

本集團財務部設有一個按財務報告要求對非物業項目進行估值的團隊，包括第三層公允價值。該團隊直接向首席財務官及審核委員會匯報。估值過程的討論及結果由首席財務官、審核委員會與估值團隊參與，至少每六個月一次，與本集團半年報告期一致。

首席財務官、審核委員會與估值團隊參與半年一次的估值討論，並於各報告期末分析第二層及第三層公允價值的變動。作為討論的一部份，該團隊提呈一份說明公允價值變動的原因報告。

5 FINANCIAL RISK MANAGEMENT (Cont'd)

5.3 Fair value estimation (Cont'd)

(iii) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the periods ended 30 June 2024 and 30 June 2023:

(iv) Valuation process

The finance department of the Group includes a team that performs the valuation of non-property items required for financial reporting purposes, including level 3 fair value. This team reports directly to the chief financial officer (CFO) and the audit committee (AC). Discussion of valuation processes and results are held between the CFO, AC and the valuation team at least once every six months, in line with the Group's half-yearly reporting periods.

Changes in level 2 and 3 fair value are analysed at the end of each reporting period during the half-yearly valuation discussion between the CFO, AC and the valuation team. As part of this discussion, the team presents a report that explains the reason for the fair value movements.

簡明綜合中期財務資料附註

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6 分部資料

管理層根據經主要經營決策者審閱的報告釐定經營分部。主要經營決策者為執行及非執行董事，負責分配資源及評估經營分部的表現。

截至2024年6月30日止六個月，本集團主要在中國從事提供物業管理服務及增值服務，包括社區增值服務及開發商增值服務。管理層將該項業務作為一個經營分部，審閱其經營業績，以就資源分配作出決策。因此，本公司的主要經營決策者認為僅有一個可作出戰略性決策的分部。

本集團的主要經營實體位於中國，故本集團於截至2024年6月30日止六個月的全部收入均來自中國。

於2024年6月30日及2023年12月31日，本集團的所有非流動資產均位於中國，不包括金融工具及遞延稅項資產。

6 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by CODM. The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the executive and non-executive directors.

For the six months ended 30 June 2024, the Group was principally engaged in the provision of property management services and value-added services, including community-related value-added services and developer-related value-added services in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entity of the Group is domiciled in the PRC. Accordingly, all of the Group's revenue was derived in the PRC during the six months ended 30 June 2024.

As at 30 June 2024 and 31 December 2023, all of the non-current assets of the Group were located in the PRC excluding financial instruments and deferred tax assets.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

7 收入及銷售及服務成本

收入主要包括物業管理服務及增值服務所得款項。截至2024年及2023年6月30日止六個月，本集團按類別劃分的收入及銷售及服務成本分析如下：

7 REVENUE AND COST OF SALES AND SERVICES

Revenue mainly comprises of proceeds from property management services and value-added services. An analysis of the Group's revenue and cost of sales and services by category for the six months ended 30 June 2024 and 2023 is as follows:

		截至6月30日止六個月 Six months ended 30 June			
		2024年 2024 未經審核 Unaudited 人民幣千元 RMB'000		2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000	
		收入 Revenue	銷售及 服務成本 Cost of sales and services	收入 Revenue	銷售及 服務成本 Cost of sales and services
來自客戶並按一段時間內 確認的收入：	Revenue from customers and recognised over time:				
物業管理服務	Property management services	1,907,903	1,436,789	1,694,125	1,275,907
增值服務：	Value-added services:				
- 開發商增值服務	- Developer-related value-added services	216,578	168,227	278,885	219,817
- 社區增值服務	- Community-related value-added services	466,569	289,703	300,230	184,217
		2,591,050	1,894,719	2,273,240	1,679,941
來自客戶並按一個時間點 確認的收入 增值服務：	Revenue from customers recognised at a point of time:				
增值服務：	Value-added services:				
- 社區增值服務	- Community-related value-added services	179,319	122,441	407,861	283,586
		2,770,369	2,017,160	2,681,101	1,963,527

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

8 按性質劃分的費用

計入銷售及服務成本、銷售及營銷費用及行政費用的費用如下：

8 EXPENSES BY NATURE

Expenses included in cost of sales and services, selling and marketing expenses and administrative expenses are as follows:

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
僱員福利費用	Employee benefit expenses	814,848	989,774
外包保安、綠化及清潔成本	Outsourced security, greening and cleaning costs	753,673	520,016
所耗用的消耗品及商品	Consumables and goods used	383,132	425,271
公用設施費	Utilities	150,495	132,371
折舊及攤銷費用	Depreciation and amortisation charges	54,283	56,348
辦公費用	Office expenses	23,784	21,943
差旅費	Travelling expenses	16,756	14,245
員工服及相關費用	Employee uniform and related expenses	18,214	11,750
業務招待費	Business entertainment expenses	19,589	10,192
稅項及附加費	Taxes and surcharges	7,872	7,546
專業費	Professional fees	8,227	7,378
銀行手續費	Bank charges	4,937	4,835
經營租賃支出	Operating lease payments	1,374	828
其他	Others	24,883	18,120
		2,282,067	2,220,617

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

9 其他收入

9 OTHER INCOME

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
源自金融資產利息收入	Interest income derived from financial assets	4,815	8,712
政府補助(附註)	Government grants (Note)	16,553	23,107
其他	Others	2,562	12,036
		23,930	43,855

附註：政府補助主要為當地政府無附加條件的財政支助。

Note: The government grants mainly represented tax refunds from local government. There are no unfulfilled conditions or other contingencies attaching to these grants.

