



易居企业集团

E-House (China) Enterprise Holdings Limited

易居(中國)企業控股有限公司

(Incorporated in 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：2048

中國創新的、  
基於**房地產**數據的  
房地產交易服務商

2024  
Interim Report  
中期報告



# 目錄

## CONTENTS

公司資料 Corporate Information	2	簡明綜合損益及其他全面收益表 Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	30
業務回顧及展望 Business Review and Outlook	5	簡明綜合財務狀況表 Condensed Consolidated Statement of Financial Position	32
財務摘要 Financial Highlights	7	簡明綜合權益變動表 Condensed Consolidated Statement of Changes in Equity	34
管理層討論及分析 Management Discussion and Analysis	8	簡明綜合現金流量表 Condensed Consolidated Statement of Cash Flows	36
企業管治及其他資料 Corporate Governance and Other Information	17	簡明綜合財務報表附註 Notes to the Condensed Consolidated Financial Statements	37
簡明綜合財務報表審閱報告 Report on Review of Condensed Consolidated Financial Statements	28	釋義 Definitions	73

## 公司資料 CORPORATE INFORMATION

### 董事會

#### 執行董事

周忻先生 (主席兼首席執行官)  
黃燦浩先生  
程立瀾博士  
丁祖昱博士

#### 非執行董事

蔣珊珊女士 (於2024年8月30日辭任)  
楊勇博士  
宋家俊先生  
陳代平先生  
袁莉女士 (於2024年8月30日獲委任)

#### 獨立非執行董事

張磅先生  
朱洪超先生  
王力群先生  
李勁先生

### 審計委員會

張磅先生 (主席)  
王力群先生  
李勁先生

### 薪酬委員會

朱洪超先生 (主席)  
王力群先生  
程立瀾博士

### 提名委員會

周忻先生 (主席)  
朱洪超先生  
王力群先生

### 公司秘書

鄭程傑先生

## BOARD OF DIRECTORS

### Executive Directors

Mr. Zhou Xin (*Chairman and Chief Executive Officer*)  
Mr. Huang Canhao  
Dr. Cheng Li-Lan  
Dr. Ding Zuyu

### Non-Executive Directors

Ms. Jiang Shanshan (*resigned on 30 August 2024*)  
Dr. Yang Yong  
Mr. Song Jiajun  
Mr. Chen Daiping  
Ms. Yuan Li (*appointed on 30 August 2024*)

### Independent Non-Executive Directors

Mr. Zhang Bang  
Mr. Zhu Hongchao  
Mr. Wang Liqun  
Mr. Li Jin

## AUDIT COMMITTEE

Mr. Zhang Bang (*Chairman*)  
Mr. Wang Liqun  
Mr. Li Jin

## REMUNERATION COMMITTEE

Mr. Zhu Hongchao (*Chairman*)  
Mr. Wang Liqun  
Dr. Cheng Li-Lan

## NOMINATION COMMITTEE

Mr. Zhou Xin (*Chairman*)  
Mr. Zhu Hongchao  
Mr. Wang Liqun

## COMPANY SECRETARY

Mr. Cheng Ching Kit

## 授權代表

程立瀾博士  
黃燦浩先生 (於2024年8月30日辭任)  
袁莉女士 (於2024年8月30日獲委任)

## AUTHORIZED REPRESENTATIVES

Dr. Cheng Li-Lan  
Mr. Huang Canhao (*resigned on 30 August 2024*)  
Ms. Yuan Li (*appointed on 30 August 2024*)

## 核數師

中匯安達會計師事務所有限公司  
執業會計師

## AUDITOR

Zhonghui Anda CPA Limited  
Certified Public Accountants

## 註冊辦事處

Maples Corporate Services Limited  
PO Box 309  
Ugland House  
Grand Cayman, KY1-1104  
Cayman Islands

## REGISTERED OFFICE

Maples Corporate Services Limited  
PO Box 309  
Ugland House  
Grand Cayman, KY1-1104  
Cayman Islands

## 總部

中國上海市  
靜安區廣延路383號  
引力樓11樓  
郵政編碼：200072

## HEADQUARTERS

11/F, Yinli Building  
383 Guangyan Road, Jing'an District  
Shanghai 200072, China

## 香港主要營業地點

香港灣仔  
皇后大道東248號  
大新金融中心40樓

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

40th Floor, Dah Sing Financial Centre  
No. 248 Queen's Road East  
Wan Chai, Hong Kong

## 法律顧問

### 香港及美國法律

世達國際律師事務所及聯屬公司

## LEGAL ADVISORS

### As to Hong Kong law and United States law

Skadden, Arps, Slate, Meagher & Flom and affiliates

### 開曼群島法律

邁普達律師事務所 (香港) 有限法律責任合夥

### As to Cayman Islands law

Maples and Calder (Hong Kong) LLP

## 公司資料 CORPORATE INFORMATION

### 香港證券登記處

香港中央證券登記有限公司  
香港  
灣仔  
皇后大道東183號  
合和中心  
17樓1712-1716室

### HONG KONG SHARE REGISTRAR

Computershare Hong Kong Investor Services Limited  
Shops 1712-1716, 17th Floor  
Hopewell Centre  
183 Queen's Road East  
Wanchai  
Hong Kong

### 主要股份過戶登記處

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

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

### 主要往來銀行

上海浦東發展銀行股份有限公司南匯支行  
中信銀行上海虹口支行  
交通銀行上海閘北支行  
招商銀行東方支行

### PRINCIPAL BANKER

Shanghai Pudong Development Bank Co., Ltd. (Nanhui Branch)  
China CITIC Bank (Shanghai Hongkou Branch)  
Bank of Communications (Shanghai Zhabei Branch)  
China Merchants Bank (Dongfang Branch)

### 股份代號

2048

### STOCK CODE

2048

### 公司網站

[www.ehousechina.com](http://www.ehousechina.com)

### COMPANY WEBSITE

[www.ehousechina.com](http://www.ehousechina.com)

## 業務回顧及展望

於2024年上半年，中國眾多城市政府出台一系列措施鼓勵房地產購買，包括取消或放寬購房限制規定，降低房貸最低首付比例，取消房貸利率政策下限以及下調住房公積金貸款利率。然而，由於購房者意願不強及經濟增長放緩，中國房地產行業仍不景氣，全國及大部分省市新房及二手房銷量繼續下降。這導致多家領先開發商報得2024年上半年銷量減少。其中多家開發商仍面臨嚴重的流動資金限制。本集團業務受到持續的行業衰退的負面影響。2024年上半年，本集團總銷售收入同比減少30.7%。一手房代理服務收入同比減少36.6%；房地產數據及諮詢服務收入同比減少15.9%；房地產經紀網絡服務收入同比減少20.1%；及數字營銷服務收入同比減少40.2%。

在這種充滿挑戰的環境中，本集團繼續專注於降低成本，實現虧損淨額總額同比減少34.6%。撇除總部開支、融資成本、壞賬撥備、裁員相關成本及其他非經營開支，本集團各主要業務部門於2024年上半年已實現收支平衡或小額經營利潤。

2024年，本公司繼續就重組其境外債務（「**重組**」）與其債權人及顧問密切合作。茲提述本公司日期為2024年4月2日有關重組的公告（「**該公告**」）。誠如該公告所披露，由於日期為2024年3月28日的公告所述先前計劃終止，本公司擬向舊票據持有人及可換股票據持有人建議新計劃（定義均見該公告）。本公司正就新重組計劃與其財務顧問積極合作，並將盡快向其債權人提供更新資料。

## BUSINESS REVIEW AND OUTLOOK

In the first half of 2024, the governments of multiple cities in China issued a series of measures to encourage real estate purchase, including cancelling or reducing restrictions on real estate purchase, lowering the minimum down payment ratio for mortgage loans, canceling the minimum interest rate for mortgage loan and lowering the housing provident fund loan rate. However, the real estate industry in China remained in a depressed state due to poor buyer sentiment and decelerating economic growth. Primary and secondary residential sales volume across the country and most provinces and cities continued to decline. This has led to many leading developers reporting decreased sales volume in the first half of 2024. Many of them continued to face serious liquidity constraints. The Group's operations were negatively affected by this continued industry downturn. In the first half of 2024, the Group recorded a 30.7% year-on-year decrease in total sales revenue. Revenues from real estate agency services in the primary market decreased by 36.6% year-on-year; revenues from real estate data and consulting services decreased by 15.9% year-on-year; revenues from real estate brokerage network services decreased by 20.1% year-on-year; and revenues from digital marketing services decreased by 40.2% year-on-year.

Amid this challenging environment, the Group continued to focus on cost reduction, and achieved a 34.6% year-on-year decrease in total net loss. Excluding headquarters expenses, finance cost, bad debt provision, costs related to staff headcount reduction and other non-operating expenses, each of the Group's main business units achieved break even or slight operating profit in the first half of 2024.

In 2024, the Company continued to work closely with its creditors and advisors on the restructuring of its offshore debt (the "**Restructuring**"). Reference is made to the announcement of the Company dated 2 April 2024 in relation to the Restructuring (the "**Announcement**"). As disclosed in the Announcement, in light of the termination of the Prior Schemes described in the announcement dated 28 March 2024, the Company intends to propose New Schemes to holders of the Old Notes and the holder of the Convertible Note (each as defined in the Announcement). The Company is actively working with its financial adviser on the new restructuring proposal and will provide an update to its creditors as soon as possible.



## 業務回顧及展望 BUSINESS REVIEW AND OUTLOOK

展望2024年下半年，本集團預期中國宏觀經濟狀況及房地產行業前景仍充滿挑戰。儘管中國政府已出台一系列措施刺激經濟及鼓勵房地產購買且預計出台更多積極措施，但房地產市場情緒以及交易活動恢復的時間及程度仍不確定。本集團預期將持續面臨艱難的經營環境。有鑒於此，本集團將繼續專注於成本控制及現金流量以維持可持續經營。憑藉有效的成本控制及債務重組最終取得成功，本集團認為一旦市場復甦，其能從中獲益。

Looking ahead at the second half of 2024, the Group expects China's macroeconomic conditions and real estate industry outlook to remain challenging. Although the PRC government has announced a series of measures aimed at stimulating the economy and encouraging real estate purchases and is expected to announce more positive measures, the timing and extent of a recovery of the real estate market sentiment and transaction activities remain uncertain. The Group expects to continue to face a difficult operating environment. Given this, the Group will remain focused on cost control and cash flow to maintain sustainable operation. With effective cost control and the eventual successful debt restructuring, the Group believes it is well positioned to take advantage of the market recovery when it occurs.



## 財務摘要 FINANCIAL HIGHLIGHTS

- 截至2024年6月30日止六個月，總收入為人民幣1,594.1百萬元。
- 截至2024年6月30日止六個月，房地產代理服務GTV為人民幣81億元。
- 截至2024年6月30日止六個月，房地產經紀網絡服務GTV為人民幣92億元。
- 截至2024年6月30日止六個月，期內虧損為人民幣564.9百萬元，而期內全面開支總額為人民幣565.1百萬元。
- Total revenue amounted to RMB1,594.1 million for the six months ended 30 June 2024.
- The total GTV of real estate agency services was RMB8.1 billion for the six months ended 30 June 2024.
- The total GTV of real estate brokerage network services amounted to RMB9.2 billion for the six months ended 30 June 2024.
- Loss for the period amounted to RMB564.9 million, and total comprehensive expense for the period amounted to RMB565.1 million for the six months ended 30 June 2024.



## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 收入

我們的收入從截至2023年6月30日止六個月的人民幣2,299.5百萬元減少30.7%至截至2024年6月30日止六個月的人民幣1,594.1百萬元。該減少主要由於數字營銷服務產生的收入減少所致。

一手房代理服務產生的收入從截至2023年6月30日止六個月的人民幣128.7百萬元減少36.6%至截至2024年6月30日止六個月的人民幣81.6百萬元，主要由於房地產市場整體低迷而導致GTV下降所致。

房地產經紀網絡服務產生的收入從截至2023年6月30日止六個月的人民幣798.6百萬元減少20.1%至截至2024年6月30日止六個月的人民幣638.4百萬元。該減少乃主要由於GTV減少所致。

房地產數據及諮詢服務產生的收入從截至2023年6月30日止六個月的人民幣222.0百萬元減少15.9%至截至2024年6月30日止六個月的人民幣186.7百萬元，主要由於測評及排名服務以及數據服務收入減少所致。

數字營銷服務產生的收入從截至2023年6月30日止六個月的人民幣1,150.2百萬元減少40.2%至截至2024年6月30日止六個月的人民幣687.4百萬元，主要由於電商服務及線上廣告服務的收入下跌所致。

### 員工成本

我們的員工成本從截至2023年6月30日止六個月的人民幣622.2百萬元減少42.5%至截至2024年6月30日止六個月的人民幣357.5百萬元。員工成本佔收入的比例從截至2023年6月30日止六個月的27.1%減少至截至2024年6月30日止六個月的22.4%，主要由於經營效率提高所致。

### Revenue

Our revenue decreased by 30.7% from RMB2,299.5 million for the six months ended 30 June 2023 to RMB1,594.1 million for the six months ended 30 June 2024. The decrease was primarily due to the decrease of revenue derived from digital marketing services.

Revenue derived from real estate agency services in the primary market decreased by 36.6% from RMB128.7 million for the six months ended 30 June 2023 to RMB81.6 million for the six months ended 30 June 2024, primarily due to the decline of GTV caused by the overall downturn in the real estate market.

Revenue derived from real estate brokerage network services decreased by 20.1% from RMB798.6 million for the six months ended 30 June 2023 to RMB638.4 million for the six months ended 30 June 2024. This decrease was primarily due to the decrease of GTV.

Revenue derived from real estate data and consulting services decreased by 15.9% from RMB222.0 million for the six months ended 30 June 2023 to RMB186.7 million for the six months ended 30 June 2024, primarily due to a decrease in revenue from our rating and ranking services and data services.

Revenue derived from digital marketing services decreased by 40.2% from RMB1,150.2 million for the six months ended 30 June 2023 to RMB687.4 million for the six months ended 30 June 2024, primarily due to the decrease in revenues from e-commerce services and online advertising services.

### Staff costs

Our staff costs decreased by 42.5% from RMB622.2 million for the six months ended 30 June 2023 to RMB357.5 million for the six months ended 30 June 2024. Staff costs as a percentage of our revenue decreased from 27.1% for the six months ended 30 June 2023 to 22.4% for the six months ended 30 June 2024, primarily due to improved operational efficiency.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 宣傳及推廣開支

我們的宣傳及推廣開支從截至2023年6月30日止六個月的人民幣1,003.3百萬元減少45.1%至截至2024年6月30日止六個月的人民幣551.0百萬元。宣傳及推廣開支主要包括樂居的針對性線上及線下營銷成本。該減少主要由於成本下降所致。

### 短期租賃及低價值資產租賃的租金開支

我們於截至2024年6月30日止六個月錄得人民幣16.9百萬元的短期租賃及低價值資產租賃的租金開支，而於截至2023年6月30日止六個月則錄得人民幣20.5百萬元。該減少主要由於與短期租賃有關的租賃區域減少所致。

### 折舊及攤銷開支

我們的折舊及攤銷開支從截至2023年6月30日止六個月的人民幣146.4百萬元減少14.9%至截至2024年6月30日止六個月的人民幣124.6百萬元，主要由於收購產生的無形資產攤銷減少所致。

### 面臨預期信貸損失（「預期信貸損失」）的金融資產虧損撥備（扣除撥回）

我們的面臨預期信貸損失的金融資產虧損撥備（扣除撥回）從截至2023年6月30日止六個月的人民幣33.1百萬元減少16.7%至截至2024年6月30日止六個月的人民幣27.6百萬元，主要由於應收賬款及應收票據減少所致。

### 確認非流動資產的減值損失

我們於截至2024年6月30日止六個月錄得確認非流動資產的減值損失人民幣39.8百萬元，而截至2023年6月30日止六個月則並無錄得確認非流動資產的減值損失。2024年所產生的成本主要來自確認無形資產的虧損。

### Advertising and promotion expenses

Our advertising and promotion expenses decreased by 45.1% from RMB1,003.3 million for the six months ended 30 June 2023 to RMB551.0 million for the six months ended 30 June 2024. The advertising and promotion expenses primarily consist of targeted online and offline marketing costs from Leju. The decrease was primarily due to cost reduction.

### Rental expenses for short-term leases and low-value assets leases

We recorded rental expenses for short-term leases and low-value assets leases of RMB16.9 million for the six months ended 30 June 2024 compared to RMB20.5 million for the six months ended 30 June 2023. The decrease was primarily due to the decrease of rental area relating to short-term leases.

### Depreciation and amortisation expenses

Our depreciation and amortisation expenses decreased by 14.9% from RMB146.4 million for the six months ended 30 June 2023 to RMB124.6 million for the six months ended 30 June 2024, primarily due to the decrease in amortization of intangible assets arising from acquisition.

### Loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal

Our loss allowance on financial assets subject to ECL, net of reversal decreased by 16.7% from RMB33.1 million for the six months ended 30 June 2023 to RMB27.6 million for the six months ended 30 June 2024, primarily due to the decrease in accounts receivables and bills receivables.

### Impairment losses recognised on non-current assets

We recorded impairment losses recognised on non-current assets of RMB39.8 million for the six months ended 30 June 2024, and nil for the six months ended 30 June 2023. The cost in 2024 incurred was primarily from the loss recognised on intangible assets.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 諮詢開支

我們的諮詢開支從截至2023年6月30日止六個月的人民幣82.2百萬元減少11.9%至截至2024年6月30日止六個月的人民幣72.4百萬元，主要由於項目諮詢減少連同收入減少所致。

### 分銷開支

我們的分銷開支從截至2023年6月30日止六個月的人民幣749.7百萬元減少18.5%至截至2024年6月30日止六個月的人民幣610.8百萬元，主要由於房地產經紀網絡服務產生的收入減少所致。

### 其他經營成本

我們的其他經營成本從截至2023年6月30日止六個月的人民幣182.0百萬元減少26.3%至截至2024年6月30日止六個月的人民幣134.1百萬元，主要由於本公司成本下降所致。

### 其他收入

我們的其他收入從截至2023年6月30日止六個月的人民幣39.9百萬元減少至截至2024年6月30日止六個月的人民幣12.2百萬元，主要由於銀行及其他利息收入減少所致。

### 其他收益及虧損

我們於截至2023年6月30日止六個月錄得人民幣153.5百萬元其他虧損淨額，於截至2024年6月30日止六個月則錄得人民幣14.4百萬元其他收益淨額。截至2024年6月30日止六個月，我們的其他收益淨額主要歸因於終止使用權資產及租賃負債之收益淨額。

### 其他開支

我們的其他開支從截至2023年6月30日止六個月的人民幣4.6百萬元減少至截至2024年6月30日止六個月的人民幣1.7百萬元，主要歸因於提前終止租賃協議有關的開支。

### Consultancy expenses

Our consultancy expenses decreased by 11.9% from RMB82.2 million for the six months ended 30 June 2023 to RMB72.4 million for the six months ended 30 June 2024, primarily due to the decrease in project consultation in line with the decrease in our revenue.

### Distribution expenses

Our distribution expenses decreased by 18.5% from RMB749.7 million for the six months ended 30 June 2023 to RMB610.8 million for the six months ended 30 June 2024, primarily due to the decrease in revenue derived from real estate brokerage network services.

### Other operating costs

Our other operating costs decreased by 26.3% from RMB182.0 million for the six months ended 30 June 2023 to RMB134.1 million for the six months ended 30 June 2024, primarily due to the Company's reduction of cost.

### Other income

Our other income decreased from RMB39.9 million for the six months ended 30 June 2023 to RMB12.2 million for the six months ended 30 June 2024, primarily due to the decrease in bank and other interest income.

