



# Landsea Green Life Service Company Limited 朗詩綠色生活服務有限公司

*(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 : 1965



# 2021

INTERIM REPORT  
中期報告



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# Corporate Information

## 公司資料

### BOARD OF DIRECTORS

#### Executive Directors

Ms. Zhou Qin

Mr. Wu Xu (*Chief Executive Officer*)

Mr. Liu Chao

#### Non-Executive Director

Mr. Tian Ming (*Chairman of the Board*)

#### Independent Non-Executive Directors

Dr. Wong Chi Wing

Ms. Lu Mei

Dr. Chen Kevin Chien-wen

### AUDIT COMMITTEE

Dr. Chen Kevin Chien-wen (*Chairman*)

Dr. Wong Chi Wing

Ms. Lu Mei

### REMUNERATION COMMITTEE

Dr. Wong Chi Wing (*Chairman*)

Ms. Zhou Qin

Dr. Chen Kevin Chien-wen

### NOMINATION COMMITTEE

Ms. Lu Mei (*Chairman*)

Ms. Zhou Qin

Dr. Wong Chi Wing

### AUTHORISED REPRESENTATIVES

Mr. Wu Xu

Mr. Liu Chao (*HKICPA*)

### COMPANY SECRETARY

Mr. Liu Chao (*HKICPA*)

### COMPLIANCE ADVISER

#### Rainbow Capital (HK) Limited

Room 5B, 12/F, Tung Ning Building

2 Hillier Street

Sheung Wan, Hong Kong

### AUDITOR

#### PricewaterhouseCoopers

*Certified Public Accountants*

*Registered Public Interest Entity Auditor*

### 董事局

#### 執行董事

周勤女士

吳旭先生 (*行政總裁*)

劉超先生

#### 非執行董事

田明先生 (*董事長*)

#### 獨立非執行董事

王志榮博士

魯梅女士

陳建文博士

### 審核委員會

陳建文博士 (*主席*)

王志榮博士

魯梅女士

### 薪酬委員會

王志榮博士 (*主席*)

周勤女士

陳建文博士

### 提名委員會

魯梅女士 (*主席*)

周勤女士

王志榮博士

### 授權代表

吳旭先生

劉超先生 (*HKICPA*)

### 公司秘書

劉超先生 (*HKICPA*)

### 合規顧問

泓博資本有限公司

香港上環

禧利街2號

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### 核數師

羅兵咸永道會計師事務所

*執業會計師*

*註冊公眾利益實體核數師*



### PRINCIPAL BANKERS

Industrial and Commercial Bank of China Ltd.  
Nanjing Jianye Road Branch  
China Merchant's Bank Co., Ltd.  
Nanjing Branch Aoti Sub-branch

### REGISTERED OFFICE

Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

### HEADQUARTERS AND PRINCIPAL PLACE OF BUSINESS IN THE PRC

10-11/F, 98 Jianye Road  
Qinhuai District  
Nanjing, Jiangsu Province  
PRC, 210004

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

Unit 5103, 51/F  
The Center  
99 Queen's Road Central  
Hong Kong

### PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

**Conyers Trust Company (Cayman) Limited**  
Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

### 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

### STOCK CODE

1965

### WEBSITE

<http://www.landseawy.com/>

### 主要往來銀行

中國工商銀行股份有限公司  
南京建鄴路支行  
招商銀行股份有限公司  
南京分行奧體支行

### 註冊辦事處

Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

### 總部及中國主要營業地點

中國  
江蘇省南京市  
秦淮區  
建鄴路98號10至11層  
郵編：210004

### 香港主要營業地點

香港  
皇后大道中99號  
中環中心  
51樓5103室

### 開曼群島股份登記總處

**Conyers Trust Company (Cayman) Limited**  
Cricket Square  
Hutchins Drive  
PO Box 2681  
Grand Cayman KY1-1111  
Cayman Islands

### 香港股份登記處

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號舖

### 股票代號

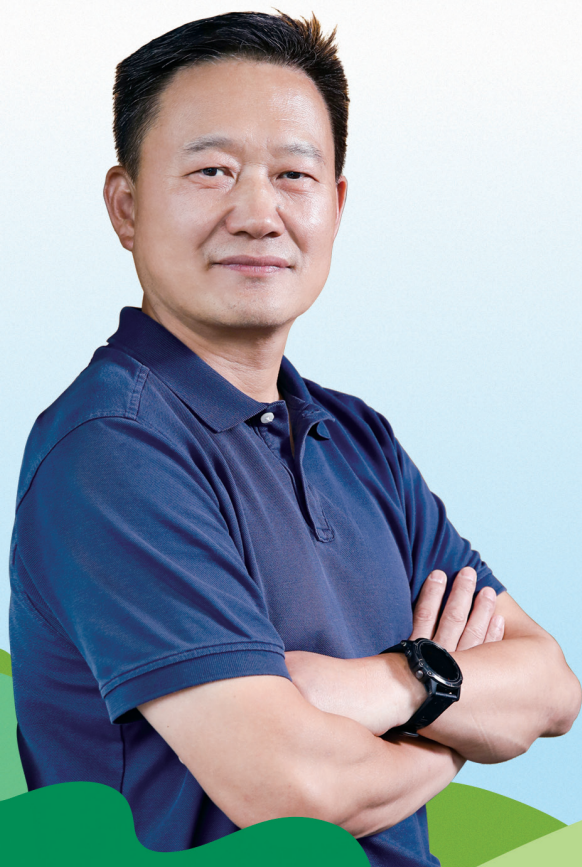
1965

### 公司網址

<http://www.landseawy.com/>

# Chairman's Report

## 主席報告



Dear shareholders,

I am pleased to present to our shareholders the unaudited consolidated results of Landsea Green Life Service Company Limited (the “**Company**”) and its subsidiaries (collectively the “**Group**”) for the half year ended 30 June 2021.

尊敬的各位股東：

本人欣然向各位股東提呈朗詩綠色生活服務有限公司（「**本公司**」）及其附屬公司（統稱「**本集團**」）截至二零二一年六月三十日止半年度未經審計的綜合業績。

### FIRST HALF-YEAR REVIEW

Since the beginning of 2021, Landsea Green Life has always been customer-oriented with service optimization and innovation initiated to address the needs and issues of our customers. With eyes on the long term, we have always been persisting with the right thing in face of difficulties. As always, we focus on sustainable operations in green, low-carbon and warm communities where we built, and gradually strengthen our differentiated capabilities together with distinctive brand image. We endeavor to strive and uphold the spirit of entrepreneurship for business innovation. Bearing our mission in mind and moving forward while confronting adversities, we have been creating diversified values for our customers, shareholders, employees, partners as well as other stakeholders. In the first half of the year, we achieved relatively high-quality development and sizable growth, which further facilitated the transformation of the Group from a traditional property management service company to a green life service provider.

### BUSINESS OVERVIEW

During the period under review, the Group's revenue was approximately RMB323 million, representing an increase of 27.1% as compared with approximately RMB254 million for the corresponding period of last year; gross profit for the period was approximately RMB76 million, representing an increase of 14.7% as compared with approximately RMB67 million for the corresponding period of last year; excluding the effect of listing expenses, net profit for the period was approximately RMB27 million, representing an increase of 39.8% as compared with approximately RMB20 million for the corresponding period of last year.

### BUSINESS UPDATE

In the First Half Year of 2021, while striving to provide high quality and featured property management services to all kind of customers, the Group developed various value-added services to fulfill the ever-changing needs of our customers and improve their quality of life. During the period under review, the revenue of the Group from value-added service to non-property owners was approximately RMB71 million, representing an increase of 51.4% from approximately RMB47 million in the corresponding period of last year; the revenue from community value-added services was approximately RMB22 million, representing an increase of 26.3% from approximately RMB18 million in the corresponding period of last year, of which the income from home-living services closely related to the life services of property owners increased by 44.7% from the corresponding period of last year whereas income from property agency services for second-hand properties increased by 103.7% from the corresponding period of last year, demonstrating a significant growth in the results performance.