10 其他利得淨額

10 OTHER GAINS – NET

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
匯兌(虧損)/收益淨額	Net foreign exchange (losses)/gains	(2,943)	11,351
按公允價值計入損益的金融資產的公允價值收益/(虧損)淨額	Net fair value gains/(losses) on financial assets at fair value through profit or loss	9,786	(9,024)
出售物業、廠房及設備的收益淨額	Net gains on disposal of property, plant and equipment	1,814	323
出售附屬公司之收益淨額	Net gains on disposal of a subsidiary	14,728	–
		23,385	2,650

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11 財務收入淨額

11 FINANCE INCOME – NET

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
財務收入	Finance income		
現金及現金等價物利息收入	Interest income on cash and cash equivalents	10,578	15,518
財務成本	Finance costs		
租賃負債利息開支	Interest and finance charges paid/payable for lease liabilities	(421)	(708)
總財務收入淨額	Total finance income – net	10,157	14,810

12 所得稅費用

12 INCOME TAX EXPENSE

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
即期所得稅	Current income tax		
– 中國企業所得稅	– PRC corporate income tax	115,515	106,452
遞延所得稅	Deferred income tax		
– 中國企業所得稅	– PRC corporate income tax	(31,439)	(15,940)
		84,076	90,512

(a) 開曼群島所得稅

本公司為根據開曼公司法於開曼群島註冊成立的獲豁免有限公司，因此，毋須繳納開曼群島所得稅。

(a) Cayman Island income tax

The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

12 所得稅費用(續)

(b) 英屬處女群島所得稅

根據英屬處女群島(「英屬處女群島」)現行法律下的英屬處女群島所得稅，我們在英屬處女群島註冊成立的附屬公司及在英屬處女群島註冊成立的該等附屬公司向並非英屬處女群島居民的人士支付的所有股息、利息、租金、專利費、薪金及其他金額以及並非英屬處女群島居民的人士因變現在英屬處女群島註冊成立的該等附屬公司的任何股份、債務責任或其他證券而取得任何資本收益，均豁免遵守英屬處女群島所得稅條例的所有條文。此外，我們的英屬處女群島附屬公司向我們派付的股息毋須繳納英屬處女群島預扣稅。

(c) 香港利得稅

由於本集團於截至2024年及2023年6月30日止六個月並無任何須繳納香港利得稅的收入，故並無就香港利得稅計提撥備。

(d) 中國企業所得稅

本集團就中國內地的經營作出的所得稅撥備已根據現行法律、解釋及慣例，以預估年內應課稅利潤適用稅率計算。

西藏新城悅物業服務股份有限公司(「西藏新城悅」)為於西藏註冊的公司，其享受15%的優惠稅率。西藏新城悅於中國各地擁有若干分公司。根據相關稅務法律及法規，本集團通過合併西藏總公司及所有分公司的應課稅收入進行所得稅申報，應課稅總收入的50%分攤至西藏總公司，而西藏總公司須按15%的稅率繳納所得稅，應課稅總收入餘下50%分攤至分公司，而分公司須按25%的稅率繳納所得稅，導致適用的平均所得稅稅率為約20%。

12 INCOME TAX EXPENSE (Cont'd)

(b) British Virgin Islands income tax

British Virgin Islands ("BVI") income tax under the current laws of BVI, our subsidiaries incorporated in BVI and all dividends, interest, rents, royalties, compensation and other amounts paid by such subsidiaries incorporated in the BVI to persons who are not resident in the BVI and any capital gains realised with respect to any shares, debt obligations, or other securities of such subsidiaries incorporated in the BVI by persons who are not resident in the BVI are exempt from all provisions of the Income Tax Ordinance in the BVI. In addition, upon payments of dividends by our BVI subsidiaries to us, no BVI withholding tax is imposed.

(c) Hong Kong profit tax

No provision for Hong Kong profits tax was made as the Group did not derive any income subject to Hong Kong profits tax during the six months ended 30 June 2024 and 2023.

(d) PRC corporate income tax

Income tax provision of the Group in respect of operations in Mainland China has been calculated at the applicable tax rate on the estimated assessable profits for the year, based on the existing legislation, interpretations and practices in respect thereof.

Tibet Xinchengyue Property Services Co., Ltd. ("Tibet Xinchengyue"), a Tibet registered Company, is entitled to a preferential tax rate of 15%. Tibet Xinchengyue has a number of branches across China. According to the relevant tax laws and regulations, the Group files its income tax return by combining the taxable income of head office in Tibet and all of its branches with 50% of the aggregate taxable income apportion to the head office in Tibet which is subject to income tax rate of 15% and the remaining 50% among the branches which are subject to income tax rate of 25%, resulting in an average of about 20% applicable income tax rate.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

12 所得稅費用(續)

(d) 中國企業所得稅(續)

根據《中華人民共和國企業所得稅法》(「企業所得稅法」)，適用於本集團位於中國內地其他實體的企業所得稅稅率為25%。

12 INCOME TAX EXPENSE (Cont'd)

(d) PRC corporate income tax (Cont'd)

The corporate income tax rate applicable to other entities of the Group located in Mainland China is 25% according to the Corporate Income Tax Law of the PRC (“the CIT Law”).