### Other gains and losses

We recorded net other losses of RMB153.5 million for the six months ended 30 June 2023 and net other gains of RMB14.4 million for the six months ended 30 June 2024. Our net other gains for the six months ended 30 June 2024 were primarily attributable to the net gain on termination of right-of-use assets and lease liabilities.

### Other expenses

Our other expenses decreased from RMB4.6 million for the six months ended 30 June 2023 to RMB1.7 million for the six months ended 30 June 2024 primarily attributable to the expenses related to termination of leasing agreements in advance.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 應佔聯營公司業績

截至2023年6月30日止六個月，我們錄得人民幣0.2百萬元的應佔聯營公司利潤，於截至2024年6月30日止六個月則錄得人民幣1.4百萬元的應佔聯營公司利潤。截至2024年6月30日止六個月的應佔利潤主要歸因於一間提供優質金融服務的公司。

### 融資成本

我們的融資成本從截至2023年6月30日止六個月的人民幣234.3百萬元增加7.4%至截至2024年6月30日止六個月的人民幣251.7百萬元，主要由於可換股借款的利息所致。

### 所得稅抵免

截至2024年6月30日止六個月，我們的所得稅抵免為人民幣1.0百萬元，而截至2023年6月30日止六個月所得稅抵免為人民幣28.2百萬元，主要由於除稅前虧損。

### 期內虧損

由於上述因素，截至2024年6月30日止六個月，我們的期內虧損為人民幣564.9百萬元，而截至2023年6月30日止六個月的期內虧損為人民幣864.0百萬元。

### 期內全面開支總額

由於上述因素，截至2024年6月30日止六個月，我們的期內全面開支總額為人民幣565.1百萬元，而截至2023年6月30日止六個月則為期內全面開支總額人民幣863.0百萬元。

### Share of results of associates

We recorded share of profits of associates of RMB0.2 million for the six months ended 30 June 2023 and share of profits of associates of RMB1.4 million for the six months ended 30 June 2024. The share of profits for the six months ended 30 June 2024 was primarily attributable to a company providing high quality financial service.

### Finance costs

Our finance costs increased by 7.4% from RMB234.3 million for the six months ended 30 June 2023 to RMB251.7 million for the six months ended 30 June 2024, primarily due to the interest of convertible borrowings.

### Income tax credit

Our income tax credit was RMB1.0 million for the six months ended 30 June 2024 compared to income tax credit RMB28.2 million for the six months ended 30 June 2023, primarily due to the loss before taxation.

### Loss for the period

As a result of the foregoing, our loss for the period amounted to RMB564.9 million for the six months ended 30 June 2024, compared to loss for the period of RMB864.0 million for the six months ended 30 June 2023.

### Total comprehensive expense for the period

As a result of the foregoing, our total comprehensive expense for the period amounted to RMB565.1 million for the six months ended 30 June 2024, compared to total comprehensive expense for the period of RMB863.0 million for the six months ended 30 June 2023.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 非《國際財務報告準則》指標

為了對依據《國際財務報告準則》呈示的簡明綜合財務資料進行補充，我們還使用了(i)經營虧損及經營虧損率及(ii)稅息折舊及攤銷前虧損作為額外指標，僅作說明用途。我們認為，該等指標為投資者及其他人士以與管理層相同的方式了解並評估簡明綜合財務業績方面提供有用資料。經營虧損及經營虧損率以及稅息折舊及攤銷前虧損的計算並非根據《國際財務報告準則》進行，可能與其他公司的類似財務指標無法直接比較。使用該等計量方式作為分析工具有局限性，不應將其與根據《國際財務報告準則》所報告的其他計量方式分開考慮。

我們對經營虧損的定義是收入抵減經營成本的金額，該等成本包括員工成本、宣傳及推廣開支、短期租賃及低價值資產租賃的租金開支、折舊及攤銷開支、面臨預期信貸損失的金融資產虧損撥備(扣除撥回)、終止確認按攤銷成本計量的金融資產的虧損(於報告期間為人民幣零元)、終止確認按公允價值計量並計入其他全面收益的應收款項產生的虧損(於報告期間為人民幣零元)、諮詢開支、分銷開支及其他經營成本。我們對經營虧損率的定義是該期間的經營虧損除以收入。我們認為經營虧損及經營虧損率通過撇除不影響我們持續經營表現的若干非經營或非經常性開支的潛在影響，有助於比較我們不同期間的經營表現。

截至2024年6月30日止六個月，我們的經營虧損為人民幣300.7百萬元，而截至2023年6月30日止六個月則為經營虧損人民幣540.0百萬元。截至2024年6月30日止六個月，我們的經營虧損率為18.9%，而截至2023年6月30日止六個月則為經營虧損率23.5%，主要由於經營虧損減少。

我們將稅息折舊及攤銷前虧損定義為(i)期內虧損，並經調整加回(ii)融資成本(iii)折舊及攤銷開支及(iv)所得稅開支。我們使用稅息折舊及攤銷前虧損突出經營業績及其更接近概約現金流量。

我們的稅息折舊及攤銷前虧損於截至2024年6月30日止六個月為人民幣189.7百萬元，而截至2023年6月30日止六個月的稅息折舊及攤銷前虧損為人民幣511.5百萬元。

### Non-IFRS Measures

To supplement our condensed consolidated financial information which is presented in accordance with IFRS, we also use (i) operating loss and operating loss margin and (ii) EBITDA loss as additional measures for illustrative purposes only. We believe that these measures provide useful information to investors and others in understanding and evaluating our condensed consolidated financial results in the same manner as our management. The calculation of operating loss and operating loss margin and EBITDA loss are not in accordance with IFRS and may not be directly comparable with similarly named financial measures of other companies. The use of these measures has limitations as an analytical tool, and you should not consider them in isolation from other measures as reported in accordance with IFRS.

We define our operating loss as revenue net of operating costs, which consist of staff costs, advertising and promotion expenses, rental expenses for short-term leases and low-value assets leases, depreciation and amortisation expenses, loss allowance on financial assets subject to ECL, net of reversal, loss on derecognition of financial assets measured at amortised cost (RMB0 for the Reporting Period), loss on derecognition of receivables at FVTOCI (RMB0 for the Reporting Period), consultancy expenses, distribution expenses, and other operating costs. We define operating loss margin as operating loss divided by revenue for the period. We believe that the operating loss and operating loss margin facilitate a comparison of our operating performance from period to period by eliminating potential impacts of certain non-operational or non-recurring expenses that do not affect our ongoing operating performance.

Our operating loss amounted to RMB300.7 million for the six months ended 30 June 2024 compared to an operating loss of RMB540.0 million for the six months ended 30 June 2023. Our operating loss margin was 18.9% for the six months ended 30 June 2024, as compared to our operating loss margin of 23.5% for the six months ended 30 June 2023, primarily due to the decrease of operating loss.

We define EBITDA loss as (i) loss for the period, adjusted to add back (ii) finance costs (iii) depreciation and amortisation expenses and (iv) income tax expense. We use EBITDA loss to emphasize operating results and it more nearly approximates cash flows.

Our EBITDA loss for the six months ended 30 June 2024 was RMB189.7 million, as compared with EBITDA loss of RMB511.5 million for the six months ended 30 June 2023.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 流動性及財務資源

截至2024年6月30日止六個月，我們主要用我們的經營所得現金及外部借款為我們的現金需求出資。截至2023年12月31日及2024年6月30日，我們的現金及現金等價物分別為人民幣638.8百萬元及人民幣312.9百萬元。我們通常將超額現金存入計息銀行賬戶及往來賬戶。

截至2024年6月30日止六個月，我們現金的主要用途是為所需營運資本及其他經常性開支出資，以支援我們的業務擴張。展望未來，我們相信，我們內部所產生的現金、外部借款以及不時從資本市場籌集的其他資金，將可共同滿足我們的流動資金需求。

### 資本開支

購買物業及設備以及物業及設備按金	Purchase of and deposits placed for property and equipment	60,900	9,837
總計	Total	60,900	9,837

我們的資本開支主要涉及購買物業、設備以及資本化預付款。租賃物業裝修（主要包括資本化裝修及保養成本）佔物業及設備購買的大部分。

### 資產負債表外承擔及安排

截至2024年6月30日，我們並無進行任何資產負債表外交易。

### Liquidity and Financial Resources

During the six months ended 30 June 2024, we funded our cash requirements principally from cash generated from our operations and external borrowings. We had cash and cash equivalents of RMB638.8 million and RMB312.9 million as of 31 December 2023 and 30 June 2024, respectively. We generally deposit our excess cash in interest bearing bank accounts and current accounts.

During the six months ended 30 June 2024, our principal uses of cash were for the funding of required working capital and other recurring expenses to support the expansion of our operations. Going forward, we believe our liquidity requirements will be satisfied by using funds from a combination of internally generated cash, external borrowings and other funds raised from the capital markets from time to time.

### Capital Expenditure

#### 截至6月30日止六個月 Six months ended 30 June

2024年 2024 人民幣千元 RMB'000 (未經審計) (unaudited)	2023年 2023 人民幣千元 RMB'000 (未經審計) (unaudited)
--	--

Our capital expenditures primarily related to purchases of property, equipment and capitalised prepayment. Leasehold improvements, mainly including capitalised decoration and maintenance costs, account for the majority of property and equipment purchases.

### Off-Balance Sheet Commitments and Arrangements

As of 30 June 2024, we had not entered into any off-balance sheet transactions.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 資本負債比率

於2024年6月30日，本集團資本負債比率（按報告期末債務（所有銀行及其他借款）總額除以資產總值）為173.8%，而截至2023年12月31日為145.8%。該增加主要由於資產總值減少。

### 持有的重大投資

於2024年6月30日，我們並無於任何其他公司的股本權益中持有任何重大投資（包括投資額為於2024年6月30日本公司資產總值5%或以上的於被投資公司的任何投資）。

### 重大投資及資本資產的未來計劃

截至2024年6月30日，我們並無重大投資及資本資產的其他計劃。

### 附屬公司及聯屬公司的重大收購及／或出售

我們於報告期間並無進行附屬公司、併表聯屬實體、聯營公司或合營企業的任何重大收購或出售。

### 僱員及薪酬政策

於2024年6月30日，我們擁有2,066名全職僱員，根據我們的業務策略，大部分僱員位於上海的總部以及中國多個其他城市。

我們的成功取決於我們吸引、挽留及激勵合資格人員的能力。作為我們挽留策略的一部分，除了基本薪資外，我們向僱員提供基於績效的現金紅利及其他激勵。截至2024年6月30日止六個月的薪酬開支總額（包括基於股份的薪酬開支）為人民幣357.5百萬元，同比減少42.5%。

### 外匯風險

我們的功能貨幣為人民幣，但若干現金及現金等價物、以美元計值的優先票據及有條件投資基金所得款項以外幣計值，因此面臨外幣風險。我們目前並無外幣對沖政策。我們將繼續監控外匯風險，並於必要時採取行動。

### Gearing Ratio

As at 30 June 2024, the gearing ratio of the Group, which is calculated by dividing total debt (all bank and other borrowings) by total assets as at the end of the Reporting Period, was 173.8% as compared with 145.8% as of 31 December 2023. The increase was primarily due to the decrease of total assets.

### Significant Investments Held

As at 30 June 2024, we did not hold any significant investments in the equity interests of any other companies (including any investment in an investee company with a value of 5% or more of the Company's total assets as at 30 June 2024).

### Future Plans for Material Investments and Capital Assets

As of 30 June 2024, we did not have other plans for material investments and capital assets.

### Material Acquisitions and/or Disposals of Subsidiaries and Affiliated Companies

We did not have any material acquisitions or disposals of subsidiaries, consolidated affiliated entities, associated companies or joint ventures during the Reporting Period.

### Employee and Remuneration Policy

As at 30 June 2024, we had 2,066 full-time employees, most of whom are based in our headquarters in Shanghai and various other cities in China according to our business strategies.

Our success depends on our ability to attract, retain and motivate qualified personnel. As part of our retention strategy, we offer employees performance-based cash bonuses and other incentives in addition to base salaries. The total remuneration expenses, including share-based compensation expense, for the six months ended 30 June 2024 were RMB357.5 million, representing a year-on-year decrease of 42.5%.

### Foreign Exchange Risk

Our functional currency is Renminbi, but certain of our cash and cash equivalent, USD-denominated senior notes and conditional investment fund received are denominated in foreign currency and are exposed to foreign currency risk. We currently do not have a foreign currency hedging policy. We will continue to monitor foreign exchange exposure and will take actions when necessary.

## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

### 資產質押

於2024年6月30日，本集團銀行借款人民幣699.4百萬元以灣居物業（賬面值人民幣487.0百萬元）、唐朝大酒店（賬面值人民幣478.5百萬元）及杭州平瀾業務中心的兩個單位（賬面值人民幣16.0百萬元）作抵押。

有關灣居物業及唐朝大酒店的進一步詳情，請參閱本公司日期皆為2020年3月22日標題分別為「須予披露交易－收購上海灣居」及「須予披露交易－收購上海涓鵬」的公告。

### 或有負債

於2024年6月30日，我們並無任何重大或有負債（於2023年6月30日：無）。

### 有關重組之最新消息

為重組本公司的債務責任，包括於2022年及2023年到期的優先票據（「舊票據」）及本公司於2020年11月4日向阿里巴巴香港有限公司（「可換股債券持有人」）發行於2023年11月4日到期的1,031,900,000港元之2.0%可換股票據（「可換股票據」），本公司建議(i)將根據開曼公司法第86條實施的安排計劃（「開曼計劃」）及(ii)將根據《公司條例》第673及674條實施的安排計劃（「香港計劃」）。誠如本公司於2023年11月28日所宣佈，香港計劃及開曼計劃已分別經高等法院及開曼法院批准。然而，由於本公司日期為2024年3月13日及2024年3月28日有關重組的公告中分別披露的情況，本公司得出結論即重組不會生效。此後，本公司宣佈其擬向舊票據持有人及可換股票據持有人建議新計劃。於報告期間及於最後實際可行日期，本公司正就替代重組方案與其財務顧問積極合作，且其將繼續如此行事並盡快向其債權人及股東提供最新消息。

### Pledge of Assets

As at 30 June 2024, the Group's bank borrowings of RMB699.4 million were secured by the Wanju Property (carrying amount of RMB487.0 million), the Tangchao Grand Hotel (carrying amount of RMB478.5 million) and 2 units in the Hangzhou PingLan business center (carrying amount of RMB16.0 million).

For further details of the Wanju Property and the Tangchao Grand Hotel, please refer to the announcements of the Company titled "Discloseable Transaction – Acquisition of Shanghai Wanju" and "Discloseable Transaction – Acquisition of Shanghai Juanpeng" respectively, both dated 22 March 2020.

### Contingent Liabilities

As at 30 June 2024, we did not have any material contingent liabilities (as at 30 June 2023: nil).

### Updates on the Restructuring

In order to restructure the Company's debt obligations, including the senior notes due 2022 and 2023 (the "Old Notes") and the HK\$1,031,900,000 2.0% convertible note due 4 November 2023 (the "Convertible Note") issued by the Company on 4 November 2020 to Alibaba.com Hong Kong Limited (the "CB Holder"), the Company proposed (i) a scheme of arrangement to be effected pursuant to section 86 of the Cayman Companies Law (the "Cayman Scheme") and (ii) a scheme of arrangement to be effected pursuant to sections 673 and 674 of the Companies Ordinance (the "Hong Kong Scheme"). As announced by the Company on 28 November 2023, both the HK Scheme and the Cayman Scheme were sanctioned by the High Court and Cayman Court, respectively. However, as a result of the circumstances separately disclosed in the Company's announcements dated 13 March 2024 and 28 March 2024 in relation to the restructuring, the Company concluded that the restructuring would not come into effect. Thereafter, the Company announced that it intended to propose new schemes to holders of the Old Notes and the holder of the Convertible Note. Throughout the Reporting Period and as at the Latest Practicable Date, the Company was actively working with its financial adviser on an alternative restructuring proposal and it will continue to do so and provide an update to its creditors and the Shareholders as soon as possible.



## 管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

有關重組及本公司就此簽訂的交易以及《上市規則》及《收購守則》的有關涵義之進一步詳情，請參閱本公司日期為2022年3月31日、4月7日、11日、14日、18日及25日、9月21日、10月5日、6日、7日及12日、11月3日、10日及16日、2023年2月3日、2023年4月3日、2023年5月1日、2023年5月22日、2023年5月31日、2023年6月11日、2023年6月18日、2023年6月19日、2023年7月2日、2023年7月6日、2023年7月10日、2023年7月18日、2023年7月26日、2023年8月17日、2023年8月31日、2023年9月11日、2023年9月29日、2023年10月10日、2023年10月30日、2023年11月15日、2023年11月28日、2023年11月29日、2023年12月1日、2023年12月11日、2024年1月15日、2024年1月16日、2024年1月31日、2024年2月15日、2024年2月26日、2024年3月1日、2024年3月13日、2024年3月28日及2024年4月2日的公告、通函及上市文件。

### 報告期後事項

於最後實際可行日期，自2024年6月30日起並無可能影響本集團的重大事項。

For further details regarding the restructuring and transactions entered into by the Company in relation thereto and the Listing Rules and Takeovers Code implications thereof, please refer to the announcements, circulars and listing document of the Company dated 31 March, 7, 11, 14, 18 and 25 April, 21 September, 5, 6, 7 and 12 October, 3, 10 and 16 November 2022, 3 February 2023, 3 April 2023, 1 May 2023, 22 May 2023, 31 May 2023, 11 June 2023, 18 June 2023, 19 June 2023, 2 July 2023, 6 July 2023, 10 July 2023, 18 July 2023, 26 July 2023, 17 August 2023, 31 August 2023, 11 September 2023, 29 September 2023, 10 October 2023, 30 October 2023, 15 November 2023, 28 November 2023, 29 November 2023, 1 December 2023, 11 December 2023, 15 January 2024, 16 January 2024, 31 January 2024, 15 February 2024, 26 February 2024, 1 March 2024, 13 March 2024, 28 March 2024 and 2 April 2024.

### Events after the Reporting Period

As at the Latest Practicable Date, there were no significant events that might affect the Group since 30 June 2024.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 遵守《企業管治守則》

本公司致力於維持及執行嚴格的企業管治。本公司的企業管治原則為促進有效的內部控制措施，並提升董事會對所有股東的透明度及問責機制。

於報告期間，本公司已採納並遵守載於《企業管治守則》的所有適用守則條文，惟下列偏離除外：

根據《企業管治守則》之守則條文C.2.1，董事會主席與行政總裁的職責應有區分，而不應由一人同時擔任。主席及行政總裁的職責劃分應清楚界定，並以書面載列。本公司並無區分董事會主席及行政總裁，執行董事周忻目前擔任此兩個職位。董事會相信，由同一人士同時擔任董事會主席及行政總裁有利於確保本集團的領導方式一致，使本集團的整體策略規劃更具效益及效率。董事會認為，目前安排下權力及權限的平衡將不會受損，而此架構將使本公司能迅速有效作出決策並予以執行。董事會將繼續檢討及於考慮本集團整體狀況後的適當時間考慮分開本公司董事會主席及行政總裁的職責。

有關本公司的企業管治常規的更多資料將載於本公司截至2024年12月31日止年度的年度報告中的企業管治報告。

本公司將繼續定期檢討及監察其企業管治常規，以確保遵守《企業管治守則》及維持本公司高水平的企業管治常規。

### COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Company is committed to maintaining and promoting stringent corporate governance. The principle of the Company's corporate governance is to promote effective internal control measures and to enhance the transparency and accountability of the Board to all shareholders.