### 上半年回顧

二零二一年開年以來，朗詩綠色生活一如既往堅持以客戶為中心，圍繞客戶需求與痛點開展服務優化與創新。我們堅守長期主義，不避艱難，始終選擇做正確的事。我們一如既往的聚焦於綠色低碳有溫度的社區的可持續運營，逐步夯實差異化能力優勢與鮮明的品牌標籤。我們持續發揚奮鬥者文化，秉持創業精神進行業務創新；牢記使命，砥礪前行，持續為客戶、股東、員工、合作方以及其他利益相關方創造多元價值。上半年，我們實現了較高質量的發展與規模增長，進一步推動了本集團由傳統物業服務企業向綠色生活服務商轉型。

### 業績概覽

回顧期內，本集團收入約為人民幣3.23億元，較去年同期約人民幣2.54億元增長27.1%；期內毛利約為人民幣0.76億元，較去年同期約人民幣0.67億元增長14.7%；剔除上市費用影響因素，期內淨利約為人民幣0.27億元，較去年同期約人民幣0.20億元增長39.8%。

### 業務進展

二零二一年上半年，本集團在努力為各類客戶提供高質量、特色化的物業管理服務的同時，大力發展各類增值服務，以滿足客戶不斷變化的需求及改善其生活質量。回顧期內，本集團非業主增值服務收入約為人民幣0.71億元，較去年同期約人民幣0.47億元增長51.4%。社區增值服務收入約為人民幣0.22億元，較去年同期約人民幣0.18億元增長26.3%；其中，與業主生活服務密切相關的居家生活服務較去年同期增長44.7%，二手房物業代理服務較去年同期增長103.7%，業績增長顯著。



# Chairman's Report

## 主席報告

Through our continuously profound efforts in the Yangtze River Delta, the Group continued to expedite the market-wide business development in the pursuit of quality, efficient and sizable growth. In the First Half Year of 2021, the Group entered into strategic cooperation with state-owned enterprises and regional property developers. Four cooperative companies were newly incorporated to handle the property management services arising from property development projects delivered by and to be obtained by the companies. As of 30 June 2021, there were 2.04 million sq.m. under operation and management, representing an increase of 1,033.3% as compared to 30 June 2020. During the period under review, the contracted GFA of the Group from independent third parties increased by 1.39 million sq.m.. As of 30 June 2021, our property management services covered 23 cities with our total GFA under management amounting to 17.80 million sq.m. and our total contracted GFA amounting to 24.90 million sq.m., serving over 130,000 households.

The Group placed strong emphasis on the development of the corporate digitalization and continued to enhance our operations to be user-centric and data-driven. In the First Half Year of 2021, our informational contact for customers has become more complete after the establishment of an integrated contact providing an operation system with comprehensive customer services to be provided online through "Service Account" (服務號), "Mini Program" (小程序) and "Corporate WeChat" (企業微信). Also, the Group was committed to a higher degree of standardization of internal management tools, enhancement of conventional property management systems and online service systems, introduction of smart platform management tools, facilities and equipments, development and upgrade of internal operating management systems with strengthened infrastructures of data security.

### PROSPECT

Looking forward to the second half of 2021, the property management industry will still be in a fast-growing development cycle. There is ample room for development on a larger scale. The capital market and competition within the industry will remain heated and intense. The development model of property management service companies will be polarized. While some of them may still adopt the traditional model to expand their size by leveraging on capital; others may leverage on service innovation, optimization and differentiation to open up the market and thus achieve long-term and sustainable development.

本集團持續深耕長江三角洲，積極推進市場化業務拓展，追求有質量的高效規模增長。二零二一年上半年，本集團與政府國企、區域地產開發商開展戰略合作，新增4家由本集團操盤管理的合作公司，操盤已有開發交付項目及後續開發項目的物業服務，截至2021年6月30日，操盤管理面積204萬平方米，相比2020年6月30日增長1,033.3%。回顧期內，本集團來自獨立第三方的合約建築面積新增139萬平方米。截至二零二一年六月三十日，本集團物業管理服務涵蓋23個城市，在管總建築面積為1,780萬平方米，合約總建築面積為2,490萬平方米，為超過13萬戶住戶提供服務。

本集團高度重視企業的數字化建設，持續提升以用戶為中心、以數據驅動的運營能力。二零二一年上半年，本集團對客信息化觸點日漸完備，建立起以「服務號」、「小程序」及「企業微信」三位一體的線上服務觸點及客戶綜合服務運營體系。同時，本集團也致力於內部管理工具的標準化提升，優化及升級常規物業管理系統及線上服務系統，引入智能化平台管理工具及設施設備，開發及升級內部職能管理系統，並加強數據安全建設。

### 展望

展望二零二一年下半年，物業管理行業仍將處於快速增長的發展周期，持續規模化發展的空間廣闊，資本市場熱度不減，行業競爭也會更加激烈。物業服務企業的發展模式將呈現兩極分化，一部分企業仍會採用傳統模式，依靠資本實現規模擴張；另一部分企業，則依賴服務的創新、優化和差異化開拓市場，實現長期穩健的發展。

# Chairman's Report

## 主席報告

Focusing on the unsatisfying needs and demands of our customers, together with discovering new customer value as our pre-requisite, the Group will persist in promoting high-quality sizable growth based on continuous innovations. We will always adhere to innovation which enriches service content, optimizes service quality, improves customer experience, drives business growth with differentiation, and continue to expand our services scope and business segments. The circular on Strengthening and Improving the Administration of Residential Property (《關於加強和改進住宅物業管理工作的通知》) clearly encourages capable property management service companies to expand business to areas such as elderly care, healthcare, housekeeping, and real estate agency. We will accelerate the setting of service layout in various scenarios of life including healthcare, housekeeping, asset management, green home improvement, community retail, neighborhood community and comprehensive urban services, such that the capability of the value-added service, results performance of the Group and property owner experience will be significantly improved rapidly. At the same time, through digitalization empowering business innovation, the Group further developed value-added service and product that satisfy our customer needs by various means such as resource integration, service innovation and service iteration, and in turn facilitated the Company to achieve the transformation and upgrade from a traditional property management service company to a life service platform.

On 8 July 2021, Landsea Green Life was successfully listed on the Main Board of The Stock Exchange. The sustained and stable development of the Group is dependent on the strong support of various sectors of society and the valuable contribution of all employees. On behalf of the board, I would like to express my sincere gratitude to all our employees, investors, customers and partners.

### **Mr. Tian Ming**

*Non-executive Director and Chairman of the Board*

Hong Kong, 20 August 2021

本集團將堅持圍繞客戶未被滿足的需求及痛點，以發掘新的客戶價值為前提，在持續創新的基礎上推進規模的高質量增長。我們將始終秉持創新為本，以創新豐富服務內容，優化服務品質，提升客戶體驗，驅動有差異化內涵的業務增長，不斷拓寬服務邊界和業務領域。《關於加強和改進住宅物業管理工作的通知》明確鼓勵有條件的物業服務企業向養老、健康、家政、房屋經紀等領域延伸。我們會加速在康養、家政、資產運營、綠色家裝改造、社區零售、鄰里社群、綜合城市服務等多種生活場景的服務佈局，使本集團增值服務的能力、業績及業主體驗均快速顯著提升。同時，通過數智化為業務創新賦能，從資源整合、服務創新、服務迭代等多種形式推進，開發滿足客戶需求的增值服務產品，推動企業快速實現由傳統物業公司向生活服務平台的轉型升級。

二零二一年七月八日，朗詩綠色生活於聯交所主板成功上市。本集團的持續穩健發展離不開社會各界的大力支持及全體員工的寶貴奉獻，我謹代表董事會向我們的全體員工、投資者、客戶及合作夥伴表示衷心的感謝。

田明先生

非執行董事兼董事長

香港，二零二一年八月二十日



# Management Discussion and Analysis

## 管理層討論及分析

### BUSINESS REVIEW

The Group is a growing property management service provider well-established in the Yangtze River Delta that provides diversified types of property management services and value-added services. According to China Index Academy (“CIA”), we ranked the 24th among the “2021 Top 100 Property Management Companies in the PRC (2021中國物業服務百強企業)” in terms of overall strength, considering factors including respective property management scale, operational performance, service quality and growth potential.

As of 30 June 2021, our property management services covered 23 cities, including 18 cities in the Yangtze River Delta and 5 other cities in the PRC. Our total GFA under management amounted to 17.80 million sq.m. with a total of 130 managed properties, including 109 residential properties and 21 non-residential properties, serving over 130,000 households as at 30 June 2021. Further, our total contracted GFA amounted to 24.90 million sq.m. as at 30 June 2021.

As a property service company that carries a “green” gene and has put profound efforts in the management of green buildings for 16 years, Landsea Green Life focuses on green development and continues to enhance the differentiated competitiveness of green operations in the community. Meanwhile, maintaining our focus on our customers, we make business innovation serving their needs, actively exploring a new business model of “Property Service + Life Service” and expanding our service scope in the pursuit of efficient and high-quality growth in scale, and hence gradually transforming from a traditional property service company into a green life service provider.