13 股息

13 DIVIDENDS

		截至2024年 6月30日止 六個月 Six months ended 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	截至2023年 12月31日 止年度 Year ended 31 December 2023 經審核 Audited 人民幣千元 RMB'000
本公司宣派的股息(附註(a))	Dividends declared by the Company (Note (a))	178,623	139,413
附屬公司宣派非控股 權益的股息(附註(b))	Dividends declared by subsidiaries to non- controlling interests (Note (b))	41,214	10,641
		219,837	150,054

本公司董事會不建議派付截至2024年6月30日止六個月的任何中期股息。

The board of the Company did not recommend payment of any interim dividend for the six months ended 30 June 2024.

(a) 2023年的末期股息每股普通股人民幣0.205元已獲本公司於2024年6月18日舉行的股東週年大會上批准，總計人民幣178,623,000元。該股息列作股份溢價撥款。於2024年6月30日，該股息尚未派付。

(a) A final dividend in respect of 2023 of RMB0.205 per ordinary share, amounting to RMB178,623,000 was approved at the annual general meeting of the Company held on 18 June 2024. The dividend is reflected as an appropriation of share premium. As at 30 June 2024, the dividend had not been paid yet.

(b) 本公司多家附屬公司向非控股權益宣派截至2023年12月31日止年度股息金額為人民幣41,214,000元。於2024年6月30日，已支付股息19,444,000元。

(b) Several subsidiaries of the Company declared RMB41,214,000 in total to non-controlling interests for the year ended 31 December 2023. As at 30 June 2024, the dividend accounted RMB19,444,000 has been paid.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

14 物業、廠房及設備以及使用權資產

14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

(a) 物業、廠房及設備

(a) Property, plant and equipment

		樓宇 Buildings 人民幣千元 RMB'000	運輸設備 Transportation equipment 人民幣千元 RMB'000	電子設備 Electronic equipment 人民幣千元 RMB'000	其他機器 Other machines 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2024年1月1日	(Unaudited) As at 1 January 2024					
成本	Cost	3,706	10,159	27,353	105,737	146,955
累計折舊	Accumulated depreciation	(1,175)	(6,726)	(24,149)	(40,776)	(72,826)
賬面淨值	Net book amount	2,531	3,433	3,204	64,961	74,129
截至2024年6月30日止六個月	Six months ended 30 June 2024					
期初賬面淨值	Opening net book amount	2,531	3,433	3,204	64,961	74,129
添置	Additions	–	578	2,156	16,638	19,372
出售	Disposals	–	(74)	(412)	(1,080)	(1,566)
折舊費用	Depreciation charge	(56)	(565)	(2,659)	(12,454)	(15,734)
期末賬面淨值	Closing net book amount	2,475	3,372	2,289	68,065	76,201
(未經審核) 於2024年6月30日	(Unaudited) As at 30 June 2024					
成本	Cost	3,706	10,593	27,868	119,015	161,182
累計折舊	Accumulated depreciation	(1,231)	(7,221)	(25,579)	(50,950)	(84,981)
賬面淨值	Net book amount	2,475	3,372	2,289	68,065	76,201
(未經審核) 於2023年1月1日	(Unaudited) As at 1 January 2023					
成本	Cost	3,612	9,067	27,709	90,164	130,552
累計折舊	Accumulated depreciation	(1,064)	(4,823)	(14,889)	(26,737)	(47,513)
賬面淨值	Net book amount	2,548	4,244	12,820	63,427	83,039

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

14 物業、廠房及設備以及使用
權資產(續)

(a) 物業、廠房及設備(續)

		樓宇 Buildings 人民幣千元 RMB'000	運輸設備 Transportation equipment 人民幣千元 RMB'000	電子設備 Electronic equipment 人民幣千元 RMB'000	其他機器 Other machines 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
截至2023年6月30日止六個月 Six months ended 30 June 2023						
期初賬面淨值	Opening net book amount	2,548	4,244	12,820	63,427	83,039
收購一間附屬公司	Acquisition of a subsidiary	-	39	-	132	171
添置	Additions	95	2,688	3,085	13,250	19,118
出售	Disposals	(391)	(67)	(1,076)	(2,618)	(4,152)
折舊費用	Depreciation charge	(47)	(752)	(4,016)	(12,219)	(17,034)
期末賬面淨值	Closing net book amount	2,205	6,152	10,813	61,972	81,142
(未經審核)	(Unaudited)					
於2023年6月30日	As at 30 June 2023					
成本	Cost	3,316	11,727	29,718	100,928	145,689
累計折舊	Accumulated depreciation	(1,111)	(5,575)	(18,905)	(38,956)	(64,547)
賬面淨值	Net book amount	2,205	6,152	10,813	61,972	81,142

折舊費用計入簡明綜合全面收入表以下類別：

Depreciation expenses were charged to the following categories in the condensed consolidated statements of comprehensive income:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 2023 未經審核 Unaudited 人民幣千元 RMB'000
銷售及服務成本	Cost of sales and services	10,623	6,261
行政費用	Administrative expenses	5,111	10,773
		15,734	17,034

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

14 物業、廠房及設備以及使用權資產(續)

(b) 租賃

本附註提供本集團作為承租人的租賃資料。

(i) 於簡明綜合財務狀況表確認的款項

簡明綜合財務狀況表載列以下與租賃有關的款項：

14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

(b) Leases

This note provides information for leases where the Group is a lessee.