During the Reporting Period, the Company had adopted and complied with all the applicable code provisions as set out in the Corporate Governance Code except for the following deviation:

Pursuant to code provision C.2.1 of the Corporate Governance Code, the roles of the chairman of the Board and the chief executive should be segregated and should not be performed by the same individual. The division of responsibilities between the chairman and chief executive should be clearly established and set out in writing. The Company does not have separate chairman of the Board and chief executive officer, and Zhou Xin, our executive Director, currently performs these two roles. The Board believes that vesting the roles of both chairman of the Board and chief executive officer in the same person has the benefit of ensuring consistent leadership within the Group and enables more effective and efficient overall strategic planning for the Group. The Board considers that the balance of power and authority for the present arrangement will not be impaired and this structure will enable the Company to make and implement decisions promptly and effectively. The Board will continue to review and consider splitting the roles of chairman of the Board and the chief executive officer of the Company at a time when it is appropriate by taking into account the circumstances of the Group as a whole.

Further information concerning the corporate governance practices of the Company will be set out in the corporate governance report in the annual report of the Company for the year ending 31 December 2024.

The Company will continue to regularly review and monitor its corporate governance practices to ensure compliance with the Corporate Governance Code and maintain a high standard of corporate governance practices of the Company.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 遵守董事進行證券交易的 《標準守則》

本公司已採用《標準守則》作為董事進行本公司證券交易的操守準則。經向本公司全體董事作出具體查詢後，所有董事確認彼等於報告期間一直嚴格遵守《標準守則》所載的規定標準。

### 審計委員會

本公司已遵照《上市規則》第3.21條及《企業管治守則》成立審計委員會。審計委員會的主要職責為審閱及監督本集團的財務報告流程及內部管控系統（包括風險管理）、審閱及批准關連交易及向董事會提供建議及意見。審計委員會由三名成員組成，即張磅先生、李勁先生及王力群先生。張磅先生為審計委員會主席。

審計委員會已審閱截至2024年6月30日止六個月的本集團未經審計綜合中期業績及本中期報告，亦與高級管理層成員討論有關本公司所採用會計政策及實務的事項及內部控制。

### 其他董事委員會

除審計委員會外，本公司亦成立提名委員會與薪酬委員會。

### 購買、出售或贖回本公司 上市證券

本公司或其任何附屬公司於報告期間並無購買、出售或贖回本公司於聯交所上市的任何證券（包括出售庫存股）。於2024年6月30日，本公司並無持有任何庫存股。

### 重大訴訟

於2024年6月30日，本公司並無涉入任何重大訴訟或仲裁且董事並無知悉針對本公司提起的待決或受威脅的任何重大訴訟或申索。

### COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct regarding the Directors' dealings in the securities of the Company. Having made specific enquiry of all the Directors of the Company, all the Directors confirmed that they had strictly complied with the required standards set out in the Model Code throughout the Reporting Period.

### AUDIT COMMITTEE

The Company has established the Audit Committee in compliance with Rule 3.21 of the Listing Rules and the Corporate Governance Code. The primary duties of the Audit Committee are to review and supervise the financial reporting process and internal control system (including risk management) of the Group, review and approve connected transactions and provide advice and comments to the Board. The Audit Committee consists of three members, namely Mr. Zhang Bang, Mr. Li Jin and Mr. Wang Liqun. Mr. Zhang Bang is the chairman of the Audit Committee.

The Audit Committee has reviewed the unaudited consolidated interim results of the Group and this interim report for the six months ended 30 June 2024 and discussed matters with respect to the accounting policies and practices adopted by the Company and internal control with senior management members.

### OTHER BOARD COMMITTEES

In addition to the Audit Committee, the Company has also established a nomination committee and a remuneration committee.

### PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's securities (including sale of treasury shares) listed on the Stock Exchange during the Reporting Period. As at 30 June 2024, the Company did not hold any treasury shares.

### MATERIAL LITIGATION

As at 30 June 2024, the Company was not involved in any material litigation or arbitration and the Directors were not aware of any material litigation or claims that were pending or threatened against the Company.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 中期股息

董事會並未建議派付截至2024年6月30日止六個月的中期股息。

### 董事資料變動

根據《上市規則》第13.51B(1)條，有關董事資料的變動載列如下：

1. 蔣珊珊女士自2024年8月30日起辭任非執行董事。
2. 袁莉女士自2024年8月30日起獲委任為非執行董事。

除本中期報告所披露者外，概無董事資料變動須根據《上市規則》第13.51B(1)條予以披露。

### 董事及最高行政人員於本公司及相聯法團的股份、相關股份及債權證的權益及淡倉

於2024年6月30日，本公司董事及最高行政人員於本公司及其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有須(a)根據證券及期貨條例第XV部第7及8分部知會本公司及聯交所之權益及淡倉（包括根據證券及期貨條例之有關條文被當作或被視為擁有的權益及淡倉）；或(b)記入本公司根據證券及期貨條例第352條須存置的登記冊的權益及淡倉；或(c)根據《標準守則》知會本公司及聯交所的權益及淡倉如下：

### INTERIM DIVIDEND

The Board did not recommend the distribution of an interim dividend for the six months ended 30 June 2024.

### CHANGES IN INFORMATION OF DIRECTORS

Pursuant to Rule 13.51B(1) of the Listing Rules, the changes in information of the Directors are set out below:

1. Ms. Jiang Shanshan resigned as a non-executive Director effective from 30 August 2024.
2. Ms. Yuan Li was appointed as a non-executive Director effective from 30 August 2024.

Save as disclosed in this interim report, there has been no change to the information of the Directors which is required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

### DIRECTORS' AND CHIEF EXECUTIVES' INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF THE COMPANY AND ASSOCIATED CORPORATIONS

As at 30 June 2024, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company and its associated corporations within the meaning of Part XV of the SFO, which were required (a) 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 they were taken or deemed to have under such provisions of the SFO); or (b) to be recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO; or (c) as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 於本公司股份或相關股份的權益

### Interest in Shares or Underlying Shares of the Company

董事或最高行政人員姓名	權益性質	普通股數目	持股概約百分比
Name of Director or chief executive	Nature of interest	Number of ordinary shares	Approximate percentage of holding
周先生 <sup>(2)</sup> Mr. Zhou <sup>(2)</sup>	受控法團權益／實益擁有人 Interest in controlled corporations/Beneficial owner	413,073,499(L)	23.617%
黃燦浩先生 <sup>(3)</sup> Mr. Huang Canhao <sup>(3)</sup>	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
丁祖昱博士 <sup>(3)</sup> Dr. Ding Zuyu <sup>(3)</sup>	實益擁有人 Beneficial owner	9,600,000(L)	0.549%
程立瀾博士 <sup>(3)</sup> Dr. Cheng Li-Lan <sup>(3)</sup>	實益擁有人 Beneficial owner	1,446,000(L)	0.083%

附註：

Notes:

- 計算乃基於2024年6月30日已發行總數1,749,059,530股股份。
  - 413,073,499股股份包括分別由中國房產信息集團、易居(中國)控股、On Chance及Regal Ace持有的228,920,000股、146,918,440股、20,000,000股及2,775,059股，並且包括根據首次公開發售前購股權計劃授出的購股權行使後將予發行的14,460,000股股份。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。Regal Ace由周先生全資擁有。
  - 該等股份指根據首次公開發售前購股權計劃授出的購股權行使後將予發行的股份。
  - 字母「L」表示該名人士於股份中的好倉(定義見證券及期貨條例第XV部)。
- The calculation is based on the total number of 1,749,059,530 Shares in issue as at 30 June 2024.
  - 413,073,499 Shares comprise 228,920,000 Shares by CRE Corp, 146,918,440 Shares by E-House (China) Holdings, 20,000,000 Shares by On Chance and 2,775,059 Shares by Regal Ace, respectively, and including 14,460,000 Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme. CRE Corp is a wholly-owned subsidiary of E-House (China) Holdings, itself a wholly-owned subsidiary of E-House Holdings. E-House Holdings is held as to 33.13% by On Chance, 14.65% by Jun Heng, and 52.22% by Mr. Zhou. Jun Heng is wholly-owned by On Chance, which is in turn wholly-owned by Mr. Zhou. Regal Ace is wholly-owned by Mr. Zhou.
  - These Shares represent the Shares to be issued upon exercise of options granted under the Pre-IPO Share Option Scheme.
  - The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 於相聯公司股份或相關股份之權益

### Interest in Shares or Underlying Shares of Associated Corporation

董事或最高行政人員姓名 Name of Director or chief executive	相聯公司名稱 Name of Associated Corporation	權益性質 Nature of interest	股份數目 Number of shares	持股概約百分比 Approximate percentage of holding
周先生 <sup>(1)</sup> Mr. Zhou <sup>(1)</sup>	樂居 Leju	實益擁有人 Beneficial owner	370,000(L)	0.2711%
黃燦浩先生 <sup>(2)</sup> Mr. Huang Canhao <sup>(2)</sup>	樂居 Leju	實益擁有人 Beneficial owner	137,500(L)	0.0998%
丁祖昱博士 <sup>(3)</sup> Dr. Ding Zuyu <sup>(3)</sup>	樂居 Leju	實益擁有人 Beneficial owner	101,667(L)	0.0738%
程立瀾博士 <sup>(4)</sup> Dr. Cheng Li-Lan <sup>(4)</sup>	樂居 Leju	實益擁有人 Beneficial owner	474,835(L)	0.3479%

附註：

Notes:

- |  |  |
|--|--|
| (1) 周先生於根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的370,000股股份中擁有權益。                          | (1) Mr. Zhou was interested in 370,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.  |
| (2) 黃先生於(i)其直接持有的2,500股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的135,000股股份中擁有權益。   | (2) Mr. Huang was interested in (i) 2,500 shares directly held by him, and (ii) 135,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.   |
| (3) 丁博士於(i)其直接持有的1,667股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的100,000股股份中擁有權益。   | (3) Dr. Ding was interested in (i) 1,667 shares directly held by him, and (ii) 100,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju.    |
| (4) 程博士於(i)其直接持有的124,835股股份；及(ii)根據樂居股份獎勵計劃授出的購股權獲行使後將予發行的350,000股股份中擁有權益。 | (4) Dr. Cheng was interested in (i) 124,835 shares directly held by him, and (ii) 350,000 shares to be issued upon exercise of share options granted under the share incentive plan of Leju. |
| (5) 字母「L」表示該名人士於股份或相關股份中的好倉(定義見證券及期貨條例第XV部)。                               | (5) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the shares or underlying shares.  |

除上文所披露者外，於2024年6月30日，概無本公司董事及最高行政人員於本公司或其任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份或債權證中擁有本公司根據證券及期貨條例第352條須存置的登記冊所記錄之任何權益或淡倉，或根據《標準守則》知會本公司及聯交所的權益或淡倉。

Save as disclosed above, as at 30 June 2024, none of the Directors and chief executives of the Company had any interest or short position in the Shares, underlying Shares or debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to Model Code.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 主要股東於股份及相關股份之權益與淡倉

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

於2024年6月30日，董事及最高行政人員（其權益已於本中期報告內披露）除外的人士於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條須存置的登記冊所記錄之權益或淡倉如下：

As at 30 June 2024, the persons other than the Directors and chief executives, whose interests have been disclosed in this interim report, who had an interest or short position in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company, pursuant to Section 336 of the SFO, were as follows:

股東名稱	身份／權益性質	股份數目	持股概約百分比 <sup>(1)</sup>
Name of Shareholder	Capacity/Nature of interest	Number of Shares	Approximate percentage of holding <sup>(1)</sup>
中國房產信息集團 <sup>(2)</sup> CRE Corp <sup>(2)</sup>	實益擁有人 Beneficial owner	228,920,000(L)	13.088%
易居(中國)控股 <sup>(2)</sup> E-House (China) Holdings <sup>(2)</sup>	受控制法團權益／實益擁有人 Interest of controlled corporations/ Beneficial owner	375,838,440(L)	21.488%
易居控股 <sup>(3)</sup> E-House Holdings <sup>(3)</sup>	受控制法團權益 Interest of controlled corporations	375,838,440(L)	21.488%
阿里巴巴控股 <sup>(4)</sup> Alibaba Holding <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	245,096,197(L)	14.013%
淘寶中國控股有限公司 <sup>(4)</sup> Taobao China Holding Limited <sup>(4)</sup>	實益擁有人 Beneficial owner	145,588,000(L)	8.324%
Taobao Holding Limited <sup>(4)</sup> Taobao Holding Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	145,588,000(L)	8.324%
阿里巴巴香港有限公司 <sup>(4)</sup> Alibaba.com Hong Kong Limited <sup>(4)</sup>	實益擁有人 Beneficial owner	99,508,197(L)	5.689%
Alibaba.com Investment Holding Limited <sup>(4)</sup> Alibaba.com Investment Holding Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	99,508,197(L)	5.689%
阿里巴巴網絡有限公司 <sup>(4)</sup> Alibaba.com Limited <sup>(4)</sup>	受控制法團權益 Interest of controlled corporations	99,508,197(L)	5.689%

## 企業管治及其他資料

### CORPORATE GOVERNANCE AND OTHER INFORMATION

股東名稱	身份／權益性質	股份數目	持股概約百分比 <sup>(1)</sup>
Name of Shareholder	Capacity/Nature of interest	Number of Shares	Approximate percentage of holding <sup>(1)</sup>
樂意發展有限公司 <sup>(5)</sup> Jovial Idea Developments Limited <sup>(5)</sup>	實益擁有人 Beneficial owner	171,690,000(L)	9.816%
中華環球有限公司 <sup>(5)</sup> Central Sino Global Limited <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
天基控股有限公司 <sup>(5)</sup> Tianji Holding Limited <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
恒大地產集團有限公司 Hengda Real Estate Group Company Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
廣州市凱隆置業有限公司 Guangzhou Kailong Real Estate Company Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
廣州市超豐置業有限公司 Guangzhou Chaofeng Land Company Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
安基BVI有限公司 Anji (BVI) Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
恒大 <sup>(5)</sup> Evergrande <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
Xin Xin (BVI) Limited <sup>(5)</sup> Xin Xin (BVI) Limited <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
許家印先生 <sup>(5)</sup> Mr. Hui Ka Yan <sup>(5)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
Captain Valley (Cayman) Limited <sup>(6)</sup> Captain Valley (Cayman) Limited <sup>(6)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
Climax Fame (BVI) Limited <sup>(6)</sup> Climax Fame (BVI) Limited <sup>(6)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
萬科金融(香港)有限公司 <sup>(6)</sup> Vanke Finance (Hong Kong) Limited <sup>(6)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%



## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

股東名稱	身份／權益性質	股份數目	持股概約百分比 <sup>(1)</sup>
Name of Shareholder	Capacity/Nature of interest	Number of Shares	Approximate percentage of holding <sup>(1)</sup>
萬科置業(香港)有限公司 <sup>(6)</sup> Vanke Property (Hong Kong) Company Limited <sup>(6)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
上海萬科企業有限公司 Shanghai Vanke Enterprise Company Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
上海萬科投資管理有限公司 Shanghai Vanke Investment and Management Company Limited	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%
萬科 <sup>(6)</sup> Vanke <sup>(6)</sup>	受控制法團權益 Interest of controlled corporations	171,690,000(L)	9.816%

### 附註：

### Notes:

- 計算乃基於2024年6月30日已發行總數1,749,059,530股股份。
- 中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。
- 375,838,440股股份分別由中國房產信息集團及易居(中國)控股持有228,920,000股及146,918,440股。中國房產信息集團為易居(中國)控股旗下全資附屬公司，易居(中國)控股為易居控股旗下全資附屬公司。易居控股由On Chance、Jun Heng及周先生持有33.13%、14.65%及52.22%的股權。Jun Heng由On Chance全資擁有，而On Chance由周先生全資擁有。
- 145,588,000股股份由淘寶中國控股有限公司持有及99,508,197股根據可換股票據的相關股份由阿里巴巴香港有限公司持有。淘寶中國控股有限公司為Taobao Holding Limited的全資附屬公司，而Taobao Holding Limited為阿里巴巴控股的全資附屬公司。阿里巴巴香港有限公司由Alibaba.com Investment Holding Limited全資擁有，而Alibaba.com Investment Holding Limited為阿里巴巴網絡有限公司的全資附屬公司。阿里巴巴控股持有阿里巴巴網絡有限公司80.02%的股權。

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

- (5) 樂意發展有限公司由中華環球有限公司全資擁有，而中華環球有限公司由天基控股有限公司全資擁有。天基控股有限公司由恒大地產集團有限公司全資擁有，恒大地產集團有限公司由廣州市凱隆置業有限公司持有63.46%的股權，而廣州市凱隆置業有限公司由廣州市超豐置業有限公司全資擁有。廣州市超豐置業有限公司由安基BVI有限公司全資擁有，而安基BVI有限公司由恒大全資擁有。Xin Xin (BVI) Limited持有恒大70.30%的股權，且其由許家印先生全資擁有。因此中華環球有限公司、天基控股有限公司、恒大地產集團有限公司、廣州市凱隆置業有限公司、廣州市超豐置業有限公司、安基BVI有限公司、恒大、Xin Xin (BVI) Limited及許家印先生皆被視為於樂意發展有限公司持有之股份中擁有權益。
- (6) Captain Valley (Cayman) Limited由Climax Fame (BVI) Limited全資擁有，而Climax Fame (BVI) Limited由萬科金融(香港)有限公司全資擁有。萬科金融(香港)有限公司由萬科置業(香港)有限公司全資擁有，而萬科置業(香港)有限公司由上海萬科企業有限公司全資擁有。上海萬科企業有限公司由上海萬科投資管理有限公司全資擁有，而上海萬科投資管理有限公司由萬科全資擁有。因此Climax Fame (BVI) Limited、萬科金融(香港)有限公司、萬科置業(香港)有限公司、上海萬科企業有限公司、上海萬科投資管理有限公司及萬科皆被視為於Captain Valley (Cayman) Limited持有之股份中擁有權益。
- (7) 字母「L」表示該名人士於股份中的好倉(定義見證券及期貨條例第XV部)。
- (5) Jovial Idea Developments Limited is wholly-owned by Central Sino Global Limited (中華環球有限公司), which is in turn wholly-owned by Tianji Holding Limited (天基控股有限公司). Tianji Holding Limited is wholly-owned by Hengda Real Estate Group Company Limited (恒大地產集團有限公司), which is owned as to 63.46% by Guangzhou Kailong Real Estate Company Limited (廣州市凱隆置業有限公司), which is in turn wholly-owned by Guangzhou Chaofeng Land Company Limited (廣州市超豐置業有限公司). Guangzhou Chaofeng Land Company Limited is wholly-owned by Anji (BVI) Limited (安基BVI 有限公司), which is wholly-owned by Evergrande. Evergrande is held as to 70.30% by Xin Xin (BVI) Limited, itself is wholly-owned by Mr. Hui Ka Yan. Hence, Central Sino Global Limited, Tianji Holding Limited, Hengda Real Estate Group Company Limited, Guangzhou Kailong Real Estate Company Limited, Guangzhou Chaofeng Land Company Limited, Anji (BVI) Limited, Evergrande, Xin Xin (BVI) Limited and Mr. Hui Ka Yan are deemed to be interested in the Shares held by Jovial Idea Developments Limited.
- (6) Captain Valley (Cayman) Limited is wholly-owned by Climax Fame (BVI) Limited, which is in turn wholly-owned by Vanke Finance (Hong Kong) Limited. Vanke Finance (Hong Kong) Limited is wholly-owned by Vanke Property (Hong Kong) Company Limited, which is in turn wholly-owned by Shanghai Vanke Enterprise Company Limited (上海萬科企業有限公司). Shanghai Vanke Enterprise Company Limited is wholly-owned by Shanghai Vanke Investment and Management Company Limited (上海萬科投資管理有限公司), which is in turn wholly owned by Vanke. Hence, Climax Fame (BVI) Limited, Vanke Finance (Hong Kong) Limited, Vanke Property (Hong Kong) Company Limited, Shanghai Vanke Enterprise Company Limited, Shanghai Vanke Investment and Management Company Limited and Vanke are deemed to be interested in the Shares held by Captain Valley (Cayman) Limited.
- (7) The letter "L" denotes the person's long position (as defined under Part XV of the SFO) in the Shares.