### 業務回顧

本集團是一家扎根長江三角洲並持續增長的物業管理服務提供商。我們提供多元化的物業管理服務及增值服務。根據中國指數研究院(「中指院」)的資料，按照由各自的物業管理規模、經營表現、服務質量及增長潛力等因素構成的綜合實力，我們名列「2021中國物業服務百強企業」第24名。

截至二零二一年六月三十日，我們的物業管理服務涵蓋23個城市，包括18個長江三角洲城市及5個中國其他城市。於二零二一年六月三十日，我們的在管總建築面積為1,780萬平方米，合共130項在管物業，包括109項住宅物業及21項非住宅物業，為逾130,000戶住戶提供服務。此外，於二零二一年六月三十日，我們的總合約建築面積為2,490萬平方米。

作為一家擁有「綠色」基因，深耕綠色建築管理16年的物業服務企業，朗詩綠色生活聚焦綠色發展，持續強化社區綠色運營的差異化競爭能力。與此同時，我們堅持以客戶為中心，圍繞客戶需求進行業務創新，積極探索「物業服務+生活服務」的新型業務模式，不斷拓寬服務邊界，追求高效、高質量的規模增長，由傳統物業服務企業向綠色生活服務商逐步轉型。

# Management Discussion and Analysis

## 管理層討論及分析

We strive to provide high quality and featured property management services and value-added services to various customers, strengthen market-oriented operations and enhance brand value, earning us numerous recognitions. For the six months ended 30 June 2021 (the “**Period**” or the “**First Half Year of 2021**”), we received the “China Leading Property Management Companies in terms of Service Quality” (中國物業服務百強服務質量領先企業) from CIA for four consecutive years, and have been bestowed honours of the “China Leading Property Management Companies in terms of Customer Satisfaction” (中國物業服務百強滿意度領先企業), the “China Leading Property Management Companies in terms of Marketisation of Business” (中國物業管理行業市場化運營領先企業) and the “China Leading Property Management Companies in terms of Social Responsibility” (中國物業服務年度社會責任感企業). We also received the “Featured Brand of China Property Management Service offering warm services” (中國物業服務品牌特色企業 — 有溫度的服務), the “Top 30 Branded Property Management Companies in East China” (中國物業服務華東品牌企業30強) and “Top 100 Most Valuable Brand of China Property Management Service” (中國物業服務企業品牌價值100強) from E-house China R&D Institute (上海易居房地產研究院) and the “China’s Top 10 Property Service Companies Having Characteristics for Development” (中國物業服務企業最具發展特色十強) from EH Consulting (億翰智庫•嘉和家業).

### BUSINESS SEGMENTS

The Group provides diversified property management services to property owners and residents, mainly serving residential properties with an expanding portfolio of non-residential properties. We also offer value-added services to non-property owners, primarily property developers, to meet their various needs for property management. With an aim to provide quality property management services, we also offer a range of community value-added services to our property owners and residents of our managed residential properties. Our community value-added services complement our property management services and contribute to enhancing the satisfaction and loyalty of property owners and residents.

我們努力為各類客戶提供高質量、特色化的物業管理服務與增值服務，並強化市場化運營，提升品牌價值，贏得多項認可。截至二零二一年六月三十日止六個月（「**本期間**」或「**二零二一年上半年**」），我們連續第四年獲得中指院頒發的「中國物業服務百強服務質量領先企業」稱號，並獲評為「中國物業服務百強滿意度領先企業」、「中國物業管理行業市場化運營領先企業」、「中國物業服務年度社會責任感企業」，同時獲得上海易居房地產研究院頒發的「中國物業服務品牌特色企業 — 有溫度的服務」、「中國物業服務華東品牌企業30強」、「中國物業服務企業品牌價值100強」稱號和億翰智庫•嘉和家業頒發的「中國物業服務企業最具發展特色十強」稱號。

### 業務板塊

本集團向業主及住戶提供多元化的物業管理服務，主要為住宅物業提供服務，並不斷擴大非住宅物業組合。我們亦為非業主（主要是物業開發商）提供增值服務，滿足其在物業管理方面的各項需要。為了提供優質物業管理服務，我們亦向在管住宅物業的業主及住戶提供一系列的社區增值服務。社區增值服務是對物業管理服務的補充並有助於提升業主及住戶的滿意度及忠誠度。



# Management Discussion and Analysis

## 管理層討論及分析

### PROPERTY MANAGEMENT SERVICES

The Group provides property developers, property owners and residents with a range of property management services, primarily including security, cleaning, gardening and landscaping, car parking management, and daily repair and maintenance services. Our project portfolio included residential and non-residential properties, the latter type including (i) office buildings, (ii) rental apartments, (iii) public facilities, (iv) industrial parks, (v) hospitals and (vi) branches of bank.

In addition, we specialize in providing property management services for green buildings. For the management of green buildings, we will undertake to learn extensively about the architectural characteristics and environmental protection features of green buildings, and then devise and implement property management measures and procedures that make good use of the characteristics and features of the green buildings to reduce the carbon emission in relation to maintaining and upkeeping the communal areas of such properties and to create a more eco-friendly, comfortable and sustainable living environment that fulfils the various certification requirements necessary for obtaining and maintaining the “Green Building Labels” or recognitions obtained from internationally recognised environmental and building sustainable certification evaluation systems. Based on the philosophy of green and sustainable development, the Group signed a strategic cooperation agreement with the Building Research Establishment (BRE). Both parties aim to jointly promote the implementation of the BREEAM In-Use green building operation and maintenance standard in the 100 projects served by the Group, jointly train green building certification and assessment talents as well as operation and maintenance and management talents and jointly promote green building operation and maintenance philosophy and standards. The Group also obtained the status of the exclusive certification and assessment institution for the BREEAM In-Use green building operation and maintenance standard (residence) in China.

### 物業管理服務

本集團向物業開發商、業主及住戶提供一系列物業管理服務，主要包括保安、清潔、園藝及景觀、停車場管理以及日常維修及保養服務。我們的項目組合包括住宅及非住宅物業，後者包括(i)辦公大樓、(ii)租賃性公寓、(iii)公共設施、(iv)產業園區、(v)醫院及(vi)銀行網點。

此外，我們擅長為綠色建築提供物業管理服務。在管理綠色建築時，我們將著手全面瞭解其建築特點及環保特徵，然後設計及實施充分利用綠色建築特點及特徵的物業管理措施及程序，以減少保養及維護有關物業公共區域相關的碳排放，以及創造一個更環保、舒適及可持續的居住環境，滿足獲得及維持「綠色建築標識」或者在國際上受廣泛認可的環境及建築可持續認證體系頒授的認可所需的各項認證要求。本集團基於綠色可持續發展理念，與英國建築研究院(BRE)簽署了戰略合作協定，雙方旨在共同推動BREEAM In-Use綠色建築運維標準在本集團服務的100個項目中落地並聯合培養綠色建築認證評估人才與運維管理人才、聯合推廣綠色建築運維理念與標準。本集團亦獲得BREEAM In-Use綠色建築運維標準(住宅)在中國的獨家認證評估機構地位。

# Management Discussion and Analysis

## 管理層討論及分析

The breakdown of our revenue from property management services by property types and GFA under management of the Group were as follows:

本集團按物業類型劃分的物業管理服務收入及在管建築面積明細如下：

		First half of 2021 二零二一年上半年			First half of 2020 二零二零年上半年			Year-on-year growth rate of revenue 收入同比 增長率
		GFA under management 在管建築 面積	Revenue 收入	% of revenue 收入佔比	GFA under management 在管建築 面積	Revenue 收入	% of revenue 收入佔比	
		Ten thousand sq.m. 萬平方米	Ten thousand RMB 人民幣萬元	%	Ten thousand sq.m. 萬平方米	Ten thousand RMB 人民幣萬元	%	%
Residential properties	住宅物業	1,708.2	20,214.2	87.8%	1,502.2	16,677.8	87.8%	21.2%
Non-residential properties	非住宅物業	71.3	2,807.9	12.2%	161.8	2,317.7	12.2%	21.2%
<b>Total</b>	<b>合計</b>	<b>1,779.5</b>	<b>23,022.1</b>	<b>100.0%</b>	<b>1,664.0</b>	<b>18,995.5</b>	<b>100.0%</b>	<b>21.2%</b>



# Management Discussion and Analysis

## 管理層討論及分析

The breakdown of our revenue from property management services by customer types and GFA under management of the Group were as follows:

本集團按客戶類型劃分的物業管理服務收入及在管建築面積明細如下：

		First half of 2021 二零二一年上半年			First half of 2020 二零二零年上半年			Year-on-year growth rate of revenue 收入同比 增長率
		GFA under management 在管建築 面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比 %	GFA under management 在管建築 面積 Ten thousand sq.m. 萬平方米	Revenue 收入 Ten thousand RMB 人民幣萬元	% of revenue 收入佔比 %	% %
Properties developed by Landsea Green Properties Co., Ltd. ("Landsea Green Properties")	朗詩綠色地產有限公司 (「朗詩地產」) 開發的物業	788.9	10,662.6	46.3%	738.7	9,977.8	52.5%	6.9%
Properties developed by joint ventures and associates of Landsea Green Properties	朗詩地產合聯營公司 開發的物業	245.6	3,373.5	14.7%	164.5	1,725.9	9.1%	95.5%
Properties receiving project management services from Landsea Green Properties	朗詩地產代建的物業	145.2	1,655.9	7.2%	97.3	1,398.2	7.4%	18.4%
Properties developed by independent third-party	獨立第三方開發的 物業	599.8	7,330.1	31.8%	663.5	5,893.6	31.0%	24.4%
<b>Total</b>	<b>合計</b>	<b>1,779.5</b>	<b>23,022.1</b>	<b>100.0%</b>	<b>1,664.0</b>	<b>18,995.5</b>	<b>100.0%</b>	<b>21.2%</b>

# Management Discussion and Analysis

## 管理層討論及分析

The Group continued to put our profound efforts in the Yangtze River Delta and actively promote market-oriented large-scale expansion. In the First Half Year of 2021, the Group's contracted GFA from independent third parties increased by 1.39 million sq.m. and contracted revenue increased by RMB41.01 million. The contracted GFA of non-residential business increased by 270,000 sq.m., and the contracted revenue increased by RMB5.30 million.