(i) Amounts recognised in the condensed consolidated statement of financial position

The condensed consolidated statement of financial position shows the following amounts relating to leases:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
使用權資產	Right-of-use assets		
樓宇及車位	Buildings and parking lots	15,448	18,069
租賃負債	Lease liabilities		
流動	Current	7,534	7,578
非流動	Non-current	7,667	7,693
		15,201	15,271

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

14 物業、廠房及設備以及使用權資產(續)

(b) 租賃(續)

(ii) 於簡明綜合全面收入表確認的款項

簡明綜合全面收入表載列以下與租賃有關的款項：

14 PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS (Cont'd)

(b) Leases (Cont'd)

(ii) Amounts recognised in the condensed consolidated statement of comprehensive income

The condensed consolidated statement of comprehensive income shows the following amounts relating to leases:

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
	附註		
	Note		
使用權資產折舊費用	Depreciation charge of right-of-use assets		
樓宇及車位	Buildings and parking lots	8	4,930
		4,423	
利息開支(已計入財務成本)	Interest expense (included in finance cost)		708
		421	
與短期租賃有關的費用(已計入銷售及服務成本以及行政費用)	Expense relating to short-term leases (included in cost of sales and services and administrative expenses)	8	733
		1,374	
與未於上文列為短期租賃的低價值資產租賃有關的費用(已計入行政費用)	Expense relating to leases of low-value assets that are not shown above as short-term leases (included in administrative expenses)	8	95
		-	

截至2024年6月30日止六個月租賃的現金流出總額為人民幣6,148,610元。

The total cash outflow for leases in the six months ended 30 June 2024 was RMB6,148,610.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

15 無形資產

15 INTANGIBLE ASSETS

		計算機軟件 Computer software 人民幣千元 RMB'000	牌照 Licenses 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000 (ii)	商標 Trademark 人民幣千元 RMB'000	客戶關係 Customer relationships 人民幣千元 RMB'000 (i)	總計 Total 人民幣千元 RMB'000
(未經審核) 於2024年1月1日	(Unaudited) As at 1 January 2024						
成本	Cost	46,325	1,314	467,992	8,000	558,379	1,082,010
累計攤銷及減值	Accumulated amortisation and impairment	(16,614)	(408)	(60,623)	(1,689)	(152,746)	(232,080)
賬面淨值	Net book amount	29,711	906	407,369	6,311	405,633	849,930
截至2024年6月30日止 六個月	Six months ended 30 June 2024						
期初賬面淨值	Opening net book amount	29,711	906	407,369	6,311	405,633	849,930
添置	Additions	2,524	-	-	-	-	2,524
出售附屬公司	Acquisition of a subsidiary	-	-	(20,168)	-	(26,849)	(47,017)
攤銷	Amortisation	(3,664)	(66)	-	(267)	(30,129)	(34,126)
期末賬面淨值	Closing net book amount	28,571	840	387,201	6,044	348,655	771,311
(未經審核) 於2024年6月30日	(Unaudited) As at 30 June 2024						
成本	Cost	48,849	1,314	421,014	8,000	501,889	981,066
累計攤銷及減值	Accumulated amortisation and impairment	(20,278)	(474)	(33,813)	(1,956)	(153,234)	(209,755)
賬面淨值	Net book amount	28,571	840	387,201	6,044	348,655	771,311

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

15 無形資產(續)

15 INTANGIBLE ASSETS (Cont'd)

		計算機軟件 Computer software 人民幣千元 RMB'000	牌照 Licenses 人民幣千元 RMB'000	商譽 Goodwill 人民幣千元 RMB'000	商標 Trademark 人民幣千元 RMB'000	客戶關係 Customer relationships 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
				(ii)		(i)	
(未經審核)	(Unaudited)						
於2023年1月1日	As at 1 January 2023						
成本	Cost	39,844	1,314	421,014	8,000	501,889	972,061
累計攤銷	Accumulated amortisation	(10,467)	(225)	(5,404)	(1,422)	(69,373)	(86,891)
賬面淨值	Net book amount	29,377	1,089	415,610	6,578	432,516	885,170
截至2023年6月30日止 六個月	Six months ended 30 June 2023						
期初賬面淨值	Opening net book amount	29,377	1,089	415,610	6,578	432,516	885,170
添置	Additions	6,051	-	-	-	-	6,051
處置	Disposals	(267)	-	-	-	-	(267)
收購一間附屬公司	Acquisition of a subsidiary	-	-	46,978	-	56,490	103,468
攤銷	Amortisation	(3,451)	(66)	-	(267)	(30,600)	(34,384)
期末賬面淨值	Closing net book amount	31,710	1,023	462,588	6,311	458,406	960,038
(未經審核)	(Unaudited)						
於2023年6月30日	As at 30 June 2023						
成本	Cost	45,628	1,314	467,992	8,000	558,379	1,081,313
累計攤銷及減值	Accumulated amortisation	(13,918)	(291)	(5,404)	(1,689)	(99,973)	(121,275)
賬面淨值	Net book amount	31,710	1,023	462,588	6,311	458,406	960,038

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

15 無形資產(續)

(i) 商譽減值測試如下：

本集團的商譽分配至以下現金產生單位：

15 INTANGIBLE ASSETS (Cont'd)

(i) Impairment tests for goodwill are as follows:

Goodwill of the Group was allocated to the following CGUs:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
學府餐飲	Xuefu Catering	70,252	70,252
誠悅時代	Cheng Times	64,137	64,137
金玉物業	Jinyu Property	56,313	56,313
煙台永樂	Yantai Yongle	42,192	42,192
大連華安	Dalian Hua'an	32,626	32,626
梁士物業	Liangshi Property	29,764	29,764
蘇州寶川	Suzhou Baochuan	28,789	28,789
祥城物業	Xiangcheng Property	27,016	27,016
貴州霸潔	Guizhou Bajie	26,116	26,116
山東麗都	Shandong Lead	22,763	22,763
海奧斯餐飲	Health Catering	13,723	13,723
杭州萬悅	Hangzhou Wanyue	6,585	6,585
江蘇常立	Jiangsu Changli	738	738
上海翔禧	Shanghai Xiangxi	–	46,978
商譽減值	Impairment of goodwill		
– 煙台永樂	– Yantai Yongle	(28,409)	(28,409)
– 上海翔禧	– Shanghai Xiangxi	–	(26,810)
– 杭州萬悅	– Hangzhou Wanyue	(5,404)	(5,404)
		387,201	407,369

管理層於結算日對商譽進行減值評估。該等附屬公司之可收回金額乃根據使用價值計算方法釐定。

根據管理層對所收購附屬公司可收回金額的評估，於2024年6月30日，減值撥備為人民幣33,813,000元。

Management performed an impairment assessment on the goodwill as at balance sheet date. The recoverable amounts of these subsidiaries are determined based on value-in-use calculations.

Based on management's assessment on the recoverable amounts of the subsidiaries acquired, impairment provision of RMB33,813,000 was considered necessary as at 30 June 2024.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

16 每股盈利

(a) 每股基本盈利

期內每股基本盈利乃按本公司擁有人應佔利潤除以期內已發行普通股的加權平均數計算。

16 EARNINGS PER SHARE

(a) Basic earnings per share

Basic earnings per share for the period is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issued during the period.

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
盈利：	Earnings:		
計算每股基本盈利所用的本公司擁有人應佔利潤（人民幣千元）	Profit attributable to owners of the Company used in the basic earnings per share calculation (RMB'000)	301,599	293,789
股份數目：	Number of shares:		
計算每股基本盈利的期內已發行普通股的加權平均數（以千股計）	Weighted average number of ordinary shares in issue during the period basic earnings per share calculation (in thousand)	855,026	854,775
期內本公司擁有人應佔利潤的每股基本盈利（以人民幣列示）	Basic earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	0.35	0.34

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

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16 每股盈利(續)

(b) 每股攤薄盈利

每股攤薄盈利按經調整已發行在外的普通股加權平均數以假設轉換所有潛在攤薄普通股計算。本公司以股份為基礎的付款具潛在攤薄效應。

16 EARNINGS PER SHARE (Cont'd)

(b) Diluted earnings per share

Diluted earnings per share is calculated by adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares. The Company's share-based payment is of diluted potential.

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
盈利：	Earnings:		
計算每股攤薄盈利所用的本公司擁有人應佔利潤(人民幣千元)	Profit attributable to owners of the Company used in the diluted earnings per share calculation (RMB'000)	301,599	293,789
股份數目：	Number of shares:		
計算期內每股已發行普通股的加權平均數(以千股計)	Weighted average number of ordinary shares in issue during the period per share calculation (in thousand)	855,026	854,775
加：攤薄股份數目(以千股計)	Add: numbers of dilutive shares (in thousand)	–	236
已發行普通股及潛在攤薄普通股的加權平均數，用作計算每股攤薄盈利的分母(以千股計)	Weighted average number of ordinary shares in issue and potential ordinary shares used as the denominator in calculating diluted earnings per share (in thousand)	855,026	855,011
期內本公司擁有人應佔利潤的每股攤薄盈利(以人民幣列示)	Diluted earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB)	0.35	0.34

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

17 貿易應收款項

17 TRADE RECEIVABLES

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
貿易應收款項(附註(a))	Trade receivables (Note (a))		
– 關聯方(附註25(c))	– Related parties (Note 25(c))	962,363	799,319
– 第三方	– Third parties	1,729,214	1,277,117
		2,691,577	2,076,436
減：貿易應收款項減值撥備	Less: allowance for impairment of trade receivables	(405,029)	(279,581)
		2,286,548	1,796,855

(a) 貿易應收款項主要來自按包幹制進行管理的物業管理服務及增值服務。按包幹制的物業管理服務的收入乃根據相關物業服務協議的條款收取。業主於提供服務後支付到期的物業管理服務收入。

(a) Trade receivables mainly arise from property management services managed under lump sum basis and value-added services. Property management services income under lump sum basis are received in accordance with the term of the relevant property service agreements. Service income from property management services is due for payment by the property owners upon rendering of services.