除此處所披露者外，於2024年6月30日，董事及最高行政人員(其權益載於本中期報告)除外的人士概無於本公司股份或相關股份中擁有本公司根據證券及期貨條例第336條須存置的登記冊所記錄之任何權益或淡倉。

Save as disclosed herein, as at 30 June 2024, no person, other than the Directors and chief executives whose interests are set out in this interim report, had any interests or short positions in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company pursuant to Section 336 of the SFO.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

### 購股權計劃

本公司現有兩項股份計劃，即首次公開發售前購股權計劃及首次公開發售後購股權計劃。在現有股份計劃過渡安排規定的範圍內，本公司已遵循並將繼續遵循《上市規則》第十七章（於2023年1月1日生效）。

由於報告期間首次公開發售前購股權計劃或首次公開發售後購股權計劃項下並無授出，因此可就報告期間根據本公司所有股份計劃授出的購股權及獎勵發行0股新股份（相當於報告期間股份（不包括庫存股）加權平均數的約0%）。

#### 1. 首次公開發售前購股權計劃

因根據首次公開發售前購股權計劃授出但尚未行使的所有發行在外購股權獲行使而可予發行的股份整體限額，於任何時候不得超過91,568,000股股份。鑒於上市後不會進一步根據首次公開發售前購股權計劃授出購股權，於2024年1月1日及2024年6月30日分別有0份購股權可供授出。概無根據首次公開發售前購股權計劃設定服務供應商分項限額。

### SHARE OPTION SCHEMES

The Company has two existing share schemes, namely the Pre-IPO Share Option Scheme and the Post-IPO Share Option Scheme. The Company has complied, and will continue to comply, with Chapter 17 of the Listing Rules (which became effective on 1 January 2023) to the extent required by the transitional arrangements for existing share schemes.

As there were no grants under the Pre-IPO Share Option Scheme or the Post-IPO Share Option Scheme during the Reporting Period, 0 new Shares, representing approximately 0% of the weighted average number of Shares (excluding treasury shares) for the Reporting Period, may be issued in respect of options and awards granted during the Reporting Period under all share schemes of the Company.

#### 1. Pre-IPO Share Option Scheme

The overall limit on the number of Shares which may be issued upon exercise of all outstanding options granted and yet to be exercised under the Pre-IPO Share Option Scheme at any time shall not exceed 91,568,000 Shares. Given that no further option could be granted under the Pre-IPO Share Option Scheme after the Listing, 0 options were available for grant as at 1 January 2024 and 30 June 2024, respectively. No service provider sublimit has been set under the Pre-IPO Share Option Scheme.

## 企業管治及其他資料 CORPORATE GOVERNANCE AND OTHER INFORMATION

於報告期間根據首次公開發售前購股權計劃授出的購股權變動詳情載於下文：

Details of the movements of the options granted under the Pre-IPO Share Option Scheme during the Reporting Period are as follows:

購股權持有人姓名／類別	職務	授出日期	行使期	歸屬期	行使價	購股權數目				於2024年 6月30日 尚未行使
						於2024年 1月1日 尚未行使 Outstanding as at 1 January 2024	報告期間 已行使 Exercised during the Reporting Period	報告期間 失效 Lapsed during the Reporting Period	報告期間 註銷 Cancelled during the Reporting Period	
Name/category of option holders	Position	Date of grant	Exercise period	Vesting period	Exercise price	1 January 2024	Reporting Period	Reporting Period	Reporting Period	Outstanding as at 30 June 2024
<b>本公司董事</b>										
<b>Directors of the Company</b>										
周忻先生	執行董事兼主席	2018年4月21日	授予日期起10年	1至3年	10.37港元					
Mr. Zhou Xin	Executive Director & Chairman	21 April 2018	10 years from the date of grant	1-3 years	HK\$10.37	14,460,000	-	-	-	14,460,000
黃傑浩先生	執行董事	2018年4月21日	授予日期起10年	1至3年	10.37港元					
Mr. Huang Canhao	Executive Director	21 April 2018	10 years from the date of grant	1-3 years	HK\$10.37	9,600,000	-	-	-	9,600,000
丁祖昱博士	執行董事	2018年4月21日	授予日期起10年	1至3年	10.37港元					
Dr. Ding Zuyu	Executive Director	21 April 2018	10 years from the date of grant	1-3 years	HK\$10.37	9,600,000	-	-	-	9,600,000
程立瀾博士	執行董事	2018年4月21日	授予日期起10年	1至3年	10.37港元					
Dr. Cheng Li-Lan	Executive Director	21 April 2018	10 years from the date of grant	1-3 years	HK\$10.37	1,446,000	-	-	-	1,446,000
<b>僱員參與人士</b>		2018年4月21日	授予日期起10年	1至3年	10.37港元					
<b>Employee participants</b>		21 April 2018	10 years from the date of grant	1-3 years	HK\$10.37	37,292,400	-	8,706,400	-	28,586,000
<b>總計</b>										
<b>Total</b>						72,398,400	-	8,706,400	-	63,692,000

附註：

(1) 接納授出每份購股權時應付人民幣1.00元的名義代價。

Note:

(1) A nominal consideration of RMB1.00 is payable upon acceptance of the grant of an option.

### 2. 首次公開發售後購股權計劃

概無購股權根據首次公開發售後購股權計劃獲授予。因此，於2024年1月1日及2024年6月30日根據購股權計劃授權上限可供授出的股份分別為146,743,600股。概無根據首次公開發售後購股權計劃設定服務供應商分項限額。

### 2. Post-IPO Share Option Scheme

No options have been granted under the Post-IPO Share Option Scheme. Accordingly, 146,743,600 Shares were available for grant under the Option Scheme Mandate Limit as at 1 January 2024 and 30 June 2024, respectively. No service provider sublimit has been set under the Post-IPO Share Option Scheme.

# 簡明綜合財務報表審閱報告

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS



中匯  
ZHONGHUI

致：易居（中國）企業控股有限公司董事會  
（於開曼群島註冊成立的有限公司）

To the Board of Directors of E-House (China) Enterprise Holdings Limited  
(Incorporated in the Cayman Islands with limited liability)

### 引言

本核數師行獲委聘審閱載列於第30至72頁之中期財務資料，包括易居（中國）企業控股有限公司（「貴公司」）及其附屬公司（「貴集團」）於2024年6月30日之簡明綜合財務狀況表及截至該日止六個月期間之相關簡明綜合損益及其他全面收益表、簡明綜合權益變動表及簡明綜合現金流量表以及中期財務資料附註。《香港聯合交易所有限公司證券上市規則》規定，中期財務資料報告之編製須符合其相關規定以及國際會計準則理事會頒佈的《國際會計準則》第34號「中期財務報告」（「《國際會計準則》第34號」）。董事負責根據《國際會計準則》第34號編製及呈列本中期財務資料。本核數師行之責任為根據本核數師行之審閱對本中期財務資料作出結論，並按照委聘之協議條款僅向整體董事會作出報告，除此之外，本報告並無其他目的。本核數師行概不就本報告的內容對任何其他人士負責或承擔責任。

### INTRODUCTION

We were engaged to review the interim financial information set out on pages 30 to 72 which comprises the condensed consolidated statement of financial position of E-House (China) Enterprise Holdings Limited (the "Company") and its subsidiaries (the "Group") as at 30 June 2024 and the related condensed consolidated statement of profit or loss and other comprehensive income, condensed consolidated statement of changes in equity and condensed consolidated statement of cash flows for the six-month period then ended, and notes to interim financial information. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 "Interim Financial Reporting" ("IAS 34") issued by the International Accounting Standards Board. The directors are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review and to report our conclusion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

### 審閱範圍

本核數師行根據香港會計師公會頒佈之香港審閱委聘準則第2410號「由實體獨立核數師審閱中期財務資料」進行審閱。中期財務資料之審閱範圍主要包括向財務及會計事宜之負責人作出查詢，及進行分析與其他審閱程序。由於審閱工作涵蓋之範圍遠較根據《香港審計準則》進行之審計工作範圍為小，故本核數師行不保證已知悉所有應於審計工作中可能發現之重大事項。因此，本核數師行不會發表任何審計意見。

### SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

# 簡明綜合財務報表審閱報告

## REPORT ON REVIEW OF CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 不發表結論的基準

誠如中期財務資料附註2所討論有關採納持續經營基準編製中期財務資料，貴集團於截至2024年6月30日止六個月產生虧損約人民幣564,908,000元及經營活動所得現金流出淨額約人民幣118,107,000元，及貴集團截至該日的流動負債淨額及負債淨額分別約為人民幣8,768,917,000元及約人民幣7,127,054,000元。

該等情況顯示存在多項不確定因素，對貴集團持續經營能力構成重大疑問。貴公司董事正採取若干措施以改善貴集團的流動資金及財務狀況（載於中期財務資料附註2）。中期財務資料乃按持續經營基準編製，其有效性取決於(i)成功完成各項債務重組措施；(ii)成功出售投資物業及(iii)提升經營業績，即若干為提供流動資金及現金流量而改善其財務狀況的措施。我們無法獲得有關該等措施成功的可能性或其他方面的充分適當證據。本核數師認為重大不確定因素已於中期財務資料充分披露。然而，鑒於與(i)成功完成各項債務重組措施；(ii)成功出售投資物業及(iii)若干為提供流動資金及現金流量而改善其財務狀況的措施的成功結果有關的多項不確定因素，本核數師行無法就有關持續經營基準的重大不確定因素發表意見。

### 不發表結論

我們不對貴集團的中期財務資料發表結論。由於我們報告中不發表結論的基準一節所述事項之重要性，我們未能取得充分適當證據，以就中期財務資料之結論提供理據。

中匯安達會計師事務所有限公司  
執業會計師  
李淳暉  
執業證書編號P05498  
香港，2024年8月30日

### BASIS FOR DISCLAIMER OF CONCLUSION

As discussed in note 2 to the interim financial information concerning the adoption of the going concern basis on which the interim financial information have been prepared, the Group incurred a loss of approximately RMB564,908,000 and net cash outflow from operating activities of approximately RMB118,107,000 for the six months ended 30 June 2024 and, as of that date, the Group had net current liabilities and net liabilities of approximately RMB8,768,917,000 and approximately RMB7,127,054,000, respectively.

These conditions indicate the existence of multiple uncertainties that cast a significant doubt on the Group's ability to continue as a going concern. The directors of the Company are undertaking certain measures to improve the Group's liquidity and financial position which are set out in note 2 to the interim financial information. The interim financial information has been prepared on a going concern basis, the validity of which depends upon (i) the successful completion of various debt restructuring measures; (ii) the successful disposal of investment property and (iii) the improvement of operating performance that certain measures to improve its financial position, to provide liquidity and cash flows. We were unable to obtain sufficient appropriate evidence as to the likelihood, or otherwise, of these measures being successful. We consider that the material uncertainty has been adequately disclosed in the interim financial information. However, in view of the extent of the multiple uncertainty relating to (i) the successful completion of various debt restructuring measures; (ii) the successful disposal of investment property and (iii) the successful outcome that certain measures to improve its financial position, to provide liquidity and cash flows, we disclaim our opinion in respect of the material uncertainty relating to the going concern basis.

### DISCLAIMER OF CONCLUSION

We do not express a conclusion on the interim financial information of the Group. Because of the significance of the matters described in the Basis for Disclaimer of Conclusion section of our report, we have not been able to obtain sufficient appropriate evidence to provide a basis for a conclusion on the interim financial information.

ZHONGHUI ANDA CPA Limited  
Certified Public Accountants  
Li Shun Fai  
Practising Certificate Number P05498  
Hong Kong, 30 August 2024

## 簡明綜合損益及其他全面收益表

### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

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

		附註	2024年 人民幣千元 (未經審計)	2023年 人民幣千元 (未經審計)
		Notes	2024 RMB'000 (unaudited)	2023 RMB'000 (unaudited)
收入	Revenue	5	1,594,117	2,299,491
員工成本	Staff costs		(357,486)	(622,217)
宣傳及推廣開支	Advertising and promotion expenses		(551,019)	(1,003,296)
短期租賃及低價值資產租賃 的租金開支	Rental expenses for short-term leases and low-value assets leases		(16,879)	(20,541)
折舊及攤銷開支	Depreciation and amortisation expenses		(124,583)	(146,401)
面臨預期信貸損失(「預期信 貸損失」)的金融資產虧損 撥備(扣除撥回)	Loss allowance on financial assets subject to expected credit loss ("ECL"), net of reversal	16	(27,592)	(33,126)
確認非流動資產的減值損失	Impairment losses recognised on non-current assets	9	(39,775)	–
諮詢開支	Consultancy expenses		(72,415)	(82,205)
分銷開支	Distribution expenses		(610,761)	(749,669)
其他經營成本	Other operating costs		(134,074)	(182,024)
其他收入	Other income	7	12,185	39,939
其他收益及虧損	Other gains and losses	9	14,354	(153,478)
其他開支	Other expenses		(1,696)	(4,565)
應佔聯營公司業績	Share of results of associates		1,369	180
融資成本	Finance costs		(251,663)	(234,306)
<b>稅前虧損</b>	<b>Loss before taxation</b>		<b>(565,918)</b>	<b>(892,218)</b>
所得稅抵免	Income tax credit	8	1,010	28,174
<b>期內虧損</b>	<b>Loss for the period</b>	9	<b>(564,908)</b>	<b>(864,044)</b>

# 簡明綜合損益及其他全面收益表

## CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

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

附註	<b>2024年</b> 人民幣千元 (未經審計)	2023年 人民幣千元 (未經審計)
Notes	<b>2024</b> RMB'000 (unaudited)	2023 RMB'000 (unaudited)
<b>期內其他全面(開支)/收益</b>	<b>Other comprehensive (expense)/income for the period</b>	
其後可能重新分類至損益的項目：	<i>Items that may be reclassified subsequently to profit or loss:</i>	
按公允價值計量並計入其他全面收益的應收款項公允價值變動	Fair value changes on receivables measured at FVTOCI	(17,007)
按公允價值計量並計入其他全面收益的應收款項預期信貸損失變動淨額	Net changes in ECL of receivables measured at FVTOCI	211
換算海外業務產生的匯兌差額	Exchange differences arising on translation of foreign operations	17,007
	(189)	(211)
期內其他全面(開支)/收益，扣除所得稅	Other comprehensive (expense)/income for the period, net of income tax	1,070
	(189)	1,070
<b>期內全面開支總額</b>	<b>Total comprehensive expense for the period</b>	
	(565,097)	(862,974)
<b>下列人士應佔期內虧損：</b>	<b>Loss for the period attributable to:</b>	
– 本公司擁有人	– Owners of the Company	(498,416)
– 非控股權益	– Non-controlling interests	(66,492)
	(564,908)	(725,885)
	(66,492)	(138,159)
<b>期內全面開支總額</b>	<b>Total comprehensive expense for the period</b>	
– 本公司擁有人	– Owners of the Company	(498,583)
– 非控股權益	– Non-controlling interests	(66,514)
	(565,097)	(725,134)
	(66,514)	(137,840)
<b>每股虧損</b>	<b>Loss per share</b>	
– 基本(人民幣分)	– Basic (RMB cents)	11
	(28.50)	(41.50)
– 攤薄(人民幣分)	– Diluted (RMB cents)	(28.50)
	(28.50)	(41.50)



## 簡明綜合財務狀況表

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	附註	2024年 6月30日 人民幣千元 (未經審計)	2023年 12月31日 人民幣千元 (經審計)
	Notes	30 June 2024 RMB'000 (unaudited)	31 December 2023 RMB'000 (audited)
<b>非流動資產</b>	<b>Non-current assets</b>		
物業及設備	Property and equipment	12 <b>851,702</b>	924,569
使用權資產	Right-of-use assets	12 <b>149,795</b>	181,858
投資物業	Investment properties	<b>510,108</b>	528,316
無形資產	Intangible assets	<b>356,683</b>	435,499
於聯營公司權益	Interests in associates	<b>70,474</b>	73,106
應收關聯方款項	Amounts due from related parties	14 <b>48</b>	46
遞延稅項資產	Deferred tax assets	17 <b>235,528</b>	387,664
其他非流動資產	Other non-current assets	13 <b>86,205</b>	31,220
		<b>2,260,543</b>	2,562,278
<b>流動資產</b>	<b>Current assets</b>		
應收賬款及應收票據	Accounts receivables and bills receivables	13 <b>12,107</b>	12,156
其他應收款項	Other receivables	13 <b>344,065</b>	330,127
應收關聯方款項	Amounts due from related parties	14 <b>28,627</b>	59,117
按公允價值計量並計入	Receivables at FVTOCI		
其他全面收益的應收款項		15	
— 應收賬款及應收票據	— accounts receivables and bills receivables	<b>133,004</b>	156,091
— 應收關聯方款項	— amounts due from related parties		
— 應收賬款	— accounts receivables	<b>74,258</b>	133,491
按公允價值計量並計入損益 (「按公允價值計量並計入損 益」)的金融資產	Financial assets at fair value through profit or loss ("FVTPL")	<b>46,483</b>	50,556
受限制銀行結餘	Restricted bank balances	<b>184,515</b>	139,800
現金及現金等價物	Cash and cash equivalents	<b>312,883</b>	638,848
		<b>1,135,942</b>	1,520,186

## 簡明綜合財務狀況表 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		附註	2024年 6月30日 人民幣千元 (未經審計)	2023年 12月31日 人民幣千元 (經審計)
		Notes	30 June 2024 RMB'000 (unaudited)	31 December 2023 RMB'000 (audited)
<b>流動負債</b>	<b>Current liabilities</b>			
應付賬款	Accounts payables	18	731,603	888,862
客戶墊款	Advance from customers	18	521,749	397,241
應計薪金及福利開支	Accrued payroll and welfare expenses		212,230	244,057
其他應付款項	Other payables	18	1,475,663	1,215,408
合約負債	Contract liabilities		135,019	200,201
應付稅項	Tax payables		1,180,877	1,329,248
應付關聯方款項	Amounts due to related parties	14	197,544	171,355
銀行借款	Bank borrowings	19A.	216,890	282,865
其他借款	Other borrowings	19A.	4,262,116	4,235,807
應付票據	Note payable	19B.	941,819	935,112
租賃負債	Lease liabilities		29,349	45,804
			<b>9,904,859</b>	9,945,960
<b>流動負債淨額</b>	<b>Net current liabilities</b>		<b>(8,768,917)</b>	(8,425,774)
<b>資產總值減流動負債</b>	<b>Total assets less current liabilities</b>		<b>(6,508,374)</b>	(5,863,496)
<b>非流動負債</b>	<b>Non-current liabilities</b>			
遞延稅項負債	Deferred tax liabilities	17	100,738	108,035
銀行借款	Bank borrowings	19A.	482,489	496,946
租賃負債	Lease liabilities		35,453	94,467
			<b>618,680</b>	699,448
<b>負債淨額</b>	<b>NET LIABILITIES</b>		<b>(7,127,054)</b>	(6,562,944)
<b>權益</b>	<b>EQUITY</b>			
股本	Share capital	20	116	116
股份溢價	Share premium		6,148,273	6,148,273
儲備	Reserves		(13,194,451)	(12,695,868)
本公司擁有人應佔權益	Equity attributable to owners of the Company		<b>(7,046,062)</b>	(6,547,479)
非控股權益	Non-controlling interests		<b>(80,992)</b>	(15,465)
<b>總權益</b>	<b>TOTAL EQUITY</b>		<b>(7,127,054)</b>	(6,562,944)