Adhering to a flexible and open market-oriented cooperative attitude, the Group has reached strategic cooperation with state-owned government enterprises and regional property developers and established cooperative companies to handle the property management services arising from property development projects delivered by and to be obtained by the companies by leveraging mature service system and management standardization strength of Landsea Green Life. In the First Half Year of 2021, a total of four cooperative companies, namely (i) Anju Landsea Property Management Service (Yangzhou) Co., Ltd. (安居朗詩物業服務(揚州)有限公司); (ii) Jiangsu Haihu Property Management Co., Ltd. (江蘇海湖物業管理有限公司); (iii) Mianyang Langyue Property Management Co., Ltd. (綿陽朗悅物業管理有限公司); and (iv) Huizhou Landsea Dezhou Property Management Co., Ltd. (惠州朗詩德州物業管理有限公司), all of which are operated and managed by the Group, were established. As of 30 June 2021, there were 2.04 million sq.m. under operation and management.

For the First Half Year of 2021, there were 13 new projects under operation and management and 1.71 million sq.m. of new area under operation and management, compared to 1 new project under operation and management and approximately 0.18 million sq.m. of area under operation and management in the corresponding period of last year.

The growth of results performance of the Group was also benefitted from long-term stable development capabilities of Landsea Green Properties, leading to a continuous expansion for our property management services in terms of scale.

本集團持續深耕長江三角洲，積極推進市場化規模擴張。二零二一年上半年，本集團來自獨立第三方的合約建築面積新增139萬平方米，合約收入新增人民幣4,101萬元。非住宅業務的合約建築面積新增27萬平方米，合約收入新增人民幣530萬元。

本集團秉承靈活開放的市場化合作態度，與政府國企、區域地產開發商達成戰略合作，並成立合作公司，利用朗詩綠色生活成熟的服務體系、管理標準化優勢，操盤管理已有開發交付項目及後續開發項目的物業服務。二零二一年上半年共成立由本集團操盤管理的合作公司4家，分別為(i)安居朗詩物業服務(揚州)有限公司；(ii)江蘇海湖物業管理有限公司；(iii)綿陽朗悅物業管理有限公司；及(iv)惠州朗詩德州物業管理有限公司。截至2021年6月30日，操盤管理面積總計204萬平方米。

二零二一年上半年新增操盤管理項目13個，新增操盤管理面積171萬平方米，而去年同期新增的操盤管理項目為1個，操盤管理面積約為18萬平方米。

本集團的業績增長亦得益於朗詩綠色地產長期穩定的開發能力，使我們持續獲得物業管理服務規模的提升。



# Management Discussion and Analysis

## 管理層討論及分析

For the First Half Year of 2021, the overview of the Group's additional contracts signed and additional projects under management obtained from Landsea Green Properties (including properties receiving project management services from it) were as follows:

二零二一年上半年，本集團獲得來自朗詩綠色地產（包含代建）的新增簽約及新增在管項目情況如下：

		Additional Contracts signed 新增簽約	Year-on-year growth (addition in first half of 2021 compared with that of first half of 2020) 同比增長（二零二一年上半年新增比二零二零年上半年新增）	Addition under management 新增在管	Year-on-year growth (addition in first half of 2021 compared with that of first half of 2020) 同比增長（二零二一年上半年新增比二零二零年上半年新增）
Number of projects	項目個數	4	Decreased by 1 減少1個	8	Increased by 2 增加2個
Area (in ten thousand sq.m.)	面積(萬平方米)	56	65%	51	34%
Number of households	戶數	3,714	114%	3,221	30%

The Group insisted on the standardization of service quality and enhancement of service diversification, and the average price of property management fees was steadily increased. The Group passed the ISO:50001 energy management system and ISO:27001 information security management system certifications in March and June 2021 successively, supporting the system for regulating energy management and information security management during the course of business operation of the Group. As at 30 June 2021, with the expansion of scale in property management, the improvement of branding impact and quality standardization, the average property management fee per sq.m. per month reached RMB2.06, representing an increase of 2.5% compared with that of 31 December 2020, among which, the average property management fee for non-residential properties increased by 55.3% from the end of last year to RMB4.38 while the average property management fee for residential properties increased by 1.0% to RMB1.95.

本集團堅持服務品質標準化，提升服務多樣化，物業管理費均價穩步提升。本集團於二零二一年三月及六月先後通過了ISO:50001能源管理體系、ISO:27001信息安全管理体系認證，為規範本集團業務過程中的能源管理以及信息安全提供了體系支撐。截至二零二一年六月三十日止，隨著物業管理規模的擴大，品牌效應和品質標準化的提升，平均物業管理費（每月每平方米）達人民幣2.06元，較二零二零年十二月三十一日提升2.5%。其中，非住宅物業平均物業管理費較去年底提升55.3%至人民幣4.38元；住宅物業提升1.0%至人民幣1.95元。

# Management Discussion and Analysis

## 管理層討論及分析

### VALUE-ADDED SERVICES TO NON-PROPERTY OWNERS

The Group offers value-added services to non-property owners to address their various needs on property management, including (i) sales assistance services, which mainly include visitors reception, on-site cleaning, security, repair and maintenance services to assist property developers in showcasing and marketing their properties at the pre-sale stage; (ii) property consultancy services, primarily including cleaning, inspection, repair and maintenance services at the pre-delivery stage, and to a lesser extent, repair and maintenance services after delivery where such services are required by property developers based on inspection of relevant properties, and property management consultancy services for green buildings; (iii) property agency services for sales and leases of properties owned by property developers.

The following table sets out a breakdown of the revenue of value-added services to non-property owners by types for the First Half Year of 2021:

### 非業主增值服務

本集團提供非業主增值服務以滿足其各類物業管理需求，包括(i)案場服務，主要包括訪客接待、現場清潔、保安、維修及保養服務，在預售階段協助物業開發商展示及推銷其物業；(ii)物業諮詢服務，主要包括前期階段的清潔、檢查、維修及保養服務，在物業開發商檢查相關物業後需要有關服務時在交付後提供少量維修及保養服務，以及綠色建築物業管理諮詢服務；(iii)為銷售及租賃物業開發商擁有的物業提供物業代理服務。

二零二一年上半年按類型劃分的非業主增值服務收入明細：

		First half of 2021 二零二一年上半年		First half of 2020 二零二零年上半年		Year-on-Year growth rate of revenue
		Revenue	% of revenue	Revenue	% of revenue	收入同 比增長率
		收入	%	收入	%	
		Ten thousand RMB 人民幣萬元		Ten thousand RMB 人民幣萬元		%
Sales assistance services	案場服務	2,973.8	42.1%	1,919.2	41.1%	54.9%
Property consultancy services	物業諮詢服務	2,364.2	33.4%	1,457.2	31.2%	62.2%
Property agency services	物業代理服務	1,733.2	24.5%	1,292.6	27.7%	34.1%
<b>Total</b>	<b>合計</b>	<b>7,071.2</b>	<b>100.0%</b>	<b>4,669.0</b>	<b>100.0%</b>	<b>51.4%</b>



# Management Discussion and Analysis

## 管理層討論及分析

The growth in our value-added services to non-property owners was attributable to the developer services offered to Landsea Green Properties, including sales assistance services, property consultancy services and property agency services.

As at 30 June 2021, the Group provided sales assistance services to 33 sales offices of Landsea Green Properties and its joint ventures and associates, which included 7 newly added sales offices during the Period.

Leveraging on its experience in green buildings, Landsea Green Life managed to secure more property consultancy services projects. In May 2021, the Group officially issued its 2020 environmental, social and governance (ESG) report at the International Conference on Green Building and Building Energy Conservation cum New Technologies and Products Expo (綠色建築與建築節能大會暨新技術與產品博覽會). With reference to international standards such as Global Sustainable Development Goals, ISO37120 Sustainable Cities and Communities Standard, SUC Sustainable Cities and Communities Standard and ISC Sustainable Communities Standard, the Group has been committed to establish sustainable communities in terms of three aspects, namely inclusion, safety and health. Meanwhile, the Group has accelerated the promotion and planning of green building operation and management, continued to improve its professional operation and maintenance capabilities in terms of eight aspects such as disaster prevention and management, health and well-being and energy consumption management, assisted the communities to improve quality of life, reduce energy consumption and carbon emissions and provide residents with a greener and healthier community life, and promoted sustainable management for more green buildings. Thanks to the above competitive edges, we have provided property consultancy services for green buildings of Yixing Xindufu Project (宜興新都府項目), Chengdu Weilaizhu Project (成都未來著項目), Oasis Jingyuan Project (綠洲璟園項目) and Zhongshan Nanlang Project (中山南朗項目) during the Period with a service area of 830,000 sq.m. and contracted amount of approximately RMB5.30 million.