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17 貿易應收款項(續)

(a) (續)

於2024年6月30日及2023年12月31日，基於發票日期的貿易應收款項的賬齡分析如下：

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	1,574,612	1,685,149
1至2年	1 to 2 years	727,638	214,189
2至3年	2 to 3 years	234,782	92,876
3至4年	3 to 4 years	87,370	57,470
4至5年	4 to 5 years	40,423	20,311
5年以上	Over 5 years	26,752	6,441
		2,691,577	2,076,436

於2024年6月30日及2023年12月31日，貿易應收款項以人民幣計值，貿易應收款項公允價值與其賬面值相近。物業管理服務及增值服務根據相關服務協議的條款收取，於出具發票後到期支付。

於2024年6月30日及2023年12月31日，本集團概無抵押任何貿易應收款項以作為本集團獲授的借款的擔保。

17 TRADE RECEIVABLES (Cont'd)

(a) (Cont'd)

As at 30 June 2024 and 31 December 2023, the ageing analysis of the trade receivables based on invoice date were as follows:

As at 30 June 2024 and 31 December 2023, the trade receivables were denominated in RMB, and the fair value of trade receivables approximated their carrying amounts. Property management services and value-added services are received in accordance with the terms of the relevant services agreements, and due for payment upon the issuance of invoice.

As at 30 June 2024 and 31 December 2023, no trade receivables of the Group were pledged to secure borrowings granted to the Group.

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18 預付款項、按金及其他應收款項 18 PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES

		2024年6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000		2023年12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
預付款項	Prepayments				
- 公用設施費及外包服務	- Utilities and outsourced services	57,338	-	61,401	-
- 將用於增值服務的消耗品	- Consumables to be used in value-added services	12,572	-	14,492	-
小計	Subtotal	69,910	-	75,893	-
將予扣減的進項增值稅及其他	Input VAT to be deducted and others	13,242	-	45,039	-
按金(a)	Deposits (a)	616,185	-	622,209	-
其他應收款項	Other receivables				
- 代業主付款(b)	- Payments on behalf of property owners (b)	88,352	-	101,652	-
- 向被投資人貸款 (包括利息)	- Lending to an investee including interests	145,869	-	145,869	-
- 其他	- Others	61,233	-	52,492	-
小計	Subtotal	295,454	-	300,013	-
總計	Total	994,791	-	1,043,154	-
減：其他應收款項及 按金減值撥備	Less: allowance for impairment of other receivables and deposits	(89,804)	-	(93,056)	-
		904,987	-	950,098	-

附註：

(a) 於2024年6月30日及2023年12月31日，按金主要包括就提供物業管理服務而向政府關聯方作出的按金及就出售停車位而向停車位擁有者作出的按金以獲得代理人身份。按金為人民幣505,627,000元(於2023年12月31日：人民幣537,088,000元)乃由本集團披露為關聯方餘額，乃由於獲得部分關聯方持有的車位的獨家銷售權。

(b) 於2024年6月30日及2023年12月31日，該等金額主要為代業主支付的物業公用設施費及電梯維護成本的款項。於2024年6月30日及2023年12月31日，預付款項、按金及其他應收款項均以人民幣計值。

Notes:

(a) As at 30 June 2024 and 31 December 2023, deposits mainly included deposits made with government related bodies for providing property management services and deposits made with car parking slot owners to secure the agent role for sale of the car parking slot. Deposits of RMB505,627,000 (as at 31 December 2023: RMB537,088,000) were disclosed as related parties balances by the Group for exclusive rights of sales of some car parking slot owned by related parties.

(b) As at 30 June 2024 and 31 December 2023, the amounts represented the payments on behalf of property owners in respect of mainly utilities and elevator maintenance costs of the properties. As at 30 June 2024 and 31 December 2023, prepayments, deposits and other receivables were denominated in RMB.

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19 現金及現金等價物

19 CASH AND CASH EQUIVALENTS

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
手頭現金	Cash on hand	126	344
銀行現金	Cash in banks	2,080,439	1,898,940
支付平台現金	Cash in payment platforms	26,776	27,999
		2,107,341	1,927,283

現金及現金等價物結餘的賬面值以下列貨幣計值：

The carrying amount of cash and cash equivalents balances are denominated in the following currencies:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
美元	USD	22,765	23,672
人民幣	RMB	1,898,189	1,890,607
港元	HKD	186,387	13,004
		2,107,341	1,927,283

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

20 股本

本公司於2018年1月16日在開曼群島註冊成立。於註冊成立日期，法定股本為51,200美元，包括51,200股每股面值1.00美元的普通股。於2024年6月30日，法定股份為10,000,000,000股，每股面值0.01美元的股份。

已發行及繳足普通股：

20 SHARE CAPITAL

The Company was incorporated in the Cayman Islands on 16 January 2018. At the date of incorporation, the authorised share capital is USD51,200 comprising 51,200 ordinary shares of USD1.00 each. As at 30 June 2024, the authorised share was 10,000,000,000 shares at par value of USD0.01.

Ordinary shares, issued and fully paid:

		股份數目 Number of shares	千美元 USD'000	人民幣千元 RMB'000
(未經審核) 於2024年1月1日	(Unaudited) As at 1 January 2024	871,331,000	8,713	59,980
行使購股權(附註)	Exercise of share option (Note)	—	—	—
於2024年6月30日	As at 30 June 2024	871,331,000	8,713	59,980

		股份數目 Number of shares	千美元 USD'000	人民幣千元 RMB'000
(未經審核) 於2023年1月1日	(Unaudited) As at 1 January 2023	871,231,000	8,712	59,973
行使購股權	Exercise of share option	100,000	1	7
於2023年6月30日	As at 30 June 2023	871,331,000	8,713	59,980

附註：截至2024年6月30日止六個月，概無僱員根據2019年購股權計劃認購股份。

Note: During the six months ended 30 June 2024, no employee subscribed shares under 2019 share option scheme.