# 簡明綜合權益變動表

## CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

		本公司擁有人應佔 Attributable to owners of the Company										
		法定 Statutory			Non- controlling			總計				
股本 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	盈餘儲備 人民幣千元	匯兌儲備 人民幣千元	其他儲備 人民幣千元	累計虧損 人民幣千元	小計 人民幣千元	非控股權益 人民幣千元	總計 人民幣千元			
Share capital RMB'000	Share premium RMB'000	Merger reserve RMB'000	Surplus reserve RMB'000	Translation reserves RMB'000	Other reserve RMB'000	Accumulated losses RMB'000	Sub-total RMB'000	Non- controlling interests RMB'000	Total RMB'000			
於2023年1月1日(經審計)			116	6,148,273	925,478	195,937	9,173	612,719	(13,110,876)	(5,219,180)	191,308	(5,027,872)
期內虧損			-	-	-	-	-	-	(725,885)	(725,885)	(138,159)	(864,044)
期內其他全面收益			-	-	-	-	751	-	-	751	319	1,070
期內全面收益/(開支)總額			-	-	-	-	751	-	(725,885)	(725,134)	(137,840)	(862,974)
確認以股權結算的股份付款開支			-	-	-	-	-	-	-	-	-	6,348
向一間附屬公司非控股權益分派的股息			-	-	-	-	-	-	-	-	(21,841)	(21,841)
出售附屬公司			-	-	-	-	-	-	-	-	(1,210)	(1,210)
於2023年6月30日(未經審計)			116	6,148,273	925,478	195,937	9,924	612,719	(13,836,761)	(5,944,314)	36,765	(5,907,549)

## 簡明綜合權益變動表

### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

		本公司擁有人應佔										
		Attributable to owners of the Company										
	股本 人民幣千元	股份溢價 人民幣千元	合併儲備 人民幣千元	法定			其他儲備 人民幣千元	累計虧損 人民幣千元	小計 人民幣千元	Non-		總計 人民幣千元
				Statutory	盈餘儲備 人民幣千元	匯兌儲備 人民幣千元				Other	controlling	
	Share capital RMB'000	Share premium RMB'000	Merger reserve RMB'000	Statutory surplus reserve RMB'000	Translation reserves RMB'000	Other reserve RMB'000	Accumulated losses RMB'000	Sub-total RMB'000	Non-controlling interests RMB'000	Total RMB'000		
於2024年1月1日(經審計)	116	6,148,273	925,478	195,937	10,289	523,053	(14,350,625)	(6,547,479)	(15,465)	(6,562,944)		
期內虧損	-	-	-	-	-	-	(498,416)	(498,416)	(66,492)	(564,908)		
期內其他全面開支	-	-	-	-	(167)	-	-	(167)	(22)	(189)		
期內全面開支總額	-	-	-	-	(167)	-	(498,416)	(498,583)	(66,514)	(565,097)		
確認以股權結算的股份付款開支 expenses	-	-	-	-	-	-	-	-	987	987		
於2024年6月30日(未經審計)	116	6,148,273	925,478	195,937	10,122	523,053	(14,849,041)	(7,046,062)	(80,992)	(7,127,054)		

# 簡明綜合現金流量表

## CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

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

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
經營活動所用現金淨額	Net cash used in operating activities	(118,107)	(82,313)
投資活動所得現金流量	Cash flows from investing activities		
出售於聯營公司權益的所得款項	Proceeds arising from disposal of interests in associates	4,003	–
關聯方還款	Repayments from related parties	5,467	2,297
提取租賃按金	Withdrawal of rental deposits	3,606	7,776
出售投資物業所得款項	Proceeds from disposal of investment properties	2,248	–
出售物業及設備所得款項	Proceeds from disposal of property and equipment	28,386	4,889
向關聯方墊款	Advances to related parties	(6)	–
購買物業及設備及投資物業以及收購物業及設備及投資物業的按金	Purchase of and deposits placed for acquisition of property and equipment and investment properties	(60,900)	(9,837)
出售附屬公司的現金流出淨額	Net cash outflow on disposal of subsidiaries	–	(2,790)
投資活動(所用)/所得現金淨額	Net cash (used in)/generated from investing activities	(17,196)	2,335
融資活動所得現金流量	Cash flows from financing activities		
關聯方墊款	Advances from related parties	2,087	11,963
新募集的銀行借款	New bank borrowings raised	70,000	198,000
償還租賃負債	Repayments of lease liabilities	(23,611)	(26,985)
已付利息	Interest paid	(86,278)	(50,746)
償還關聯方款項	Repayments to related parties	(4,143)	(800)
償還銀行借款	Repayments of bank borrowings	(150,432)	(282,282)
融資活動所用現金淨額	Net cash used in financing activities	(192,377)	(150,850)
現金及現金等價物減少淨額	Net decrease in cash and cash equivalents	(327,680)	(230,828)
期初現金及現金等價物	Cash and cash equivalents at the beginning of the period	638,848	1,246,583
匯率變動的影響	Effect of foreign exchange rate changes	1,715	5,501
期末現金及現金等價物	Cash and cash equivalents at the end of the period	312,883	1,021,256

# 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 1. 一般資料

易居(中國)企業控股有限公司(「本公司」)於2010年2月22日於開曼群島根據開曼群島公司法註冊成立為獲豁免有限公司。本公司的股份已於2018年7月20日於香港聯合交易所有限公司(「聯交所」)主板上市。本公司的註冊辦事處及主要營業地點的地址分別為PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands及中華人民共和國(「中國」)上海靜安區廣延路383號引力樓11樓(郵政編碼:200072)。

本公司及其附屬公司在中國向房地產行業提供眾多服務,包括一手房代理服務、房地產數據及諮詢服務、房地產經紀網絡服務以及數字營銷服務。

該等簡明綜合財務報表以人民幣(「人民幣」)呈列,這亦為本公司的功能貨幣。

### 2. 編製基準

截至2024年6月30日止六個月的簡明綜合財務報表已按國際會計準則理事會(「國際會計準則理事會」)頒佈的《國際會計準則》第34號「中期財務報告」及《香港聯合交易所有限公司證券上市規則》的適用披露規定編製。

該等簡明綜合財務報表應與2023年年度財務報表一併閱讀。編製該等簡明綜合財務報表所採用的會計政策和計算方法與截至2023年12月31日止年度的年度財務報表所採用的一致。

### 1. GENERAL INFORMATION

E-House (China) Enterprise Holdings Limited (the “Company”) was incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Law of the Cayman Islands on 22 February 2010. The Company’s shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 20 July 2018. The addresses of the Company’s registered office and the principal place of business are PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands and 11/F, Yinli Building, 383 Guangyan Road, Jing’an District, Shanghai 200072, the People’s Republic of China (the “PRC”), respectively.

The Company and its subsidiaries offer a wide range of services to the real estate industry, including real estate agency services in the primary market, real estate data and consulting services, real estate brokerage network services and digital marketing services in the PRC.

These condensed consolidated financial statements are presented in Renminbi (“RMB”), which is also the functional currency of the Company.

### 2. BASIS OF PREPARATION

These condensed consolidated financial statements for the six months ended 30 June 2024 have been prepared in accordance with International Accounting Standard 34 “Interim Financial Reporting” issued by the International Accounting Standards Board (“IASB”) and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

These condensed consolidated financial statements should be read in conjunction with the 2023 annual financial statements. The accounting policies and methods of computation used in the preparation of these condensed consolidated financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2023.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 2. 編製基準 (續)

#### 持續經營基準

截至2024年6月30日止六個月，本集團產生虧損約人民幣564,908,000元及經營活動產生的現金流出淨額約人民幣118,107,000元，截至該日，本集團的流動負債淨額及負債淨額分別為約人民幣8,768,917,000元及約人民幣7,127,054,000元。此等狀況顯示存在重大不確定因素，可能對本集團繼續持續經營的能力構成重大疑問。因此，本集團可能無法於正常業務過程中變現其資產及解除其負債。

為改善本集團的財務狀況，提供流動資金及現金流量以及維持本集團的持續經營，本集團始終落實多項措施，包括但不限於：

- (i) 本集團正與債權人協商債務重組；
- (ii) 本集團正尋求機會出售其投資物業；及
- (iii) 本集團正實施降本措施改善其經營現金流量及財務狀況。

因此，本公司管理層認為按持續經營基準編製簡明綜合財務報表乃屬適當。倘本集團未能持續經營，則須對簡明綜合財務報表作出調整，以將本集團的資產價值調整至其可收回金額，就可能產生的任何其他負債作出撥備，以及將非流動資產及負債分別重新分類為流動資產及負債。

### 2. BASIS OF PREPARATION (Continued)

#### Going concern basis

The Group incurred a loss of approximately RMB564,908,000 and net cash outflow from operating activities of approximately RMB118,107,000 for the six months ended 30 June 2024 and, as of that date, the Group had net current liabilities and net liabilities approximately RMB8,768,917,000 and approximately RMB7,127,054,000, respectively. These conditions indicate the existence of a material uncertainty which may cast significant doubt on the Group's ability to continue as a going concern. Therefore, the Group may be unable to realise its assets and discharge its liabilities in the normal course of business.

In order to improve the Group's financial position, to provide liquidity and cash flows and sustain the Group as a going concern, the Group has been implementing a number of measures, including but not limited to:

- (i) The Group is negotiating with creditors for debt restructuring;
- (ii) The Group is looking for opportunity for disposal of investment property of the Group; and
- (iii) The Group is implementing cost-saving measures to improve its operating cash flows and financial position.

The management of the Company are therefore of the opinion that it is appropriate to prepare the condensed consolidated financial statements on a going concern basis. Should the Group be unable to continue as a going concern, adjustments would have to be made to the condensed consolidated financial statements to adjust the value of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and liabilities as current assets and liabilities, respectively.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 3. 應用新訂及經修訂《國際財務報告準則》

於本期間，本集團已採納由國際會計準則理事會頒佈的所有與其業務有關且於2024年1月1日開始的會計期間生效的新訂及經修訂《國際財務報告準則》（「《國際財務報告準則》」）。《國際財務報告準則》包括《國際財務報告準則》（「《國際財務報告準則》」）、《國際會計準則》（「《國際會計準則》」）及詮釋。採納該等新訂及經修訂《國際財務報告準則》並無導致本集團於本期間及過往期間的會計政策、本集團簡明綜合財務報表呈列方式及所呈報金額發生重大變動。

本集團尚未應用已頒佈但尚未生效的新訂及經修訂《國際財務報告準則》。本集團已開始評估該等新訂及經修訂的《國際財務報告準則》的影響，但尚無法說明該等新訂及經修訂的《國際財務報告準則》是否會對其經營業績和財務狀況產生重大影響。

### 4. 估計不確定因素的主要來源

於應用本集團會計政策時，本集團管理層須就未能於其他來源取得的資產之賬面值作出判斷、估計及假設。估計及相關假設乃根據過往經驗及其他被認為屬相關之因素作出。實際結果可能與該等估計有異。

本集團會持續審閱該等估計及相關假設。倘會計估計之修訂僅影響修訂估計之期間，則有關估計修訂將於作出修訂之期間確認，或倘修訂對本期及未來期間均會構成影響，則會於作出修訂之期間及未來期間確認。下文呈列管理層於本中期間的最新估計不確定因素。

### 3. APPLICATION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS

In the current period, the Group has adopted all the new and revised International Financial Reporting Standards ("IFRSs") issued by the IASB that are relevant to its operations and effective for its accounting period beginning on 1 January 2024. IFRSs comprise International Financial Reporting Standards ("IFRS"); International Accounting Standards ("IAS"); and Interpretations. The adoption of these new and revised IFRSs did not result in significant changes to the Group's accounting policies, presentation of the Group's condensed consolidated financial statements and amounts reported for the current period and prior periods.

The Group has not applied the new and revised IFRSs that have been issued but are not yet effective. The Group has already commenced an assessment of the impact of these new and revised IFRSs but is not yet in a position to state whether these new and revised IFRSs would have a material impact on its results of operations and financial position.

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Group's accounting policies, the management of the Group is required to make judgements, estimates and assumptions about the carrying amounts of assets that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and further periods. The following is the management's latest estimation uncertainty in this interim period.



## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 4. 估計不確定因素的主要來源 (續)

**應收賬款、應收票據及應收關聯方款項 – 應收賬款 (包括按攤銷成本列賬及按公允價值計量並計入其他全面收益的款項) 之預期信貸損失的虧損撥備 (「貿易相關結餘」)**

信用評級良好的貿易相關結餘 (戰略類客戶)、信貸風險高企的客戶 (一般風險類客戶 – 信貸減值或高風險類客戶) 或具有重大未償還結餘之債務人按個別基準就預期信貸損失作出評估，而餘下者 (一般風險類客戶 – 非信貸減值) 一併使用撥備矩陣作出評估，並以債務人的歷史結算模式、過往違約經驗、債務人經營所在行業的整體經濟環境及對報告日期當前情況及預測動向的評估為依據。

評估貿易相關結餘的信貸風險涉及較大程度的估計及不確定因素。當實際未來現金流量超過預期時，預期信貸損失的虧損撥備可能產生重大撥回。然而，當實際未來現金流量低於預期時，可能會出現預期信貸損失的重大減值損失，客戶的信貸風險可能被評估為信貸減值，並可能進一步影響收入的確認及／或計量，導致收入金額的實質性減少。

於本中期期間，本集團識別應收若干房地產開發商客戶的大量貿易相關結餘已逾期。根據現時可得的事實和情況，若干房地產開發商客戶的信貸風險於報告期末被評估為顯著增加。

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

**Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) (“Trade Related Balances”)**

Trade Related Balances with good credit rating (strategic type customers), customers with high credit risk (normal risk type customers – credit-impaired or high risk type customers) or debtors with significant outstanding balances are assessed for ECL individually, and the remaining (normal risk type customers – not credit-impaired) is estimated collectively using the provision matrix, based on historical settlement pattern, past default experience of the debtor, general economic conditions of the industry in which the debtors operate and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

The assessment of the credit risk of the Trade Related Balances involves high degree of estimation and uncertainty. When the actual future cash flows are more than expected, a material reversal of loss allowance for ECL may arise. However, when the actual future cash flows are less than expected, a material impairment loss for ECL may arise, the credit risk of the customer might be assessed as credit-impaired, and it might further affect the revenue recognition and/or measurement, resulting in a material reduction to the amount of revenue.

During the current interim period, the Group identified a significant amount of Trade Related Balances due from certain property developer customer had become overdue. Based on the facts and circumstances currently available, the credit risk of certain property developer customer is assessed to be increased significantly at the end of reporting period.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 4. 估計不確定因素的主要來源 (續)

**應收賬款、應收票據及應收關聯方款項 – 應收賬款 (包括按攤銷成本列賬及按公允價值計量並計入其他全面收益的款項) 之預期信貸損失的虧損撥備 (「貿易相關結餘」) (續)**

儘管若干房地產開發商客戶於2024年6月30日的信貸風險已被評估為顯著增加，並且在本中期期間已確認大量預期信貸損失，但在不久的將來，倘若干房地產開發商客戶發生任何一項或多項可能對貿易相關結餘的估計未來現金流量產生不利影響的事件，則其各自未償還的貿易相關結餘屆時可能會導致在相應時間在損益中確認大量額外預期信貸損失。此外，倘本集團日後繼續向若干房地產開發商客戶提供服務，則評估本集團收取代價的可能性時可能出現重大不確定性，亦可能影響收入確認及／或計量。

本集團委聘一間獨立專業估值師事務所，於各報告期末或在影響其客戶信貸質素的情況發生重大變化時，對預期信貸損失進行持續評估。

於2024年6月30日，於該等簡明綜合財務報表中，誠如附註15所披露，根據由獨立專業估值師事務所編製的估值結果，本集團按公允價值計量並計入其他全面收益的應收款項之公允價值為人民幣207,262,000元，其中計入預期信貸損失人民幣6,341,761,000元(2023年12月31日：人民幣289,582,000元，其中計入預期信貸損失人民幣6,324,754,000元)，而誠如附註13及14所披露，本集團應收賬款、應收票據及應收關聯方款項 – 按攤銷成本計量的應收賬款的賬面值為人民幣14,867,000元，扣除預期信貸損失的虧損撥備人民幣705,207,000元(2023年12月31日：人民幣52,802,000元，扣除預期信貸損失的虧損撥備人民幣701,503,000元)。

### 4. KEY SOURCES OF ESTIMATION UNCERTAINTY (Continued)

**Loss allowance for ECL on accounts receivables, bills receivables and amounts due from related parties – accounts receivables (including those carried at amortised cost and FVTOCI) (“Trade Related Balances”) (Continued)**

Although the credit risk of certain property developer customer as at 30 June 2024 has been assessed as increased significantly and a significant amount of ECL has been recognised in the current interim period, in the near future, if any one or more events arisen from certain property developer customer that might have a detrimental impact on the estimated future cash flows of the Trade Related Balances will have occurred, its respective outstanding Trade Related Balances might then result in a significant amount of additional ECL to be recognised in profit or loss at that time. In addition, if the Group continues providing future services to certain property developer customer, a material uncertainty might arise in assessing the Group's probability to collect the consideration, it might also affect the revenue recognition and/or measurement.

The Group, with the engagement of a firm of independent professional valuers, performed ongoing assessment on the ECL at the end of each reporting period or upon a significant change in the circumstances affecting the credit quality of its customers.