本集團非業主增值服務的業績增長，得益於持續為朗詩綠色地產提供開發商服務，其中包括案場服務、物業諮詢服務和物業代理服務等。

截至二零二一年六月三十日，本集團向朗詩綠色地產及其合聯營公司提供售樓處案場服務累計33個，其中，本期間新增7個。

朗詩綠色生活綠色建築的經驗，使獲得更多物業顧問諮詢服務；二零二一年五月，本集團於綠色建築與建築節能大會暨新技術與產品博覽會上正式發布本集團二零二零年度環境、社會及管治(ESG)報告。我們參照全球可持續發展目標、ISO37120可持續城市與社區標準、SUC可持續城市與社區標準、ISC可持續社區標準等國際標準，提煉出更包容、更安全、更健康，作為可持續社區的三大維度。同時加快綠色建築運營管理的推廣和布局，持續提升防災韌性、健康福祉、能耗管理等八大方面的專業運維能力，助力社區品質提升、降低能耗和碳排放，為居民提供更加綠色、健康的社區生活，推動越來越多的綠色建築得到可持續管理。憑以上優勢，我們於本期間分別向宜興新都府項目、成都未來著項目、綠洲璟園項目、中山南朗項目提供綠色建築物業管理諮詢服務，服務面積83萬平方米，簽約額約達人民幣530萬元。

# Management Discussion and Analysis

## 管理層討論及分析

We provided property agency services to developers and property owners to facilitate the sale of new or remaining properties of developers and meet the home purchase and car parking space purchase demand of more property owners. In the First Half Year of 2021, we facilitated 21 residential properties transactions, 12 shop transactions, 907 car parking space transactions and 4 storeroom transactions. In addition to providing property agency services for sales of car parking spaces and shops owned by property developers, including Landsea, we sourced potential property buyers, assisted property developers in entering into property sale and purchase agreements with buyers and the sales of new properties, thereby expanding our property agency services. During the Period, revenue from property agency services amounted to RMB17.33 million, representing an increase of 34% as compared with RMB12.93 million for the corresponding period in 2020, primarily due to the completion of 907 car parking space transactions, representing an increase of 54% as compared with 588 car parking space transactions for the corresponding period in 2020. As a result, we managed to meet the home purchase and car parking space purchase demand of more property owners. The increase was primarily attributable to the increase in the number of customers and their demand as a result of the increase in the number of property service projects.

### COMMUNITY VALUE-ADDED SERVICES

The Group offers a wide range of community value-added services in its residential properties under management to cater for the evolving needs of its customers and improve their quality of life. The services primarily consist of (i) home-living services such as house cleaning, home repair and maintenance services; (ii) public resource management services, which primarily include public spaces leasing and advertising activities; and (iii) property agency services for second-hand properties which relate to the sales and leases of second-hand properties and use rights of car parking spaces.

我們為開發商與業主提供物業代理服務，以促進開發商新房或尾盤的銷售，並滿足更多業主置業及購買車位需求；二零二一年上半年，本集團分別促成了21項住宅物業交易、12項店舖交易、907項停車位的交易、4項儲物間交易。除通過協助物業開發商（包括朗詩）出售停車位及店舖為彼等提供物業代理服務外，我們還物色潛在物業買家及協助物業開發商與買家訂立物業買賣協議，協助物業開發商銷售新物業，從而擴展向彼等提供的物業代理服務。本期間的物業代理服務收入達到人民幣1,733萬元，較二零二零年同期人民幣1,293萬元上升34%，主要在於完成了907項停車位的交易，較二零二零年同期的588項停車位交易上升了54%，滿足了更多業主置業及購買車位的需求。該增長主要來源於物業服務項目增加使得客戶數量提升，服務需求增加。

### 社區增值服務

本集團為在管住宅物業提供各種社區增值服務，以滿足客戶不斷變化的需求及改善其生活質量。該服務主要包括(i)居家生活服務，例如家居清潔、房屋維修及保養服務；(ii)公共資源管理服務，主要包括公共空間租賃及廣告活動；及(iii)有關出售及租賃二手房及停車位使用權的二手房物業代理服務。

# Management Discussion and Analysis

## 管理層討論及分析

The following table sets out a breakdown of the revenue of community value-added services by types for the First Half Year of 2021:

二零二一年上半年按類型劃分的社區增值服務收入明細：

		First half of 2021 二零二一年上半年		First half of 2020 二零二零年上半年		Year-on-Year growth rate of revenue
		Revenue	% of revenue	Revenue	% of revenue	收入同比 增長率
		收入	%	收入	%	
		Ten thousand RMB		Ten thousand RMB		%
		人民幣萬元		人民幣萬元		%
Home-living services	居家生活服務	980.1	44.2%	677.2	38.6%	44.7%
Public resource management services	公共資源管理服務	707.7	31.9%	819.3	46.6%	-13.6%
Property agency services for second-hand properties	二手房物業代理服務	528.9	23.9%	259.6	14.8%	103.7%
<b>Total</b>	<b>合計</b>	<b>2,216.7</b>	<b>100.0%</b>	<b>1,756.1</b>	<b>100.0%</b>	<b>26.3%</b>

The increase in revenue from community value-added services was primarily attributable to the increase in scale under the Group's management, the increase in the number of users, the diversification of service portfolio and the successive launch of the lease business of second-hand properties during the Period. With an aim to enhance the level of convenience, satisfaction and loyalty of residents and provide convenient and comfortable living environment for residents at our managed communities, we provided community value-added services to residential properties residents to improve their living experience.

社區增值服務收入增加主要由於本期間內本集團管理規模擴大、服務用戶增加、服務品類多樣化及二手房租賃業務的有序開展。我們向住宅物業的住戶提供社區增值服務，以改善其居住體驗，提高住戶於我們在管社區的便利水平、滿意度及忠誠度，為住戶創造便利舒適的生活環境。



# Management Discussion and Analysis

## 管理層討論及分析

Stressing on customer value management for after-sales market, customer satisfaction and relationships with neighbours, the Group strived for creating a healthy atmosphere and creating value for its customers in the communities. Since the introduction of the community brand of “The Landsea Friends (詩友公社)” in 2020, by organising and offering various themed activities and events such as parent-child activities, competitions, different interest groups and workshops for property owners and residents of all age groups, we aimed to connect the property owners and residents, recognise property owners and residents with special talents, establish community groups for those with common interests and encourage the initiation of community activities by the property owners and residents.

In the First Half Year of 2021, a total of 15 community groups under 5 different themes were organised by “The Landsea Friends (詩友公社)”, including Chicken-Chick Club (小雞吃米親子群), The Landsea Running Club (詩友樂跑團), Good Food Club (樂享美好食光), Art and Speech Club (漫讀朗誦藝術) and Reading Club (悅成長書香會). The Chicken-Chick Club (小雞吃米親子營) has held a series of events under Spring Garden Tour (春日游園會), The Landsea Market (詩友市集) and Community Adventurer (社區冒險家); the Young Generations' Club (後浪Club) has held a series of events under Running in Spring (跑進春天) and The Landsea Dining Table (詩友雲餐桌); and the Kidult Club (老玩童俱樂部) has held a series of events under The Landsea Public Speaking Course (詩友朗誦課堂), and Fun Life Festival (造趣生活節) and Ice-cream Tour (奇趣冰淇淋環游記) for all age groups. During the Period, we organised 161 community and social activities and online events, of which 21 events were initiated and organised by the property owners. In the First Half Year of 2021, the property owners and residents paid for a total of 7,646 community and social events.

本集團重視地產後市場的客戶價值經營，重視客戶滿意度與鄰里關係，以社群運營為載體創新構建健康社區氛圍，為客戶創造價值。自二零二零年推出社群品牌「詩友公社」以來，旨在通過為各年齡層的業主及住戶組織、提供親子活動、比賽、不同興趣小組及工作坊等各種主題活動及節目，建立業主及住戶之間的連接，挖掘有特長才藝的業主及住戶，組建以共同興趣愛好為平台的社群小組，業主及住戶自發開展業主間的社群活動。

二零二一年上半年，詩友公社共成立包含小雞吃米親子群、詩友樂跑團、樂享美好食光、漫讀朗誦藝術、悅成長書香會等5個主題共15個社群；開展「小雞吃米親子營」之春日游園會、詩友市集、社區冒險家等系列活動，「後浪Club」之跑進春天、詩友雲餐桌等系列活動，「老玩童俱樂部」之詩友朗誦課堂等活動，以及覆蓋全年齡段的造趣生活節、奇趣冰淇淋環游記等活動。於本期間，我們共開展社區活動、社群活動及線上活動161場，其中的21場由業主自發策劃與舉辦。二零二一年上半年，業主及住戶付費購買社區及社群活動總計7,646單。

# Management Discussion and Analysis

## 管理層討論及分析

### FOCUSING ON ENHANCING SYSTEM STANDARDISATION AND INFORMATISATION

By establishing an online service system with “service accounts (服務號)”, “mini-programs (小程序)” and “corporate WeChat accounts (企業微信)”, the Group has optimized its customer service system. Our service accounts (服務號) basically covered all projects under management, certain mini-programs (小程序) have completed pilot run, and our corporate WeChat accounts (企業微信) covered over 70% of houses under management. In terms of service content, in addition to the existing basic services such as online payment, reporting and repair and announcements and notifications, new services such as rental and sales, elderly care and health consultation services have been added.