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

21 以股份為基礎的付款

(a) 股份獎勵計劃

截至2024年6月30日止六個月，本集團就以股份為基礎的付款合共確認人民幣1,191,000元開支。

21 SHARE-BASED PAYMENT

(a) Share Award Scheme

For the six months ended 30 June 2024, the Group recognised RMB1,191,000 expenses in relation to the share-based payment in total.

22 貿易及其他應付款項

22 TRADE AND OTHER PAYABLES

		2024年6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000		2023年12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000	
		即期 Current	非即期 Non-current	即期 Current	非即期 Non-current
貿易應付款項(附註(a)) – 第三方	Trade payables (Note (a)) – Third parties	419,293	–	410,594	–
其他應付款項 – 應計費用	Other payables – Accrued expenses	333,569	–	294,504	–
– 代業主收取的款項	– Amounts collected on behalf of property owners	745,157	–	765,448	–
– 收購附屬公司應付代價	– Consideration payables for acquisition of subsidiaries	49,601	49,902	30,817	112,924
– 其他	– Others	170,155	–	97,680	–
		1,298,482	49,902	1,188,449	112,924
應計薪金	Accrued payroll	240,490	–	320,410	–
其他應付稅項	Other tax payables	80,017	–	161,226	–
		2,038,282	49,902	2,080,679	112,924

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

22 貿易及其他應付款項(續)

- (a) 於2024年6月30日及2023年12月31日，基於發票日期的貿易應付款項的賬齡分析如下：

22 TRADE AND OTHER PAYABLES (Cont'd)

- (a) As at 30 June 2024 and 31 December 2023, the ageing analysis of the trade payables based on invoice date were as follows:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
1年以內	Within 1 year	319,445	336,802
1至2年	1 to 2 years	59,505	47,519
2至3年	2 to 3 years	14,636	16,092
3年以上	Over 3 years	25,707	10,181
		419,293	410,594

簡明綜合中期財務資料附註

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23 遞延所得稅

簡明綜合財務狀況表內的遞延稅項資產分析如下：

23 DEFERRED INCOME TAX

The analysis of deferred tax assets in the condensed consolidated statements of financial position was as follows:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
遞延稅項資產：	Deferred tax assets:		
– 超過12個月後收回的 遞延稅項資產	– Deferred tax asset to be recovered after more than 12 months	–	–
– 12個月內收回的遞延稅項	– Deferred tax asset to be recovered within 12 months	144,653	126,243
資產遞延稅項資產總額	Total deferred tax assets	144,653	126,243
根據抵銷規定抵銷遞延稅項 負債	Set-off of deferred tax liabilities pursuant to set-off provisions	(15,055)	(19,316)
遞延稅項資產淨額	Net deferred tax assets	129,598	106,927
遞延稅項負債：	Deferred tax liabilities:		
– 超過12個月後收回的 遞延稅項負債	– Deferred tax liabilities to be recovered after more than 12 months	70,022	90,476
– 12個月內收回的 遞延稅項負債	– Deferred tax liabilities to be recovered within 12 months	35,358	40,166
遞延稅項負債總額	Total deferred tax liabilities	105,380	130,642
根據抵銷規定抵銷 遞延稅項負債	Set-off of deferred tax liabilities pursuant to set-off provisions	(15,055)	(19,316)
遞延稅項負債淨額	Net deferred tax liabilities	90,325	111,326
遞延稅項資產 – 淨值	Deferred tax assets – net	39,273	(4,399)

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23 遞延所得稅(續)

不考慮同一徵稅地區之結餘抵銷，截至2024年及2023年6月30日止六個月的遞延所得稅資產及負債之變動如下：

遞延稅項資產

		呆賬撥備 Allowance on doubtful debts 人民幣千元 RMB'000	應計薪金 Accrued payroll 人民幣千元 RMB'000	公允價值虧損 Fair value losses 人民幣千元 RMB'000	租賃負債 Lease liabilities 人民幣千元 RMB'000	撥備 Provision 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核)	(Unaudited)						
於2024年1月1日	As at 1 January 2024	75,327	48,557	-	1,539	820	126,243
計入/(扣除自)簡明 綜合全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	26,199	(8,843)	-	1,501	30	18,887
出售一間附屬公司	Disposal of a subsidiary	(477)	-	-	-	-	(477)
於2024年6月30日	At 30 June 2024	101,049	39,714	-	3,040	850	144,653
(未經審核)	(Unaudited)						
於2023年1月1日	As at 1 January 2023	43,910	59,494	50	611	620	104,685
計入/(扣除自)簡明 綜合全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	9,963	(4,489)	-	2,880	477	8,831
收購一間附屬公司	Acquisition of a subsidiary	1,917	-	-	-	-	1,917
於2023年6月30日	At 30 June 2023	55,790	55,005	50	3,491	1,097	115,433

23 DEFERRED INCOME TAX (Cont'd)

The movement in deferred income tax assets and liabilities for the six months ended 30 June 2024 and 2023, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

Deferred tax assets

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23 遞延所得稅(續)