As at 30 June 2024, based on the valuation result prepared by the firm of independent professional valuers, the fair value of the Group's receivables at FVTOCI amounted to RMB207,262,000, which included with ECL amounting to RMB6,341,761,000 (31 December 2023: RMB289,582,000, which included with ECL amounting to RMB6,324,754,000) as disclosed in note 15 and the carrying amount of the Group's accounts receivables, bill receivables and amounts due from related parties – accounts receivables carried at amortised cost amounted to RMB14,867,000 net of loss allowance for ECL amounted to RMB705,207,000 (31 December 2023: RMB52,802,000, net of loss allowance for ECL amounted to RMB701,503,000), as disclosed in notes 13 and 14, respectively, to these condensed consolidated financial statements.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 5. 收入

本集團的收入來自(1)一手房代理服務·(2)房地產數據及諮詢服務·(3)房地產經紀網絡服務·及(4)數字營銷服務。這與根據《國際財務報告準則》第8號就各運營及呈報分部所披露的收入資料一致：

### 5. REVENUE

The Group derives its revenue from (1) real estate agency services in the primary market, (2) real estate data and consulting services, (3) real estate brokerage network services and (4) digital marketing services. This is consistent with the revenue information that is disclosed for each operating and reportable segment under IFRS 8:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
在某一時點確認的一手房代理服務	Real estate agency services in the primary market, recognised at a point in time	81,603	128,741
房地產數據及諮詢服務	Real estate data and consulting services		
– 在某一時點確認的諮詢服務	– consulting services, recognised at a point in time	133,668	157,303
– 在某一時段確認的數據服務	– data services, recognised over time	53,042	64,740
		186,710	222,043
房地產經紀網絡服務	Real estate brokerage network services		
– 在某一時點確認的一手聯動業務	– distribution business in the primary market, recognised at a point in time	633,459	792,382
– 在某一時點確認的其他服務	– other services, recognised at a point in time	4,954	6,171
		638,413	798,553
數字營銷服務	Digital marketing services		
– 在某一時點確認的電子商務	– E-commerce, recognised at a point in time	491,777	925,024
– 按總額基準在某一時段確認的網上廣告服務	– Online advertising services, recognised over time on a gross basis	195,614	225,130
		687,391	1,150,154
		1,594,117	2,299,491

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 6. 分部資料

以下按運營及呈報分部分析本集團收入及業績：

截至2024年6月30日止六個月（未經審計）

### 6. SEGMENT INFORMATION

The following is an analysis of the Group's revenue and results by operating and reportable segment:

Six months ended 30 June 2024 (unaudited)

		一手房 代理服務 人民幣千元	房地產數據 及諮詢服務 人民幣千元	房地產經紀 網絡服務 人民幣千元	數字營銷 服務 人民幣千元	對銷 人民幣千元	總計 人民幣千元
		Real estate agency services in the primary market RMB'000	Real estate data and consulting services RMB'000	Real estate brokerage network services RMB'000	Digital Marketing services RMB'000	Elimination RMB'000	Total RMB'000
收入	Revenue						
外部銷售額	External sales	81,603	186,710	638,413	687,391	-	1,594,117
分部內銷售額	Inter-segment sales	-	4,462	94	-	(4,556)	-
總計	Total	81,603	191,172	638,507	687,391	(4,556)	1,594,117
分部虧損	SEGMENT LOSS	(32,991)	(49,004)	(2,544)	(127,765)	-	(212,304)
未分配開支	Unallocated expenses						(74,732)
未分配匯兌虧損淨額	Unallocated net exchange loss						(25,517)
按公允價值計量並計入 損益的金融資產的 未分配公允價值 虧損淨額	Unallocated net fair value loss on financial assets at FVTPL						(4,073)
應佔聯營公司業績	Share of results of associates						1,369
銀行利息收入	Bank interest income						1,989
融資成本	Finance costs						(251,663)
以股權結算的股份 付款開支	Equity-settled share-based payment expenses						(987)
稅前虧損	Loss before taxation						(565,918)

# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 6. 分部資料 (續)

截至2023年6月30日止六個月(未經審計)

## 6. SEGMENT INFORMATION (Continued)

Six months ended 30 June 2023 (unaudited)

		一手房 代理服務 人民幣千元 Real estate agency services in the primary market RMB'000	房地產數據 及諮詢服務 人民幣千元 Real estate data and consulting services RMB'000	房地產經紀 網絡服務 人民幣千元 Real estate brokerage network services RMB'000	數字營銷 服務 人民幣千元 Digital Marketing services RMB'000	對銷 人民幣千元 Elimination RMB'000	總計 人民幣千元 Total RMB'000
收入	Revenue						
外部銷售額	External sales	128,741	222,043	798,553	1,150,154	-	2,299,491
分部內銷售額	Inter-segment sales	95,191	7,237	1,222	7	(103,657)	-
總計	Total	223,932	229,280	799,775	1,150,161	(103,657)	2,299,491
分部虧損	SEGMENT LOSS	(38,430)	(23,072)	(82,996)	(232,832)	-	(377,330)
未分配開支	Unallocated expenses						(118,869)
未分配匯兌虧損淨額	Unallocated net exchange loss						(151,064)
按公允價值計量並計入 損益的金融資產的 未分配公允價值 虧損淨額	Unallocated net fair value loss on financial assets at FVTPL						(10,241)
應佔聯營公司業績	Share of results of associates						180
銀行利息收入	Bank interest income						5,760
融資成本	Finance costs						(234,306)
以股權結算的股份 付款開支	Equity-settled share-based payment expenses						(6,348)
稅前虧損	Loss before taxation						(892,218)

運營分部的會計政策與本集團截至2023年12月31日止年度的年度財務報表所呈列的本集團的會計政策相同。分部虧損為各分部產生的虧損及所得的利潤，並未分配未分配開支、未分配匯兌虧損淨額、按公允價值計量並計入損益的金融資產的未分配公允價值虧損淨額、應佔聯營公司業績、銀行利息收入、融資成本及以股權結算的股份付款開支。此乃出於分配資源及評估表現的目的而向主要經營決策者(「主要經營決策者」)匯報的計量標準。

The accounting policies of the operating segments are the same as the Group's accounting policies as those presented in the Group's annual financial statements for the year ended 31 December 2023. Segment loss represents the loss incurred and profit earned by each segment without allocation of unallocated expenses, unallocated net exchange loss, unallocated net fair value loss on financial assets at FVTPL, share of results of associates, bank interest income, finance costs and equity-settled share-based payment expenses. This is the measure reported to the chief operating decision maker (the "CODM") for the purpose of resource allocation and performance assessment.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 6. 分部資料 (續)

並無提供分部資產及負債資料，因為本集團並未定期向主要經營決策者提供該等資料用於資源分配及表現評估決策。

#### 營運季節性

由於房地產開發商的營銷及推廣活動大多集中於下半年，本集團的一手房代理服務於財政年度下半年錄得更高的收入。因此，一手房代理服務的收入於財政年度上半年通常較低。於財政年度下半年，本集團將季節性的影響納入其銷售計劃，全力與房地產開發商合作以制定相應的營銷計劃並準備充足的營銷資源。

### 7. 其他收入

### 6. SEGMENT INFORMATION (Continued)

No segment assets and liabilities information is provided as no such information is regularly provided to the CODM of the Group on making decision for resources allocation and performance assessment.

#### Seasonality of operations

The Group experiences higher revenue from the real estate agency services in the primary market in the second half of the financial year due to property developers' marketing and promotion campaign are more focused in the second half of the year. As a result, revenue from real estate agency services in the primary market is usually lower during the first half of the financial year. The Group incorporates the effect of seasonality in its sales plan by fully cooperating with real estate developers to formulate corresponding marketing plans and preparing sufficient marketing resources in the second half of the financial year.

### 7. OTHER INCOME

截至6月30日止六個月  
Six months ended 30 June

		<b>2024年</b> 人民幣千元 (未經審計)	2023年 人民幣千元 (未經審計)
		<b>2024</b> <b>RMB'000</b> <b>(unaudited)</b>	2023 RMB'000 (unaudited)
銀行及其他利息收入	Bank and other interest income	<b>1,989</b>	5,760
政府補助 (附註)	Government grants (note)	<b>1,420</b>	14,058
租金收入	Rental income	<b>5,440</b>	13,996
其他	Others	<b>3,336</b>	6,125
		<b>12,185</b>	39,939

#### 附註：

該金額為就企業發展支持、財政補貼及各種稅收優惠而自不同中國政府部門收取的政府補助，有關中國政府部門並未施加任何條件。

#### NOTE:

The amount represents government grants received from various PRC government authorities in connection with the enterprise development support, fiscal subsidy and various tax incentives, which had no conditions imposed by the respective PRC government authorities.

# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 8. 所得稅抵免

## 8. INCOME TAX CREDIT

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
中國企業所得稅(「企業所得稅」)	PRC Enterprise Income Tax ("EIT")		
即期稅項	Current tax	8,353	2,131
先前年度超額撥備	Overprovision in prior years	(154,202)	(13,964)
		(145,849)	(11,833)
遞延稅項開支／(抵免)(附註17)	Deferred tax expense/(credit) (note 17)	144,839	(16,341)
		(1,010)	(28,174)

### 香港

該等簡明綜合財務報表並無就香港利得稅計提撥備，因為本集團於兩個期間內並無應課稅溢利須繳納香港利得稅。

### Hong Kong

No provision for Hong Kong Profits Tax was made in these condensed consolidated financial statements as the Group had no assessable profit subject to Hong Kong Profits Tax during both periods.

### 中國

除下文所披露的該等中國附屬公司外，根據《中華人民共和國企業所得稅法》及《中華人民共和國企業所得稅法實施條例》(「《企業所得稅法》」)，所有其他中國附屬公司於兩個期間內的法定稅率為25%。

### PRC

Save as those PRC subsidiaries disclosed below, pursuant to the EIT Law and Implementation Regulations of the Law of the PRC (the "EIT Law"), the statutory tax rate of all other PRC subsidiaries is 25% for both periods.

根據《企業所得稅法》及相關法規，本集團的中國附屬公司北京中房研協技術服務有限公司(「中房研協」)符合高新技術企業資格，獲准享受15%的優惠稅率，優惠期由2018年7月至2021年7月為期三年，並持續享受由2021年7月至2024年7月為期三年的優惠稅項待遇。

Beijing CREA Technology Services Ltd.\* (北京中房研協技術服務有限公司) ("Zhongfangyanxie"), a PRC subsidiary of the Group, was qualified as High and New Technology Enterprise and was approved to enjoy a preferential tax rate of 15% for a period of three years from July 2018 to July 2021 and continue to enjoy the preferential tax treatment for a period of three years from July 2021 to July 2024 in accordance with the EIT Law and relevant regulations.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 8. 所得稅抵免(續)

#### 中國(續)

根據《企業所得稅法》及相關法規，本集團的中國附屬公司上海新浪樂居信息科技有限公司符合高新技術企業資格，有權於2018年11月至2021年11月享受15%的優惠稅率，並持續享受由2021年11月至2024年為期三年的優惠稅項待遇。

根據中國西部地區企業適用的相關法規，本集團全資中國附屬公司重慶易居投資顧問有限公司享受15%的優惠稅率，優惠期由2014年10月1日至2030年12月31日為期十六年零三個月。於截至2024年及2023年6月30日止六個月，本集團若干同樣位於中國西部地區的附屬公司獲有關法規批准享受15%的優惠稅率。

### 8. INCOME TAX CREDIT (Continued)

#### PRC (Continued)

Shanghai SINA Leju Information Technology Co., Ltd.\* (上海新浪樂居信息科技有限公司), a PRC subsidiary of the Group was qualified as High and New Technology Enterprise and was entitled to enjoy a preferential tax rate of 15% from November 2018 to November 2021 and continue to enjoy the preferential tax treatment for a period of three years from November 2021 to 2024 in accordance with the EIT Law and relevant regulations.

Pursuant to the relevant regulations applicable to enterprises situated in the western regions of the PRC, Chongqing E-House Investment Consultancy Co., Ltd.\* (重慶易居投資顧問有限公司), a wholly-owned PRC subsidiary of the Group, enjoys a preferential tax rate of 15% for a period of sixteen years and three months from 1 October 2014 to 31 December 2030. Certain subsidiaries of the Group also situated in the western regions of the PRC which are approved by the relevant regulations to enjoy a preferential tax rate of 15% in the six months ended 30 June 2024 and 2023.

\* 英文名稱僅供識別

\* English name is for the identification purpose only



## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 9. 期內虧損

期內虧損乃扣除／(計入)以下各項後計算得出：

### 9. LOSS FOR THE PERIOD

Loss for the period has been arrived at after charging/(crediting):

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
物業及設備折舊	Depreciation of property and equipment	42,281	44,152
使用權資產折舊	Depreciation of right-of-use assets	25,725	27,530
投資物業折舊	Depreciation of investment properties	17,437	17,485
無形資產攤銷	Amortisation of intangible assets	39,140	57,234
折舊及攤銷總額	Total depreciation and amortisation	124,583	146,401
確認無形資產的減值損失	Impairment losses recognised on intangible assets	39,775	–
計入其他收益及虧損的金額	Amounts included in other gains and losses		
按公允價值計量並計入損益的金融資產的公允價值虧損淨額	Net fair value loss on financial assets at FVTPL	4,073	10,241
按公允價值計量並計入損益的其他金融負債的公允價值收益	Fair value gain on other financial liabilities at FVTPL	–	(1,601)
出售附屬公司虧損	Loss on disposal of subsidiaries	–	2,317
出售於聯營公司權益的收益	Gain on disposal of interests in associates	2	–
匯兌虧損淨額	Net exchange loss	25,376	147,402
出售物業及設備的虧損淨額	Net loss on disposal of property and equipment	3,192	462
出售投資物業收益淨額	Net gain on disposal of investment properties	(1,477)	–
終止使用權資產及租賃負債之收益淨額	Net gain on termination of right-of-use assets and lease liabilities	(45,520)	(5,343)
(收益)／虧損淨額	Net (gains)/losses	(14,354)	153,478

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 10. 股息

本公司董事已決定不就截至2024年及2023年6月30日止六個月宣派股息。

### 10. DIVIDENDS

The directors of the Company have determined that no dividend will be declared in respect of the six months ended 30 June 2024 and 2023.

### 11. 每股虧損

本公司擁有人應佔每股基本及攤薄虧損乃根據以下數據計算：

### 11. LOSS PER SHARE

The calculation of the basic and diluted loss per share attributable to owners of the Company is based on the following data:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
虧損：	Loss:		
就每股基本虧損而言，本公司擁有人應佔期內虧損	Loss for the period attributable to owners of the Company for the purpose of basic loss per share	<b>(498,416)</b>	(725,885)
		2024年 千股 (未經審計) 2024 '000 (unaudited)	2023年 千股 (未經審計) 2023 '000 (unaudited)
股份數目：	Number of shares:		
就每股基本虧損而言，普通股的加權平均數目	Weighted average number of ordinary shares for the purpose of basic loss per share	<b>1,749,060</b>	1,749,060

截至2024年及2023年6月30日止六個月，計算每股攤薄虧損並未納入潛在普通股，因其納入可能產生反攤薄影響。

For the six months ended 30 June 2024 and 2023, the potential ordinary shares were not included in the calculation of diluted loss per share as their inclusion would be anti-dilutive.

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 12. 物業及設備及使用權資產變動

於本中期期間，本集團收購物業及設備人民幣992,000元（截至2023年6月30日止六個月：人民幣8,276,000元）。本集團於本中期期間出售賬面值約人民幣31,578,000元（截至2023年6月30日止六個月：人民幣5,350,000元）的物業及設備。

於本中期期間，本集團訂立幾份新租賃協議，租期介乎2年至20年。本集團須於合約期內每月支付固定款項。於租賃開始時，本集團確認使用權資產及租賃負債人民幣9,972,000元（截至2023年6月30日止六個月：人民幣35,006,000元）。本集團於本中期期間終止及修訂賬面值約人民幣799,000元（截至2023年6月30日止六個月：人民幣65,992,000元）的使用權資產，本集團於本中期期間產生人民幣15,511,000元（截至2023年6月30日止六個月：人民幣169,790,000元）的租賃修訂。

### 12. MOVEMENTS IN PROPERTY AND EQUIPMENT AND RIGHT-OF-USE ASSETS

During the current interim period, the Group acquired property and equipment of RMB992,000 (six months ended 30 June 2023: RMB8,276,000). Property and equipment with a carrying amount of approximately RMB31,578,000 were disposed by the Group during the current interim period (six months ended 30 June 2023: RMB5,350,000).

During the current interim period, the Group entered into several new lease agreements with lease terms ranged from 2 to 20 years. The Group is required to make fixed monthly payments during the contract period. On lease commencement, the Group recognised RMB9,972,000 (six months ended 30 June 2023: RMB35,006,000) of right-of-use assets and lease liabilities. Right-of-use assets with a carrying amount of approximately RMB799,000 were terminated and modified by the Group during the current interim period (six months ended 30 June 2023: RMB65,992,000), lease modification of RMB15,511,000 were incurred by the Group during the current interim period (six months ended 30 June 2023: RMB169,790,000).

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**13. 應收賬款、應收票據、  
其他非流動資產及其他  
應收款項**

**13. ACCOUNTS RECEIVABLES, BILLS  
RECEIVABLES, OTHER NON-CURRENT  
ASSETS AND OTHER RECEIVABLES**

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
按攤銷成本計量的應收賬款及應收票據	Accounts receivables and bills receivables measured at amortised cost	<b>550,151</b>	549,100
減：按攤銷成本計量的應收賬款及應收票據的虧損撥備	Less: Loss allowance for accounts receivables and bills receivables measured at amortised cost	<b>(538,044)</b>	(536,944)
按攤銷成本計量的應收賬款及應收票據總額	Total accounts receivables and bills receivables measured at amortised cost	<b>12,107</b>	12,156
已付物業開發商的按金(附註) — 流動	Deposits paid to property developers (note) — current	<b>2,126,244</b>	2,129,690
預付款項 — 流動	Prepayments — current	<b>1,255,282</b>	1,233,079
— 非流動	— non-current	<b>34,000</b>	34,000
租賃定金 — 流動	Rental deposits — current	<b>15,143</b>	14,984
— 非流動	— non-current	<b>11,700</b>	6,547
貸款安排 — 流動	Loan arrangement — current	<b>45,635</b>	45,310
— 非流動	— non-current	<b>355,955</b>	353,420
收購非流動資產的已付按金	Deposits paid for acquisition of non-current assets	<b>371,905</b>	316,671
長期遞延開支(非流動)	Long-term deferred expenses (non-current)	<b>3,609</b>	3,702
其他應收款項—其他(流動)	Other receivables – others (current)	<b>25,705</b>	28,461
向員工墊款	Advance to staff	<b>1,506</b>	1,739
租賃應收款項	Lease receivables	<b>51,021</b>	54,792
其他應收款項—來自贖回可換股票據的應收款項(流動)	Other receivables – receivables from redemption of a convertible note (current)	<b>25,589</b>	25,589
		<b>4,323,294</b>	4,247,984
減：以攤銷成本計量的其他應收款項及其他非流動資產的虧損撥備	Less: Loss allowance for other receivables and other non-current assets measured at amortised cost	<b>(3,893,024)</b>	(3,886,637)
		<b>430,270</b>	361,347

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 13. 應收賬款、應收票據、其他非流動資產及其他應收款項(續)

### 13. ACCOUNTS RECEIVABLES, BILLS RECEIVABLES, OTHER NON-CURRENT ASSETS AND OTHER RECEIVABLES (Continued)

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
按攤銷成本計量的應收賬款、應收票據、其他非流動資產及其他應收款項總額	Total accounts receivables, bills receivables, other non-current assets and other receivables measured at amortised cost	<b>442,377</b>	373,503
簡明綜合財務狀況表內所披露其他非流動資產及其他應收款項：	Other non-current assets and other receivables disclosed in the condensed consolidated statement of financial position as:		
– 流動	– current	<b>344,065</b>	330,127
– 非流動	– non-current	<b>86,205</b>	31,220
		<b>430,270</b>	361,347

#### 附註：

該等款項主要指本集團支付予其物業開發商的誠意金，用以使本集團開展一手房代理服務項目，誠意金將於以下兩項的較早期間發還予本集團：(i)各協議協定的期間；或(ii)於各協議完成後。

於符合有關協議的條款及條件並開具有關發票後，本集團允許其所有客戶享有90日的信貸期。

下表為應收賬款(扣除虧損撥備，按於報告期末提供數字營銷服務的日期(該日期與各收入確認日期相近)呈列)的賬齡分析：

#### NOTE:

Amount mainly represents earnest deposits paid by the Group to its property developers enabling the Group to carry out the real estate agency services in the primary market projects, which will be released to the Group at the earlier of (i) period agreed in the respective agreements or (ii) upon completion of the respective agreements.

The Group allows all of its customers a credit period of 90 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of accounts receivables, net of loss allowance, presented based on the dates of rendering the digital marketing service at the end of the reporting period, which approximated the respective revenue recognition dates:

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
兩年以上	Over 2 years	<b>12,107</b>	12,156

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**14. 應收／(應付)關聯方款項**

本集團應收／(應付)關聯方款項載列如下。

**14. AMOUNTS DUE FROM/(TO) RELATED PARTIES**

The Group's amounts due from/(to) related parties are set out below.

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
<b>資產</b>	<b>Assets</b>		
應收關聯方款項，分析如下：	Amounts due from related parties, analysed as:		
— 貿易性質結餘	— Trade nature balance	<b>169,923</b>	205,205
減：虧損撥備	Less: Loss allowance	<b>(167,163)</b>	(164,559)
		<b>2,760</b>	40,646
— 非貿易性質結餘	— Non-trade nature balance	<b>25,915</b>	18,518
減：虧損撥備	Less: Loss allowance	—	(1)
		<b>25,915</b>	18,517
		<b>28,675</b>	59,163
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
— 流動資產	— Current assets	<b>28,627</b>	59,117
— 非流動資產	— Non-current assets	<b>48</b>	46
		<b>28,675</b>	59,163

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 14. 應收／(應付)關聯方款項 (續)

### 14. AMOUNTS DUE FROM/(TO) RELATED PARTIES (Continued)

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
<b>負債</b>	<b>Liabilities</b>		
應付關聯方款項，分析如下：	Amounts due to related parties, analysed as:		
– 貿易性質	– Trade nature		
– 應付賬款	– Accounts payables	<b>98,262</b>	65,547
– 關聯方墊款	– Advance from related parties	<b>51,655</b>	56,125
		<b>149,917</b>	121,672
– 非貿易性質	– Non-trade nature	<b>47,627</b>	49,683
		<b>197,544</b>	171,355
於簡明綜合財務狀況表披露為：	Disclosed in the condensed consolidated statement of financial position as:		
– 流動負債	– Current liabilities	<b>197,544</b>	171,355

於完成有關協議的條款及條件後，本集團就全部貿易性質交易允許其全部關聯方享有90日的信貸期。

The Group allows all of its related parties a credit period of 90 days in respect of all trade nature transactions, upon the completion of the terms and conditions of the relevant agreements.