The Group was also committed to standardisation and upgrade of its internal management systems, including (i) optimisation and upgrade of its standard property management system and online service system by further optimisation of the functions of its standard property management platform, connecting and improving 400 customer service systems and management cockpits, and adding new functions such as housekeeper cyclical operations and multi-resource management. As for the online service system, in addition to the existing WeChat service accounts (微信服務號), The Landsea mini-programs (朗詩匯小程序) and corporate WeChat accounts (企業微信) were also launched in the First Half Year of 2021; (ii) introduction of smart platform management system and facilities for properties under management by the completion of basic construction of the Internet of Things platform, application of smart car parking management for over 10 projects, and the initiation of pilot projects for smart security and smart access control in the First Half Year of 2021; (iii) development and upgrade of our internal function management system by further enhancing our human resources sharing platform, adding electronic signature function and implementing online “employee deployment (入轉調離)” system. The second phase of our financial sharing platform construction has also been completed. In addition to audit sharing, all receivables and payables have been managed by such sharing platform; (iv) data security construction by upgrading active defense (anti-ransom, virus defense and web anti-tampering), security prevention (vulnerability repair, baseline inspections and situational awareness), threat detection (security alerts and attack analysis) and security operation and maintenance (fortress machine, cloud monitoring, snapshot and backup) functions in the First Half Year of 2021.

### 重點完善標準化與信息化工具

本集團對客信息化觸點日漸完備，已建立起以「服務號」、「小程序」及「企業微信」三位一體的線上服務觸點體系。服務號已基本覆蓋所有在管項目使用，小程序已部分完成項目試點運行，企業微信實現覆蓋70%以上的家庭。在服務內容方面，除原已實現的基礎服務功能如在線繳費、報事報修、公告通知等之外，新增了租售業務、養老服務及健康諮詢服務等。

本集團內部管理工具標準化提升，包括(i)優化及升級常規物業管理系統及線上服務系統。常規物業管理平台的功​​能得到進一步優化，對接和完善了400客服系統和管理駕駛艙，同時新增了管家周期性作業和多經資源點位管理等功能。線上服務系統，除原來的微信服務號外，二零二一年上半年還上線了朗詩匯小程序及企業微信；(ii)在管物業引入智能化平台管理工具及設施設備。二零二一年上半年完成了物聯網平台的底層搭建，智慧車場管理的應用已實現10多個項目的落地，同時智慧安防、智能門禁也已實現試點項目的啓動；(iii)開發及升級我們內部職能管理系統。人力資源共享平台功能進一步完善，上線電子簽章功能，全面實現了員工的「入轉調離」的線上化。財務共享平台建設二期已完成，除已實現的核算共享外，所有應收應付也已實現共享平台管理；(iv)數據安全建設。在數據安全建設方面，二零二一年上半年在主動防禦(防勒索、病毒防禦，網頁防篡改)、安全防範(漏洞修復、基線檢查、態勢感知)、威脅檢測(安全告警、攻擊分析)及安全運維(堡壘機、雲監控、快照、備份)等方面都做了功能完善。

# Management Discussion and Analysis

## 管理層討論及分析

### SOCIAL RESPONSIBILITIES

The Group is committed to fight against the pandemic, protect the communities and assume our social responsibilities. In 2020, the society, economy and our daily lives were hit hard by the outbreak of COVID-19. By fulfilling our social responsibilities, adhering to our mission and fighting against the pandemic at the first line of defense, we are determined to make useful contributions to protect our property owners and achieve success in pandemic control, thereby gaining recognition from the society. In addition to the recognition of our property management teams and individuals by local governments in 2020, as at 30 June 2021, the management team of Nanjing Landsea International District (南京朗詩國際街區) was named as “2020 Leading Group in Prevention and Control of COVID-19 (2020年度新冠疫情防控先進集體)”, our team leader was named as “Leading Individual against the Pandemic (抗疫先進個人)”, and Nanjing Mangrove Garden (南京紅樹林花園) was named as “2020 Meritorious District against the Pandemic (2020年度防疫有功小區)”.

### FINANCIAL REVIEW

#### Revenue

The Group's revenue increased by approximately 27.1% from approximately RMB254.21 million for the six months ended 30 June 2020 to approximately RMB323.10 million for the six months ended 30 June 2021, due to (i) the increase in number of projects and GFA under management of the Group, resulting in an increase in revenue from property management services; (ii) the expansion of community value-added service scope provided by the Group as a result of our continuous business development; and (iii) the expansion of value-added service scope to non-property owners.

### 社會責任

本集團積極抗疫，保護社區安全，承擔社會責任。二零二零年，新冠疫情給社會經濟、人民生活帶來巨大衝擊。我們積極履行社會責任，牢記使命，始終奮戰於抗疫一線，為保障業主生命安全和成功抗擊疫情做出了自己的貢獻，得到社會各界的認可。繼二零二零年多個物業管理團隊及個人受到地方政府表彰之後，截止於二零二一年六月三十日，南京朗詩國際街區管理團隊被評為「2020年度新冠疫情防控先進集體」，團隊負責人被評為「抗疫先進個人」；南京紅樹林花園被評為「2020年度防疫有功小區」。

### 財務回顧

#### 收益

本集團的收益由截至二零二零年六月三十日止六個月的約人民幣25,421萬元增加約27.1%至截至二零二一年六月三十日止六個月的約人民幣32,310萬元，乃由於(i)本集團的項目數量增加及在管建築面積擴大，令物業管理服務所得收入有所增長；(ii)隨著業務不斷發展，本集團提供的社區增值服務範圍有所擴大；及(iii)非業主增值服務規模有所擴大所致。



# Management Discussion and Analysis

## 管理層討論及分析

The following table sets out a breakdown of the Group's revenue by business line for the periods indicated:

下表載列於所示期間本集團按業務線劃分的收益明細：

		For the six months ended 30 June 截至六月三十日止六個月			
		2021 二零二一年 Ten thousand RMB 人民幣萬元		2020 二零二零年 Ten thousand RMB 人民幣萬元	
			%		%
Property management services	物業管理服務	23,022.1	71.2	18,995.5	74.7
Value-added services to non-property owners	非業主增值服務	7,071.2	21.9	4,669.0	18.4
Community value-added services	社區增值服務	2,216.7	6.9	1,756.1	6.9
<b>Total</b>	<b>總計</b>	<b>32,310.0</b>	<b>100</b>	<b>25,420.6</b>	<b>100</b>

Revenue from property management services increased by approximately 21.2% from approximately RMB189.96 million for the six months ended 30 June 2020 to approximately RMB230.22 million for the six months ended 30 June 2021. Such increase was primarily due to the increase in number of projects and GFA under management of the Group.

提供物業管理服務的收益由截至二零二零年六月三十日止六個月的約人民幣18,996萬元增加約21.2%至截至二零二一年六月三十日止六個月的約人民幣23,022萬元。該增加乃主要由於本集團項目數量增加及在管建築面積擴大。

Revenue from value-added services to non-property owners increased by approximately 51.4% from approximately RMB46.69 million for the six months ended 30 June 2020 to approximately RMB70.71 million for the six months ended 30 June 2021. Such increase was primarily due to the increase in number of projects from Landsea Green Properties, resulting in an increase in revenue from sales assistance services of the Group.

提供非業主增值服務的收益由截至二零二零年六月三十日止六個月的約人民幣4,669萬元增加約51.4%至截至二零二一年六月三十日止六個月的約人民幣7,071萬元。該增加乃主要受益於來自朗詩綠色地產項目數量的增加，致本集團案場服務收益有所提升。

Revenue from community value-added services increased by approximately 26.3% from approximately RMB17.56 million for the six months ended 30 June 2020 to approximately RMB22.17 million for the six months ended 30 June 2021. Such increase was primarily due to (i) the commencement of lease and sale business in an orderly manner; and (ii) the increase in number of projects and GFA under management of the Group.

提供社區增值服務的收益由截至二零二零年六月三十日止六個月的約人民幣1,756萬元增加約26.3%至截至二零二一年六月三十日止六個月的約人民幣2,217萬元。該增加乃主要由於(i)租售業務有序開展；及(ii)本集團項目數量增加及在管建築面積擴大。

# Management Discussion and Analysis

## 管理層討論及分析

### Cost of Sales and Services

The Group's cost of sales and services includes employee benefit expenses, cleaning costs, security costs, maintenance costs, utilities, greening and gardening costs, depreciation and others.