遞延所得稅負債

23 DEFERRED INCOME TAX (Cont'd)

Deferred income tax liabilities

		股息預扣稅 Withholding tax for dividend 人民幣千元 RMB'000	收購附屬公司 Acquisition of subsidiaries 人民幣千元 RMB'000	使用權資產 Right-of-use assets 人民幣千元 RMB'000	總計 Total 人民幣千元 RMB'000
(未經審核) 於2024年1月1日	(Unaudited) As at 1 January 2024	25,889	101,140	3,613	130,642
計入/(扣除自)簡明 綜合全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	(9,425)	(2,603)	(524)	(12,552)
出售一間附屬公司	Disposal of a subsidiary	-	(12,710)	-	(12,710)
於2024年6月30日	At 30 June 2024	16,464	85,827	3,089	105,380
(未經審核) 於2023年1月1日	(Unaudited) As at 1 January 2023	25,889	104,456	386	130,731
計入/(扣除自)簡明綜合 全面收入表	Credited/(charged) to the condensed consolidated statements of comprehensive income	-	(10,332)	3,223	(7,109)
收購一間附屬公司	Acquisition of a subsidiary	-	14,123	-	14,123
於2023年6月30日	At 30 June 2023	25,889	108,247	3,609	137,745

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24 承諾事項

(a) 經營租賃承諾 – 作為承租人

本集團根據不可撤銷經營租約租用辦公室及員工宿舍。租期介乎一至五年，且大多數租約乃與關聯方簽署且可於租期結束時按市價續約。

於2024年6月30日及2023年12月31日，不可撤銷經營租約應付的未來最低租賃付款總額如下：

24 COMMITMENT

(a) Operating lease commitments – as lessee

The Group leases offices and staff dormitories under non-cancellable operating lease agreements. The lease terms are between 1 and 5 years, and the majority of lease agreements are signed with related parties and renewable at the end of the lease period at market rate.

As at 30 June 2024 and 31 December 2023, the future aggregate minimum lease payments under non-cancellable operating leases are as follows:

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
1年內	No later than 1 year	139	337
1至2年	1–2 years	79	79
2年以上	Over 2 years	127	164
		345	580

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25 關聯方交易

(a) 關聯方名稱及與關聯方的關係

本公司最終控股公司為 Infinity Fortune Development Limited，而本公司最終控股股東為王先生。

(b) 關聯方交易

25 RELATED PARTY TRANSACTIONS

(a) Names and relationship with related parties

The Ultimate Holding Company of the Company is Infinity Fortune Development Limited and the Ultimate Controlling Shareholder of the Company is Mr. Wang.

(b) Transactions with related parties

		截至6月30日止六個月	
		Six months ended 30 June	
		2024年	2023年
		2024	2023
		未經審核	未經審核
		Unaudited	Unaudited
		人民幣千元	人民幣千元
		RMB'000	RMB'000
提供服務	Provision of services		
– 王先生控制的實體	– Entities controlled by Mr. Wang	217,787	286,936
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	37,772	54,393
		255,559	341,329
關聯方代本集團付款	Payment on behalf of the Group by		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	19,612	9,933
與租賃負債相關的利息開支	Interest expenses related to lease liabilities		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	185	202

上述服務費及其他交易的價格根據合約方相互議定的條款釐定。

The prices for the above service fees and other transactions were determined in accordance with the terms mutually agreed by the contract parties.

簡明綜合中期財務資料附註

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25 關聯方交易(續)

(c) 與關聯方的結餘

25 RELATED PARTY TRANSACTIONS (Cont'd)

(c) Balances with related parties

		2024年 6月30日 30 June 2024 未經審核 Unaudited 人民幣千元 RMB'000	2023年 12月31日 31 December 2023 經審核 Audited 人民幣千元 RMB'000
應收關聯方款項	Receivables from related parties		
貿易應收款項	Trade receivables		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	855,527	746,200
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	106,836	53,119
		962,363	799,319
預付款項、按金及其他 應收款項	Prepayments, deposits and other receivables		
– 王先生控制的實體	– Entities controlled by the Mr. Wang	449,136	472,940
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	63,188	69,441
		512,324	542,381
合約資產	Contract assets		
– 王先生控制的實體	– Entities controlled by Mr. Wang	236,032	283,845
– 王先生的合營及聯營企業	– Joint ventures and associates of Mr. Wang	16,283	49,033
		252,315	332,878
應收關聯方款項及 合約資產總額	Total receivables and contract assets from related parties	1,727,002	1,674,578
應付關聯方款項	Payables to related parties		
合約負債	Contract liabilities		
– 王先生控制的實體	– Entities controlled by Mr. Wang	1,007	6,544
– 最終控股公司的合營及 聯營企業	– Joint ventures and associates of Mr. Wang	1,375	2,740
		2,382	9,284
租賃負債	Lease liabilities		
– 王先生控制的實體	– Entities controlled by Mr. Wang	3,029	3,275
應付關聯方款項總額	Total payables to related parties	5,411	12,559

簡明綜合中期財務資料附註

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL INFORMATION

截至2024年6月30日止六個月 For the six months ended 30 June 2024

26 或然事項

於2024年6月30日及2023年12月31日，本集團就第三方的付款義務並無任何重大或然負債或未履行擔保。

27 期後事項

本集團概無重大期後事項。

26 CONTINGENCIES

As at 30 June 2024 and 31 December 2023, the Group did not have any significant contingent liabilities or outstanding guarantees in respect of payment obligations to third parties.

27 SUBSEQUENT EVENTS

The Group did not have any material subsequent events.



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