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**14. 應收／(應付)關聯方款項 (續)**

下表為應收關聯方貿易性質款項－應收賬款(扣除虧損撥備，按於報告期末提供服務的日期(該日期與各收入確認日期相近)呈列)的賬齡分析：

		於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
1年以內	Within 1 year	-	6

以下為應付關聯方貿易性質款項－應付賬款(主要指應付本集團一手房代理服務關聯方的諮詢費用，故並無授出一般信貸期且須按要求償還)的賬齡分析。以下為於各報告期末根據本集團所獲服務呈列的應付關聯方貿易性質款項－應付賬款的賬齡分析：

**14. AMOUNTS DUE FROM/(TO) RELATED PARTIES (Continued)**

The following is an aged analysis of amounts due from related parties of trade nature – accounts receivables, net of loss allowance, presented based on the dates of rendering the services at the end of the reporting period, which approximated the respective revenue recognition dates:

The following is an aged analysis of amounts due to related parties of trade nature – accounts payables mainly represent consulting fee payables to related parties of the Group's real estate agency services in the primary market whereby no general credit terms are granted and repayable on demand. The following is an aged analysis of amounts due to related parties of trade nature – accounts payables presented based on the receipts of services by the Group at the end of each reporting period:

		於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
1年以內	Within 1 year	98,262	65,547



# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 15. 按公允價值計量並計入其他全面收益的應收款項

## 15. RECEIVABLES AT FVTOCI

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
按公允價值計量並計入其他全面收益的應收款項包括：	Receivables at FVTOCI comprise:		
– 應收賬款	– Accounts receivables	<b>132,850</b>	156,054
– 應收票據(附註)	– Bills receivables (note)	<b>154</b>	37
– 應收關聯方款項 – 應收賬款	– Amounts due from related parties – accounts receivables	<b>74,258</b>	133,491
		<b>207,262</b>	289,582

### 附註：

於2024年6月30日，應收賬款、應收票據及應收關聯方款項 – 應收賬款的合約總額分別為人民幣3,427,025,000元、人民幣1,306,056,000元及人民幣1,815,942,000元(2023年12月31日：人民幣3,458,966,000元、人民幣1,306,697,000元及人民幣1,848,673,000元)。公允價值與合約總額之間的差額主要是由於預期信貸損失的影響。應收賬款、應收票據及應收關聯方款項 – 應收賬款計入預期信貸損失的公允價值分別為人民幣3,294,175,000元、人民幣1,305,902,000元及人民幣1,741,684,000元(2023年12月31日：人民幣3,302,912,000元、人民幣1,306,660,000元及人民幣1,715,182,000元)。

### NOTE:

As at 30 June 2024, the gross contractual amount of account receivables, bills receivables and amounts due from related parties – accounts receivables amounted to RMB3,427,025,000, RMB1,306,056,000 and RMB1,815,942,000 (31 December 2023: RMB3,458,966,000, RMB1,306,697,000 and RMB1,848,673,000), respectively. The difference between the fair value and the gross contractual amount mainly arose from the ECL impact. Included in the fair values of the account receivables, bills receivables and amounts due from related parties – accounts receivables were with ECL amounted to RMB3,294,175,000, RMB1,305,902,000 and RMB1,741,684,000 (31 December 2023: RMB3,302,912,000, RMB1,306,660,000 and RMB1,715,182,000), respectively.

簡明綜合財務報表附註  
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**15. 按公允價值計量並計入其他全面收益的應收款項(續)**

於符合有關協議的條款及條件並開具有關發票後，本集團允許其所有客戶享有30日的信貸期。

以下為本集團按公允價值計量並計入其他全面收益的應收賬款之公允價值(包括應收獨立第三方及關聯方款項)(根據報告期末提供服務的日期或更高佣金的一手房代理服務銷售目標達成日期(該日期與各收入確認日期相近)呈列)的賬齡分析：

		於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
1年以內	Within 1 year	83,877	114,011
1至2年	1 – 2 years	29,545	49,616
2年以上	Over 2 years	93,686	125,918
		<b>207,108</b>	289,545

以下為本集團按公允價值計量並計入其他全面收益的應收票據之公允價值(包括獨立第三方及關聯方)(按於報告期末應收票據的剩餘到期日期呈列)的到期日分析。

		於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
180日以內	Within 180 days	154	37

**15. RECEIVABLES AT FVTOCI (Continued)**

The Group allows all of its customers a credit period of 30 days upon satisfaction of the terms and conditions of the relevant agreements and relevant invoices have been issued.

The following is an aged analysis of the fair value of the Group's accounts receivables at FVTOCI (including both amounts due from independent third parties and related parties), presented based on the dates of rendering the services or the dates when the sales target for higher commission was achieved for the real estate agency service in the primary market at the end of the reporting period, which approximated the respective revenue recognition dates:

The following is a maturity analysis of the fair value of the Group's bills receivables at FVTOCI (including both independent third parties and related parties) presented based on the remaining dates to maturity of bills receivables at the end of the reporting period.

# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 16. 面臨預期信貸損失的金融資產虧損撥備

## 16. LOSS ALLOWANCE ON FINANCIAL ASSETS SUBJECT TO ECL

截至6月30日止六個月  
Six months ended 30 June

		<b>2024年</b> 人民幣千元 (未經審計) <b>2024</b> RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
以下各項的虧損撥備準備／(撥回)：	Provision/(reversal) for loss allowance on:		
按公允價值計量並計入其他全面收益的	Receivables at FVTOCI		
應收款項		<b>17,007</b>	(211)
應收賬款及應收票據	Accounts receivables and bills receivables	<b>1,100</b>	(16,999)
應收關聯方貿易性質款項	Amounts due from related parties of trade nature	<b>2,604</b>	(3,892)
應收關聯方非貿易性質款項	Amounts due from related parties of non-trade nature	<b>(59)</b>	(278)
其他應收款項及其他非流動資產	Other receivables and other non-current assets	<b>6,940</b>	54,506
面臨預期信貸損失的金融資產 虧損撥備總額 (扣除撥回)	Total loss allowance on financial assets subject to ECL, net of reversal	<b>27,592</b>	33,126

截至2024年6月30日止六個月的簡明綜合財務報表所採用的輸入值及假設的釐定基準及估計技術，與編製本集團截至2023年12月31日止年度的年度財務報表所遵循者相同。

The basis of determining the inputs and assumptions and the estimation techniques used in the condensed consolidated financial statements for the six months ended 30 June 2024 are the same as those followed in the preparation of the Group's annual financial statements for the year ended 31 December 2023.

簡明綜合財務報表附註  
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

17. 遞延稅項資產／負債

17. DEFERRED TAX ASSETS/LIABILITIES

		於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
遞延稅項資產	Deferred tax assets	235,528	387,664
遞延稅項負債	Deferred tax liabilities	(100,738)	(108,035)
		134,790	279,629

以下為期內的主要遞延稅項變動：

The following are the major deferred tax movements thereon during the period:

		應計僱員福利 及佣金 人民幣千元 Accrued staff welfare and commission RMB'000	預期信貸 損失撥備 人民幣千元 ECL provision RMB'000	業務合併的 公允價值調整 人民幣千元 Fair value adjustments on business combination RMB'000	稅項虧損 人民幣千元 Tax losses RMB'000	其他 人民幣千元 Others RMB'000	總計 人民幣千元 Total RMB'000
於2024年1月1日(經審計) 計入損益(附註8)	At 1 January 2024 (audited) Credit to profit or loss (note 8)	45,628 (18,251)	21,656 (8,662)	(117,120) 16,382	309,864 (126,467)	19,601 (7,841)	279,629 (144,839)
於2024年6月30日(未經審計)	At 30 June 2024 (unaudited)	27,377	12,994	(100,738)	183,397	11,760	134,790

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 18. 應付賬款及其他應付款項及客戶墊款

### 18. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS

		於2024年 6月30日 人民幣千元 (未經審計) <b>At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
應付賬款	Accounts payables	<b>731,603</b>	888,862
電子商務客戶墊款(附註a)	Advance from E-commerce customers (note a)	<b>142,374</b>	166,856
其他客戶墊款	Advance from other customers	<b>379,375</b>	230,385
		<b>521,749</b>	397,241
應付利息	Interest payable	<b>783,420</b>	547,197
應付增值稅	Value added tax payables	<b>296,317</b>	280,686
其他應付稅項	Other tax payables	<b>63,068</b>	61,536
代物業賣家收款(附註b)	Receipts on behalf of property sellers (note b)	<b>120,039</b>	125,598
自房地產經紀門店所收按金(附註c)	Deposits received from real estate brokerage stores (note c)	<b>89,862</b>	80,032
收購物業及設備的應付款項	Payables for acquisition of property and equipment	<b>18,669</b>	18,669
開支報銷	Expenses reimbursement	<b>14,465</b>	17,840
代物業開發商收款(附註d)	Receipts on behalf of a property developer (note d)	<b>4,000</b>	5,918
其他	Others	<b>85,823</b>	77,932
		<b>1,475,663</b>	1,215,408

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**18. 應付賬款及其他應付款項及客戶墊款 (續)**

**附註：**

- (a) 電子商務客戶墊款指透過獨立第三方支付平台購買本集團折扣券之個人客戶的收據。當客戶(個人房地產買家)使用折扣券時，電子商務客戶墊款將確認為收入。倘客戶要求退款，本集團將退還收取的款項予客戶。
- (b) 代物業賣家收款指自房地產經紀網絡服務分部的物業買家收取而尚未轉賬予物業賣家的銀行結餘。該等已收銀行結餘分類為受限制銀行結餘。
- (c) 自房地產經紀門店收取的可退還按金指為達成相互合作而向本集團支付的誠意金。誠意金將於合作安排終止後發還予房地產經紀門店。
- (d) 代物業開發商收款指自數字營銷服務分部的物業買家收取而尚未轉賬予物業開發商的銀行結餘。該等已收銀行結餘分類為受限制銀行結餘。

以下為本集團於各報告期末按獲得服務日期呈列的應付賬款賬齡分析：

**18. ACCOUNTS AND OTHER PAYABLES AND ADVANCE FROM CUSTOMERS (Continued)**

**NOTES:**

- (a) Advance from E-commerce customers represent receipts from individual customer who buys the Group's discount coupons through independent third party payment platforms. The advance from E-commerce customers will be recognised as revenue when the customer (individual property buyer) uses the discount coupons. If the customer requests for refund, the Group will return the amount received to the customer.
- (b) Receipts on behalf of property sellers represent the receipts of bank balances from property buyers in respect of the real estate brokerage network services segment which had not yet been transferred to property sellers. Such bank balances received are classified as restricted bank balances.
- (c) Refundable deposits received from real estate brokerage stores represent earnest deposits paid to the Group enabling the cooperation with each other. The earnest deposits will be released to the real estate brokerage stores upon termination of the cooperation arrangement.
- (d) Receipts on behalf of a property developer represent the receipts of bank balances from property buyers in respect of the Digital Marketing services segment which had not yet been transferred to the property developer. Such bank balances received are classified as restricted bank balances.

The following is an aged analysis of accounts payables presented based on the date of receipts of services by the Group at the end of each reporting period:

		<b>於2024年 6月30日 人民幣千元 (未經審計) At 30 June 2024 RMB'000 (unaudited)</b>	於2023年 12月31日 人民幣千元 (經審計) At 31 December 2023 RMB'000 (audited)
一年以內	Within 1 year	<b>293,575</b>	447,835
1至2年	1 – 2 years	<b>438,028</b>	441,027
		<b>731,603</b>	888,862

# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 19A. 銀行及其他借款

### (i) 銀行借款

於本中期期間，本集團獲得新銀行貸款人民幣70,000,000元（截至2023年6月30日止六個月：人民幣198,000,000元）。銀行貸款人民幣150,432,000元（截至2023年6月30日止六個月：人民幣282,282,000元）已償還。取得之新銀行貸款所得款項用於本集團一般營運資金用途。

本集團銀行借款的實際利率範圍如下：

## 19A. BANK AND OTHER BORROWINGS

### (i) Bank borrowings

During the current interim period, the Group obtained new bank loans amounting to RMB70,000,000 (Six months ended 30 June 2023: RMB198,000,000). The bank loans amounting to RMB150,432,000 (Six months ended 30 June 2023: RMB282,282,000) had been repaid. The proceeds of the new bank loans obtained were used for the Group's general working capital purpose.

The ranges of effective interest rate on the Group's bank borrowings are as follows:

	於2024年 6月30日 (未經審計) At 30 June 2024 (unaudited)	於2023年 12月31日 (經審計) At 31 December 2023 (audited)
實際利率	3.7% – 5.5%	3.7% – 5.5%
Effective interest rate		

### (ii) 其他借款

#### 優先票據

於本中期期間，本集團優先票據的固定票面年利率為7.60%至7.63%（2023年12月31日：介乎7.60%至7.63%），實際年利率介乎7.90%至9.20%（2023年12月31日：介乎7.90%至9.20%）。本集團的優先票據於聯交所上市且基於2024年6月30日於聯交所所報買入價釐定的公允價值為人民幣212,949,000元（2023年12月31日：人民幣233,092,000元）（第一級公允價值層級）。

### (ii) Other borrowings

#### Senior notes

In the current interim period, the Group's senior notes carry fixed coupon rate at 7.60% to 7.63% per annum (31 December 2023: from 7.60% to 7.63% per annum) and the effective interest rates ranged from 7.90% to 9.20% per annum (31 December 2023: from 7.90% to 9.20% per annum). The Group's senior notes are listed on the Stock Exchange and the fair value is determined based on the quoted bid price in the Stock Exchange as at 30 June 2024 is RMB212,949,000 (31 December 2023: RMB233,092,000) (Level 1 fair value hierarchy).

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 19B. 應付票據

於2020年11月4日，本公司向阿里巴巴香港有限公司（「阿里巴巴票據持有人」）發行本金額為1,031,900,000港元（相當於人民幣888,672,000元）的可換股票據（「可換股票據」）。可換股票據於2023年11月4日到期。可換股票據年利率為2%，並將每季度支付一次。管理層正就應付票據的結算與阿里巴巴票據持有人進行磋商。

中期期間內應付票據的變動載列如下：

### 19B. NOTE PAYABLE

On 4 November 2020, the Company issued a convertible note to Alibaba.com Hong Kong Limited (“Alibaba Noteholder”) in the principal amount of HK\$1,031,900,000 (equivalent to RMB888,672,000) (“Convertible Note”). The Convertible Note matured on 4 November 2023. The Convertible Note carries interest of 2% per annum and will be paid quarterly. The management is in progress on negotiating with Alibaba Noteholder on the settlement of the note payable.

The movement of the Note Payable during the interim period is set out as below:

		千港元 HKD'000	人民幣千元 RMB'000
於2024年1月1日（經審計）	As at 1 January 2024 (audited)	1,031,900	935,112
匯兌調整	Exchange adjustment	-	6,707
利息費用	Interest charge	77,392	70,636
轉至應付利息	Transfer to interest payable	(77,392)	(70,636)
於2024年6月30日（未經審計）	As at 30 June 2024 (unaudited)	1,031,900	941,819

### 20. 股本

### 20. SHARE CAPITAL

		股份數目 Number of shares	股本 千美元 Share capital US\$'000	以人民幣 呈列的股本 人民幣千元 Share capital presented in RMB RMB'000
普通股每股0.00001美元	Ordinary shares of US\$0.00001 each			
<b>法定：</b>	<b>Authorised:</b>			
於2023年1月1日（經審計）、 2023年6月30日（未經審計）、 2024年1月1日（經審計）及 2024年6月30日（未經審計）	At 1 January 2023 (audited), 30 June 2023 (unaudited), 1 January 2024 (audited) and 30 June 2024 (unaudited)	5,000,000,000	50	350
<b>已發行及繳足</b>	<b>Issued and fully paid</b>			
於2023年1月1日（經審計）、 2023年6月30日（未經審計）、 2024年1月1日（經審計）及 2024年6月30日（未經審計）	At 1 January 2023 (audited), 30 June 2023 (unaudited), 1 January 2024 (audited) and 30 June 2024 (unaudited)	1,749,059,530	17	116



## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 21. 金融工具的公允價值計量

#### 本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量

本集團的部分金融資產及金融負債按於各報告期末的公允價值計量。下表載列有關如何釐定該等公允價值(尤其是所使用的估值技術及輸入資料),以及按照公允價值計量的輸入資料的可觀察程度進行公允價值計量分類的公允價值層級(第一級至第三級)的資料。

- 第一級公允價值計量指以在活躍市場就相同資產或負債取得之報價(未經調整)所進行之計量。
- 第二級公允價值計量指以第一級報價以外之資產或負債之可觀察輸入資料,無論是直接(即價格)或間接(即按價格推算)所進行之計量。
- 第三級公允價值計量指透過運用並非基於可觀察市場資料之資產或負債輸入資料(不可觀察輸入數據)之估值技術所進行之計量。

### 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS

#### Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis

Some of the Group's financial assets and financial liability are measured at fair value at the end of each reporting period. The following table gives information about how the fair values are determined (in particular, the valuation techniques and inputs used), as well as the level of the fair value hierarchy into which the fair value measurements are categorised (levels 1 to 3) based on the degree to which the inputs to the fair value measurements is observable.

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active market for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

## 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 21. 金融工具的公允價值計量 (續)

本集團金融資產及金融負債的公允價值根據持續性基準按公允價值計量 (續)

### 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Fair value of the Group's financial assets and financial liability that are measured at fair value on a recurring basis (Continued)

金融資產/金融負債	於以下日期的公允價值		公允價值	估值技術及關鍵輸入數據	重大不可觀察輸入數據
	2024年6月30日 人民幣千元 (未經審計)	2023年12月31日 人民幣千元 (經審計)	Fair value		
Financial assets/financial liability	Fair value as at		Fair value hierarchy	Valuation technique and key input	Significant unobservable input(s)
	30 June 2024 RMB'000 (unaudited)	31 December 2023 RMB'000 (audited)			
按公允價值計量並計入其他全面收益的應收款項	<b>207,262</b>	289,582	第三級	用於取得應收款項產生的現金流量現值的貼現現金流量法，乃使用反映相應客戶不可觀察信貸風險的貼現率。	貼現率越高，應收款項的公允價值就越低。
Receivables at FVTOCI			Level 3	Discounted cash flow method which was used to capture the present value of the cash flows to be derived from the receivables using the discount rate that reflected the credit risk of the corresponding customers which are unobservable.	The higher the discount rate, the lower the fair value of the receivables will be.
分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資	<b>40,437</b>	40,981	第三級	私募股權基金相關資產的公允價值。	相關資產公允價值越高，投資公允價值將越高。
Investment in limited partnership classified as financial assets mandatorily measured at FVTPL			Level 3	The fair value of the underlying assets of the private equity fund.	The higher the fair value of the underlying assets, the higher the fair value of the investment will be.
分類為強制按公允價值計量並計入損益的金融資產的聯交所上市股本證券	<b>6,046</b>	9,575	第一級	於活躍市場所報買入價。	不適用
Equity securities listed in the Stock Exchange classified as financial assets mandatorily measured at FVTPL			Level 1	Quoted bid prices in the active market.	N/A

於本中期期間，第一、二級與第三級之間概無轉撥。

There were no transfers between Level 1, 2 and 3 during the current interim period.