The Group's cost of sales and services increased by approximately 31.5% from approximately RMB187.55 million for the six months ended 30 June 2020 to approximately RMB246.67 million for the six months ended 30 June 2021. Such increase was primarily due to (i) the increase in staff headcount and subcontracting costs as a result of the expansion of the Group's business; (ii) the increase in cost of quality improvement for the Group's projects to enhance its brand image; and (iii) the reduction in or exemption of payment of social insurance contributions for the employees due to the pandemic last year, while there was no such preferential policy for the current year.

### Gross Profit and Gross Profit Margin

As a result of the foregoing, the Group's gross profit increased by approximately 14.7% from approximately RMB66.66 million for the six months ended 30 June 2020 to approximately RMB76.43 million for the six months ended 30 June 2021. The gross profit margin decreased from approximately 26.2% for the six months ended 30 June 2020 to approximately 23.7% for the six months ended 30 June 2021. Such decrease was primarily due to (i) the increase in cost of quality improvement for the Group's projects to enhance its brand image; and (ii) the reduction in or exemption of payment of social insurance contributions for the employees due to the pandemic last year, while there was no such preferential policy for the current year.

### Other Income

The Group's other income mainly represents interest income, government grants, VAT deductibles and others.

The Group's other income decreased by approximately 90.5% from approximately RMB26.32 million for the six months ended 30 June 2020 to approximately RMB2.50 million for the six months ended 30 June 2021, primarily due to the decrease in interest income as a result of the absence of borrowings to related parties for the current year.

### 銷售及服務成本

本集團的銷售及服務成本包括僱員福利開支、清潔成本、保安成本、保養成本、公用事業費用、綠化及園藝成本、折舊及其他。

本集團的銷售及服務成本由截至二零二零年六月三十日止六個月的約人民幣18,755萬元增加約31.5%至截至二零二一年六月三十日止六個月的約人民幣24,667萬元。該增加主要由於(i)本集團業務擴展令員工人數及分包成本有所增加；(ii)本集團提升品牌形象對項目進行品質提升的成本有所增加；及(iii)上年度疫情影響對員工社保減免徵收，本年度無該政策優惠。

### 毛利及毛利率

由於以上所述，本集團的毛利由截至二零二零年六月三十日止六個月的約人民幣6,666萬元增加約14.7%至截至二零二一年六月三十日止六個月的約人民幣7,643萬元。毛利率由截至二零二零年六月三十日止六個月的約26.2%降低至截至二零二一年六月三十日止六個月的約23.7%。該減少乃主要由於(i)本集團提升品牌形象對項目進行品質提升的成本有所增加；及(ii)上年度疫情影響對員工社保減免徵收，本年度無該政策優惠。

### 其他收入

本集團的其他收入主要為利息收入、政府補助、增值稅的額外抵扣以及其他。

本集團的其他收入由截至二零二零年六月三十日止六個月的約人民幣2,632萬元減少約90.5%至截至二零二一年六月三十日止六個月的約人民幣250萬元，主要由於本年度概無關聯方借款導致利息收入減少。

# Management Discussion and Analysis

## 管理層討論及分析

### Selling Expenses

The Group's selling expenses mainly represent employee benefit expenses, business development expenses, travel expenses, office expenses and others.

The Group's selling expenses increased by approximately 16.1% from approximately RMB4.10 million for the six months ended 30 June 2020 to approximately RMB4.76 million for the six months ended 30 June 2021, primarily due to the continuous expansion of the Group's business.

### Administrative Expenses

The Group's administrative expenses mainly represent employee benefit expenses, professional fees, travel expenses, office expenses and others.

The Group's administrative expenses increased by approximately 62.5% from approximately RMB29.60 million for the six months ended 30 June 2020 to approximately RMB48.10 million for the six months ended 30 June 2021, primarily due to (i) the increase in listing expenses; and (ii) the continuous expansion of the Group's business.

### Finance Income/Costs – Net

The Group's net finance income/costs represent various interest expenses and interest income from bank deposits.

The Group's net finance costs decreased by approximately 100.6% from approximately RMB27.79 million for the six months ended 30 June 2020 to net finance income of approximately RMB0.16 million for the six months ended 30 June 2021, primarily due to the absence of external borrowings of the Group during the Period.

### Income Tax Expenses

The Group's income tax expenses refers to PRC enterprises income tax at a tax rate of 25% on taxable profits of our subsidiaries incorporated in the PRC. Some subsidiaries of the Group are qualified as small and micro businesses and enjoy preferential income tax rate of 10% for the six months ended 30 June 2021. Certain of our subsidiaries in the PRC engaged in encouraged industries are located in western areas of the PRC and are subject to a preferential tax rate of 15% in accordance with regulations.

### 銷售開支

本集團的銷售開支主要為僱員福利開支、業務發展開支、差旅開支、辦公室開支及其他。

本集團的銷售開支由截至二零二零年六月三十日止六個月的約人民幣410萬元增加約16.1%至截至二零二一年六月三十日止六個月的約人民幣476萬元，主要由於本集團持續加大業務擴張。

### 行政開支

本集團的行政開支主要為僱員福利開支、專業費用、差旅開支、辦公室開支及其他。

本集團的行政開支由截至二零二零年六月三十日止六個月的約人民幣2,960萬元增加約62.5%至截至二零二一年六月三十日止六個月的約人民幣4,810萬元，主要由於(i)上市開支增加；及(ii)本集團持續加大業務擴張。

### 財務收入／成本淨額

本集團的財務收入／成本淨額為各類利息支出及銀行存款利息收入。

本集團的財務成本淨額由截至二零二零年六月三十日止六個月的約人民幣2,779萬元降低約100.6%至截至二零二一年六月三十日止六個月的財務淨收入約人民幣16萬元，主要由於在本期間本集團並無外部借款。

### 所得稅開支

本集團的所得稅開支是指於中國註冊成立的附屬公司的應課稅溢利按25%的稅率繳納的中國企業所得稅。本集團若干附屬公司符合小型微利企業資格，因此於截至二零二一年六月三十日止六個月享有10%的優惠稅率。我們於中國的若干附屬公司位於西部地區從事鼓勵類產業的企業，依規享受15%的優惠稅率。



# Management Discussion and Analysis

## 管理層討論及分析

The Group's income tax expenses increased by approximately 16.6% from approximately RMB6.34 million for the six months ended 30 June 2020 to approximately RMB7.39 million for the six months ended 30 June 2021, primarily due to the increase in profit before income tax for the Period.

### Profit for the Period

As a result of the foregoing, the Group's profit decreased by approximately 1.4% from approximately RMB14.65 million for the six months ended 30 June 2020 to approximately RMB14.44 million for the six months ended 30 June 2021. For the six months ended 30 June 2021, the net profit margin was approximately 4.5%, representing a decrease of 1.3 percentage points as compared with approximately 5.8% for the corresponding period in 2020. The decrease in net profit margin was primarily due to the increase in listing expenses.

Excluding the impact of listing expenses, the net profit for the six months ended 30 June 2021 amounted to approximately RMB27.27 million, representing an increase of approximately 39.8% as compared with RMB19.51 million for the corresponding period in 2020. For the six months ended 30 June 2021, the net profit margin was approximately 8.4%, representing an increase of 0.7 percentage points as compared with approximately 7.7% for the corresponding period in 2020.

### Trade Receivables

The Group's trade receivables primarily consist of receivables for our property management services and community value-added services from our customers.

As at 30 June 2021, the Group's trade receivables amounted to approximately RMB174.75 million, representing an increase of approximately 51.2% as compared with approximately RMB115.61 million as at 31 December 2020. Such increase was due to (i) the increase in the Group's revenue for the Period; and (ii) the seasonal fluctuation of receivables as our customers may develop tendency to settle the balances toward the year-end instead of middle of the year out of payment preference.

本集團的所得稅開支由截至二零二零年六月三十日止六個月的約人民幣634萬元增加約16.6%至截至二零二一年六月三十日止六個月的約人民幣739萬元，主要由於本期間除所得稅前溢利增加。

### 期內溢利

由於以上所述，本集團的溢利由截至二零二零年六月三十日止六個月的約人民幣1,465萬元減少約1.4%至截至二零二一年六月三十日止六個月的約人民幣1,444萬元。截至二零二一年六月三十日止六個月，淨利率為約4.5%，較二零二零年同期的約5.8%降低1.3個百分點。淨利率減少乃主要由於上市開支增加。

扣除上市費用的影響，截至二零二一年六月三十日止六個月淨利約2,727萬元，較二零二零年同期的1,951萬元增加約39.8%。截至二零二一年六月三十日止六個月淨利率為約8.4%，較二零二零年同期淨利率約7.7%增加0.7個百分點。

### 貿易應收款項

本集團的貿易應收款項主要包括就物業管理服務及生活小區增值服務來自客戶的應收款項。

本集團於二零二一年六月三十日的貿易應收款項約為人民幣17,475萬元，較二零二零年十二月三十一日的約人民幣11,561萬元增加約51.2%。貿易應收款項增加乃由於(i)本期間本集團的收益增加所致；及(ii)應收賬款存在季節性波動的影響，客戶因付款偏好會傾向在年末而非年中結清餘額。

# Management Discussion and Analysis

## 管理層討論及分析

### Prepayments and Other Receivables

As at 30 June 2021, the Group's prepayments, deposits and other receivables amounted to approximately RMB44.93 million, representing a decrease of approximately 72.1% as compared with approximately RMB160.87 million as at 31 December 2020. Such decrease was primarily due to the completion of transfer of technological systems business in January 2021.