## 簡明綜合財務報表附註

## NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### 21. 金融工具的公允價值計量 (續)

金融資產及金融負債的第三層級公允價值計量對賬

### 21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Reconciliation of Level 3 fair value measurements of financial assets and a financial liability

		資產 Assets	
		分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資 人民幣千元 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL RMB'000	按公允價值計量並計入其他全面收益的應收款項 人民幣千元 Receivables at FVTOCI RMB'000
於2024年1月1日(經審計)	At 1 January 2024 (audited)	40,981	289,582
出售/結算	Disposal/settlement	-	(65,313)
於以下確認的虧損總額	Total loss recognised in		
- 損益#	- profit or loss#	(544)	(17,007)
於2024年6月30日(未經審計)	At 30 June 2024 (unaudited)	40,437	207,262

簡明綜合財務報表附註  
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

21. 金融工具的公允價值計量 (續)

金融資產及金融負債的第三層級公允價值計量對賬 (續)

21. FAIR VALUE MEASUREMENTS OF FINANCIAL INSTRUMENTS (Continued)

Reconciliation of Level 3 fair value measurements of financial assets and a financial liability (Continued)

		資產 Assets		負債 Liability
		分類為強制按公允價值計量並計入損益的金融資產的有限合夥投資 人民幣千元 Investment in limited partnership classified as financial assets mandatorily measured at FVTPL RMB'000	按公允價值計量並計入其他全面收益的應收款項 人民幣千元 Receivables at FVTOCI RMB'000	可換股票據衍生部分 人民幣千元 Derivative component of Convertible Note RMB'000
於2023年1月1日 (經審計)	At 1 January 2023 (audited)	60,397	696,368	(1,551)
出售 / 結算	Disposal/settlement	–	(257,122)	–
匯兌調整	Exchange adjustment	–	–	(50)
於以下確認的收益 / (虧損) 總額	Total gain/(loss) recognised in total			
– 損益#	– profit or loss#	(78)	211	1,601
於2023年6月30日 (未經審計)	At 30 June 2023 (unaudited)	60,319	439,457	–

# 期間收益或虧損總額包括於各報告期末強制按公允價值計量並計入損益的金融資產有關的未實現虧損人民幣544,000元 (截至2023年6月30日止六個月：人民幣78,000元)。相關公允價值收益或虧損計入「其他收益及虧損」。

本公司董事認為，於簡明綜合財務報表中按攤銷成本列賬的金融資產及金融負債賬面值與其公允價值相若，但本集團優先票據及可換股票據的債務部份 (其公允價值分別披露於附註19A(ii)及附註19B) 除外。

# The total gains or losses for the period included an unrealised loss of RMB544,000 (six months ended 30 June 2023: RMB78,000) relating to financial assets mandatorily measured at FVTPL at the end of each reporting period. Such fair value gains or losses are included in "other gains and losses".

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities, except for the Group's senior notes and debt component of Convertible Note of which their fair values are disclosed in notes 19A(ii) and 19B, respectively, recorded at amortised cost in the condensed consolidated financial statements approximate their fair values.

# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 22. 關聯方披露

### (a) 關聯方交易：

## 22. RELATED PARTY DISCLOSURES

### (a) Related parties transactions:

關聯方交易：	Related parties transactions:	關係 Relationship
中國恒大集團有限公司的聯屬公司	China Evergrande Group Co., Ltd.'s affiliates (中國恒大集團有限公司的聯屬公司)	Note i 附註i
萬科企業股份有限公司的聯屬公司	China Vanke Co., Ltd.'s affiliates (萬科企業股份有限公司的聯屬公司)	Note i 附註i
阿里巴巴集團控股有限公司的聯屬公司	Alibaba Group Holding Limited's affiliates (阿里巴巴集團控股有限公司的聯屬公司)	Note i 附註i
華僑城(亞洲)控股有限公司的聯屬公司	Overseas Chinese Town (Asia) Holdings Limited's affiliates (華僑城(亞洲)控股有限公司的聯屬公司)	Note i 附註i
蘇州微點商務信息諮詢有限公司	Suzhou Weidian Business Information Consulting Co., Ltd.* (蘇州微點商務信息諮詢有限公司)	Note i 附註i
易居(中國)企業管理集團有限公司 (「易居管理」)	E-House (China) Enterprise Management Group Ltd.* (“E-House Management”) (易居(中國)企業管理集團有限公司)	Note i 附註i
北京易傑優企業管理諮詢有限公司 (「北京易傑優」)	Beijing Yijieyou Enterprise Management Consultancy Co., Ltd.* (“Beijing EJU”) (北京易傑優企業管理諮詢有限公司)	Note i 附註i
上海太德文化傳播有限公司	Shanghai Ted Culture Communication Co., Ltd.* (上海太德文化傳播有限公司)	Note i 附註i
中國房產信息集團	China Real Estate Information Corporation* (中國房產信息集團)	Note i 附註i
亦可網絡科技(上海)有限公司	Yike Network Technology (Shanghai) Co., Ltd.* (亦可網絡科技(上海)有限公司)	Note i 附註i
克而瑞商業地產信息有限公司	CRIC Commercial Information Co. Ltd.* (克而瑞商業地產信息有限公司)	Note i 附註i
易居(中國)控股有限公司	E-House (China) Holdings Limited* (易居(中國)控股有限公司)	Note i 附註i
上海帷米商務信息諮詢有限公司	Shanghai Weimi Business Information Consulting Co., Ltd.* (上海帷米商務信息諮詢有限公司)	Note i 附註i
上海熠聚信息科技有限公司	Shanghai Yiju Information Technology Co., Ltd.* (上海熠聚信息科技有限公司)	Note i 附註i
易優健康管理(上海)有限公司	Yiyou Health Management (Shanghai) Co., Ltd.* (易優健康管理(上海)有限公司)	Note i 附註i
北京中物研協信息科技有限公司	Beijing Zhongwu Yanxie Information Technology Co., Ltd.* (北京中物研協信息科技有限公司)	Note i 附註i
上海寶庫信息技術有限公司	Shanghai Baoku Information Technology Co., Ltd.* (上海寶庫信息技術有限公司)	Note i 附註i
上海向陽院企業管理有限公司	Shanghai Xiangyangyuan Enterprise Management Co., Ltd.* (上海向陽院企業管理有限公司)	Note i 附註i
上海易房軟件技術有限公司	Shanghai Yifang Software Technology Co., Ltd.* (上海易房軟件技術有限公司)	Note i 附註i
杭州帷惠信息科技有限公司	Hangzhou Yinghui Information Technology Co., Ltd.* (杭州帷惠信息科技有限公司)	Note i 附註i
武漢中城易居營銷策劃有限公司	Wuhan Zhongcheng Yiju Marketing Planning Co., Ltd.* (武漢中城易居營銷策劃有限公司)	Note ii 附註ii

簡明綜合財務報表附註

NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

**22. 關聯方披露 (續)**

**22. RELATED PARTY DISCLOSURES (Continued)**

**(a) 關聯方交易：(續)**

**(a) Related parties transactions: (Continued)**

除簡明綜合財務報表其他地方披露者外，本集團曾與其關聯方訂立下列交易。

Saved as disclosed elsewhere in the condensed consolidated financial statements, the Group entered into the following transactions with its related parties.

**(i) 廣告服務、代理收入及諮詢服務所得**

**(i) Advertising service, agency revenue and consulting service earned**

廣告服務

*Advertising service*

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	<b>6,405</b>	9,097

代理收入

*Agency revenue*

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	<b>1,646</b>	1,414

簡明綜合財務報表附註  
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

22. 關聯方披露 (續)

22. RELATED PARTY DISCLOSURES  
(Continued)

(a) 關聯方交易：(續)

(a) Related parties transactions: (Continued)

(i) 廣告服務、代理收入及諮詢服務所得 (續)

(i) Advertising service, agency revenue and consulting service earned (Continued)

經紀網絡服務

Brokerage network service

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	514,206	323,805

諮詢服務

Consulting service

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	2,109	6,349

(ii) 所產生服務成本 (主要包括員工培訓及發展成本)

(ii) Service cost incurred (including mainly staff training and development cost)

截至6月30日止六個月  
Six months ended 30 June

		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	331	8,388

簡明綜合財務報表附註  
NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 22. 關聯方披露 (續)

### (a) 關聯方交易：(續)

- (iii) 所產生短期租賃及低價值資產租賃的租金開支

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	7,459	14,694

- (iv) 經營租金租賃收入

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	-	8,660

#### 附註：

- (i) 本公司股東控制的實體，其對本公司實施重大影響力。
- (ii) 該實體為本集團的聯營公司。

### (b) 關聯方結餘

本集團與關聯方的尚未償還結餘詳情載於附註14及15。

### (c) 易居管理及北京易傑優的託收代理安排

業務轉讓完成後，易居管理及北京易傑優已就該等未完成一手房代理合約作為代表本集團的託收代理人。

## 22. RELATED PARTY DISCLOSURES (Continued)

### (a) Related parties transactions: (Continued)

- (iii) Rental expenses for short-term leases and low-value assets leases incurred

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	7,459	14,694

- (iv) Operating rental lease income

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
附註i	Note i	-	8,660

#### NOTES:

- (i) Entities controlled by shareholders of the Company which exercises significant influence over the Company.
- (ii) The entity is an associate of the Group.

### (b) Related party balances

Details of the Group's outstanding balances with related parties are set out in notes 14 and 15.

### (c) Collection agency arrangement with E-House Management and Beijing EJU

Subsequent to the completion of the Business Transfer, E-House Management and Beijing EJU, had acted as a collection agent on behalf of the Group in respect of those incomplete primary real estate agency contracts.



# 簡明綜合財務報表附註 NOTES TO THE CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 22. 關聯方披露 (續)

### (d) 主要管理人員補償

於期內主要管理人員 (指本公司董事及本集團主要執行人員) 的薪酬如下：

## 22. RELATED PARTY DISCLOSURES (Continued)

### (d) Compensation of key management personnel

The remuneration of key management personnel which represents the directors of the Company and key executives of the Group during the period was as follows:

		截至6月30日止六個月 Six months ended 30 June	
		2024年 人民幣千元 (未經審計) 2024 RMB'000 (unaudited)	2023年 人民幣千元 (未經審計) 2023 RMB'000 (unaudited)
薪金、花紅及其他津貼	Salaries, bonus and other allowances	1,456	1,372
退休福利計劃供款	Retirement benefit scheme contributions	141	162
以股權結算的股份付款開支	Equity-settled share-based payment expenses	102	658
		<b>1,699</b>	2,192

董事及主要執行人員的薪酬根據個人表現和市場趨勢確定。

The remuneration of directors and key executives is determined having regard to the performance of individuals and market trends.

「阿里巴巴控股」 “Alibaba Holding”	阿里巴巴集團控股有限公司，於開曼群島註冊成立的公司，其美國存託股份（每股代表八股普通股）於紐約證券交易所上市（股份代號：BABA），其普通股於聯交所主板上市（股份代號：9988（港幣櫃台）及89988（人民幣櫃台）） Alibaba Group Holding Limited, a company incorporated in the Cayman Islands, with its American depositary shares, each representing eight ordinary shares, listed on the New York Stock Exchange (Stock symbol: BABA) and its ordinary shares listed on the Main Board of the Stock Exchange (stock code: 9988 (HKD Counter) and 89988 (RMB Counter))
「阿里巴巴集團」 “Alibaba Group”	由阿里巴巴控股及其附屬公司組成之公司集團 the group of companies comprising Alibaba Holding and its subsidiaries
「審計委員會」 “Audit Committee”	董事會審計委員會 the audit committee of the Board
「董事會」 “Board”	本公司董事會 the board of directors of our Company
「《企業管治守則》」 “Corporate Governance Code”	載於《上市規則》附錄C1之《企業管治守則》 the Corporate Governance Code set out in Appendix C1 to the Listing Rules
「中國」或「中國大陸」 “China”, “Mainland China” or “PRC”	中華人民共和國，除文義另有所指外，僅就本報告而言，不包括香港、中國澳門特別行政區及台灣 the People’s Republic of China and, except where the context requires and only for the purpose of this report, excluding Hong Kong, the Macao Special Administrative Region of the PRC and Taiwan
「本公司」 “Company”, “our Company” or “the Company”	易居（中國）企業控股有限公司（前稱房友信息技術有限公司），一家於2010年2月22日根據開曼群島法律註冊成立的獲豁免有限公司 E-House (China) Enterprise Holdings Limited (易居（中國）企業控股有限公司) (formerly known as Fangyou Information Technology Company Limited (房友信息技術有限公司)), an exempted company with limited liability incorporated under the laws of the Cayman Islands on 22 February 2010
「《公司條例》」 “Companies Ordinance”	《公司條例》（香港法例第622章），經不時修訂、補充或以其他方式修改 the Companies Ordinance (Chapter 622 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
「中國房產信息集團」 “CRE Corp”	中國房產信息集團（前稱CRIC控股有限公司），一家於2008年8月21日在開曼群島註冊成立的有限公司，為我們的主要股東之一 China Real Estate Information Corporation (中國房產信息集團) (formerly known as CRIC Holdings Limited (CRIC 控股有限公司)), a company incorporated in the Cayman Islands with limited liability on 21 August 2008 and one of our substantial Shareholders
「董事」 “Director(s)”	本公司董事 the director(s) of our Company

## 釋義 DEFINITIONS

「易居(中國)控股」 “E-House (China) Holdings”	易居(中國)控股有限公司，一家於2004年8月27日在開曼群島註冊成立的有限公司，為我們的主要股東之一 E-House (China) Holdings Limited (易居(中國)控股有限公司), a company incorporated in the Cayman Islands with limited liability on 27 August 2004 and one of our substantial Shareholders
「易居控股」 “E-House Holdings”	易居控股有限公司，一家於2015年7月31日在開曼群島註冊成立的有限公司，為我們的主要股東之一 E-House Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 31 July 2015 and one of our substantial Shareholders
「恒大」 “Evergrande”	中國恒大集團(前稱恒大地產集團有限公司)，一家於開曼群島註冊成立並在聯交所上市的有限公司(股份代號為3333) China Evergrande Group (中國恒大集團), (formerly known as Evergrande Real Estate Group Limited (恒大地產集團有限公司)), a company incorporated in the Cayman Islands with limited liability and listed on the Stock Exchange with stock code 3333
「本集團」 “Group”, “our Group”, or “the Group”	本公司及其不時的附屬公司 the Company and its subsidiaries from time to time
「GTV」 “GTV”	交易總額 gross transaction value
「香港」 “Hong Kong” or “HK”	中華人民共和國香港特別行政區 the Hong Kong Special Administrative Region of the People’s Republic of China
「港元」 “HK\$”	香港的法定貨幣港元 Hong Kong dollars, the lawful currency of Hong Kong
「《國際財務報告準則》」 “IFRS”	《國際財務報告準則》，由國際會計準則理事會不時頒佈 International Financial Reporting Standards, as issued from time to time by the International Accounting Standards Board
「Jun Heng」 “Jun Heng”	Jun Heng Investment Limited，一家於2002年6月13日在英屬維爾京群島註冊成立的公司，由On Chance全資擁有 Jun Heng Investment Limited, a company incorporated in the British Virgin Islands on 13 June 2002 and wholly owned by On Chance
「樂居」 “Leju”	樂居控股有限公司，一家於2013年11月20日在開曼群島註冊成立的有限公司且為本公司附屬公司，其先前於紐約證券交易所上市，證券代碼為LEJU，但自2024年5月起已退市 Leju Holdings Limited, a company incorporated in the Cayman Islands with limited liability on 20 November 2013 and a subsidiary of the Company, which was previously listed on the New York Stock Exchange with stock ticker LEJU but has been delisted since May 2024
「上市」 “Listing”	股份在聯交所主板上市 the listing of our Shares on the Main Board of the Stock Exchange

## 釋義 DEFINITIONS

「《上市規則》」 “Listing Rules”	《香港聯合交易所有限公司證券上市規則》，經不時修訂、補充或以其他方式修改 the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time
「最後實際可行日期」 “Latest Practicable Date”	2024年9月23日，即在本中期報告批量印刷前確定本中期報告所載若干資料的最後實際可行日期 23 September 2024, being the latest practicable date to ascertain certain information set out in this interim report prior to its bulk printing
「主板」 “Main Board”	由聯交所運作的證券交易所（不包括期權市場），獨立於聯交所GEM，而與之並行運作 the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with the GEM of the Stock Exchange
「周先生」 “Mr. Zhou”	周忻先生，執行董事、本公司首席執行官兼主要股東 Mr. Zhou Xin (周忻), an executive Director, chief executive officer of the Company and a substantial Shareholder
「《標準守則》」 “Model Code”	《上市規則》附錄C3所載之《上市發行人董事進行證券交易的標準守則》 the Model Code for Securities Transactions by Directors of Listed Issuers set out in Appendix C3 to the Listing Rules
「On Chance」 “On Chance”	On Chance, Inc.，一家於2002年1月21日在英屬維爾京群島註冊成立的公司，由周先生全資擁有 On Chance, Inc., a company incorporated in the British Virgin Islands on 21 January 2002 and is wholly owned by Mr. Zhou
「首次公開發售後購股權計劃」 “Post-IPO Share Option Scheme”	本公司批准及採納的首次公開發售後購股權計劃 the post-IPO share option scheme approved and adopted by our Company
「首次公開發售前購股權計劃」 “Pre-IPO Share Option Scheme”	本公司批准及採納的首次公開發售前購股權計劃 the pre-IPO share option scheme approved and adopted by our Company
「人民幣」 “RMB”	中國的法定貨幣人民幣 Renminbi, the lawful currency of PRC
「Regal Ace」 “Regal Ace”	Regal Ace Holdings Limited，一家於2015年7月10日在英屬維爾京群島註冊成立的公司，周先生持股51% Regal Ace Holdings Limited, a company incorporated in the British Virgin Islands on 10 July 2015 and owned as to 51% by Mr. Zhou
「報告期間」 “Reporting Period”	截至2024年6月30日止六個月 the six months ended 30 June 2024
「證券及期貨條例」 “SFO”	香港法例第571章證券及期貨條例（經不時修訂、補充或以其他方式修改） the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time

## 釋義 DEFINITIONS

「股份」 “Share(s)”	本公司股本中每股面值0.00001美元的普通股 ordinary share(s) in the share capital of our Company with a par value of US\$0.00001 each
「股東」 “Shareholder(s)”	股份持有人 holder(s) of the Share(s)
「聯交所」 “Stock Exchange”	香港聯合交易所有限公司 The Stock Exchange of Hong Kong Limited
「附屬公司」 “subsidiary” or “subsidiaries”	具有《公司條例》第15條所賦予的涵義 has the meaning ascribed to it thereto in section 15 of the Companies Ordinance
「主要股東」 “substantial shareholder”	具《上市規則》所賦予的涵義 has the meaning ascribed to it in the Listing Rules
「庫存股」 “treasury shares”	具《上市規則》所賦予的涵義 has the meaning ascribed to it under the Listing Rules
「美國」 “United States” or “US”	美利堅合眾國，包括其領土、屬地及受其司法管轄的所有地區 the United States of America, its territories, its possessions and all areas subject to its jurisdiction
「美元」 “US dollars”, “U.S. dollars”, “US\$” or “USD”	美國的法定貨幣美元 United States dollars, the lawful currency of the United States
「萬科」 “Vanke”	萬科企業股份有限公司，一家在中國成立並於聯交所及深圳證券交易所上市的有限公司，股份代號／證券代碼分別為2202及000002 China Vanke Co., Ltd. (萬科企業股份有限公司), a limited liability company established in the PRC and listed on the Stock Exchange and the Shenzhen Stock Exchange with stock codes 2202 and 000002, respectively
「%」 “%”	百分比 per cent

 易居企业集团