### Trade and Other Payables

As at 30 June 2021, the Group's trade and other payables amounted to approximately RMB224.46 million, representing a decrease of approximately 27.8% as compared with approximately RMB310.82 million as at 31 December 2020. Such decrease was primarily due to the repayment of amount due to third parties.

### Contract Liabilities

Our Group receives payments from customers based on billing schedules as established in the property management agreements. Certain payments are usually received in advance of the performance under the contracts which are mainly from property management services.

As at 30 June 2021, the Group's contract liabilities amounted to RMB137.91 million, representing a decrease of approximately 6.0% as compared with approximately RMB146.66 million as at 31 December 2020. Such decrease was primarily due to revenue arising from contract liabilities normally carried forward during project execution.

### Liquidity, Reserves and Capital Structure

As at 30 June 2021, the Group's current assets amounted to approximately RMB400.67 million, representing a decrease of approximately 32.4% as compared with approximately RMB592.59 million as at 31 December 2020.

### 預付款項及其他應收款項

本集團於二零二一年六月三十日的預付款項、按金及其他應收款項約為人民幣4,493萬元，較二零二零年十二月三十一日的約人民幣16,087萬元減少約72.1%。此乃主要由於二零二一年一月完成了科技系統業務的轉讓。

### 貿易及其他應付款項

本集團於二零二一年六月三十日的貿易及其他應付款約為人民幣22,446萬元，較二零二零年十二月三十一日的約人民幣31,082萬元減少約27.8%。此乃主要由於償還應付第三方款項。

### 合約負債

本集團按物業管理協議內規定的結算時間表收取客戶付款。部分付款款項通常根據合約（主要來自物業管理服務）履行情況預先收取。

本集團於二零二一年六月三十日的合約負債為人民幣13,791萬元，較二零二零年十二月三十一日的約人民幣14,666萬元減少約6.0%。此乃主要由於集團因項目進行而正常結轉合約負債的收入。

### 流動資金、儲備及資本架構

於二零二一年六月三十日，本集團的流動資產約為人民幣40,067萬元，較於二零二零年十二月三十一日的約人民幣59,259萬元減少約32.4%。

# Management Discussion and Analysis

## 管理層討論及分析

As at 30 June 2021, the Group's cash and cash equivalents denominated in Renminbi and Hong Kong dollar amounted to approximately RMB179.88 million, representing a decrease of approximately 42.8% as compared with approximately RMB314.27 million as at 31 December 2020, primarily due to the net cash outflow used in operating activities of approximately RMB91.86 million, representing an increase of approximately 59.2% as compared with net cash outflow of approximately RMB57.70 million for the corresponding period in 2020, and net cash outflow used in financing activities of approximately RMB41.48 million. As at 30 June 2021, the Group's total equity amounted to approximately RMB53.84 million, representing a decrease of approximately 58.1% as compared with approximately RMB128.38 million as at 31 December 2020. Such decrease was primarily due to the completion of transfer of technological systems business in January 2021.

### Borrowings

As at 30 June 2021, the Group had no bank borrowings.

### Significant Investments Held

Save as disclosed in this report, the Group did not hold any significant investment during the six months ended 30 June 2021.

### Material Acquisitions and Disposals

During the Period, the Company did not conduct any major acquisitions or sales of assets, subsidiaries and affiliated companies.

### Employees and Remuneration Policies

As at 30 June 2021, the Group had a total of 3,097 employees. The Group offers employees competitive remuneration packages that include fees, salaries, allowances and benefits in kind, bonuses and pension scheme contribution and social welfare. The Group contributes to social insurance for its employees, including medical insurance, work-related injury insurance, retirement insurance, maternity insurance, unemployment insurance and housing funds.

### Pledge of Assets

As at 30 June 2021, the Group had no pledge of assets.

於二零二一年六月三十日，本集團的現金及現金等價物（以人民幣及港元計值）約為人民幣17,988萬元，較於二零二零年十二月三十一日的約人民幣31,427萬元減少約42.8%，主要由於經營活動所用現金淨支出約人民幣9,186萬元較去年同期現金淨支出約人民幣5,770萬元增加了約59.2%，融資活動所用現金淨支出約人民幣4,148萬元。於二零二一年六月三十日，本集團的權益總額約為人民幣5,384萬元，較於二零二零年十二月三十一日的約人民幣12,838萬元減少約58.1%。該減少是由於二零二一年一月完成了科技系統業務的轉讓。

### 借款

於二零二一年六月三十日，本集團無銀行借款。

### 持有之重大投資

除本報告所披露者外，截至二零二一年六月三十日止六個月本集團並無持有任何重大投資。

### 重大收購及出售

於本期間，本公司並無進行任何重大收購或出售資產、附屬公司及聯屬公司。

### 僱員及薪酬政策

於二零二一年六月三十日，本集團合計擁有3,097名僱員。本集團為僱員提供袍金、薪金、津貼及實物福利、花紅及退休金計劃供款及社會福利等具有競爭性的薪酬待遇。本集團為其僱員繳納醫療保險、工傷保險、養老保險、生育保險、失業保險及住房公積金等社會保險。

### 資產押記

本集團於二零二一年六月三十日，沒有任何資產押記。



# Management Discussion and Analysis

## 管理層討論及分析

### Future Plans for Material Investments and Capital Assets

The Group will continue to focus on its existing property management services and community value-added services. Save as disclosed in the prospectus of the Company dated 25 June 2021 (the “Prospectus”), no concrete plan for future investment is in place as at the date of this report.

### Gearing Ratio

Gearing ratio was nil as at 30 June 2021 as the Group has no bank loan and other borrowings.

### Use of Proceeds from the Listing

The shares of the Company were listed on the Main Board of the Stock Exchange of Hong Kong Limited (“Stock Exchange”) on 8 July 2021 by way of global offering, 100,000,000 shares were issued, and the total of 110,765,000 shares were issued after the over-allotment options were partially exercised, raising the total net proceeds (after deducting underwriting commissions and other related listing expenses) of approximately HK\$288.9 million.

As stated in the Prospectus and the announcement of the Company dated 30 July 2021 with respect to the partial exercise of the over-allotment options, the Group intends to apply such net proceeds for the following purposes: (i) approximately 56.8% or HK\$164.1 million, will be used for strategic acquisitions and investments; (ii) approximately 15.3% or HK\$44.2 million, will be used for further upgrading the software and hardware of the Group’s digitalised smart systems, improving customer data security and establishing a strategy analysis platform, developing and upgrading the Group’s internal management systems and continuing to upgrade the Group’s Landsea e Cloud and the IT tools and software for running the Group’s WeChat service accounts; (iii) approximately 10.2% or HK\$29.5 million, will be used for enriching community living and cultural activities, expanding and further promoting the Group’s property agency services, enriching and promoting the Group’s community value-added services, establishing a WeChat Mini Program; (iv) approximately 7.7% or HK\$22.2 million, will be used for continuing to incentivise, retain and recruit talents in order to better the Group’s human resources management; and (v) approximately 10.0% or HK\$28.9 million, will be used for working capital and other general corporate purposes.

### 未來重大投資計劃及資本資產

本集團將繼續專注當前的物業管理服務及生活社區增值服務。除本公司日期為二零二一年六月二十五日的招股章程(「招股章程」)所披露者外，於本報告日期，概無未來投資方面的任何具體計劃。

### 資本負債比率

於二零二一年六月三十日，資本負債比率為零，原因為本集團並無銀行貸款及其他借款。

### 上市所得款項用途

本公司股份以全球發售的方式於二零二一年七月八日於香港聯合交易所有限公司(「聯交所」)主板上市，發行100,000,000股股份，於超額配股權獲部分行使後，合共發行110,765,000股股份，經扣除包銷佣金及其他相關上市開支後，共籌集所得款項淨額約288.9百萬港元。

誠如招股章程及本公司日期為二零二一年七月三十日有關部分行使超額配股權的公告所述，本集團擬動用該筆所得款項淨額作以下用途：(i)約56.8%或約164.1百萬港元將用作戰略收購及投資；(ii)約15.3%或約44.2百萬港元將用作進一步升級本集團數字化智能系統的軟硬件、加強客戶數據安全及設立戰略分析平台、開發及升級本集團內部管理系統及持續升級本集團朗e雲以及信息技術工具及軟件以營運本集團微信服務號；(iii)約10.2%或約29.5百萬港元將用作豐富社區生活與文化活動、擴展及進一步推廣本集團的物業代理服務、豐富及推廣本集團社區增值服務、設立微信小程序；(iv)約7.7%或約22.2百萬港元將用作持續激勵、留聘及招聘人才以加強本集團人力資源管理；及(v)約10.0%或約28.9百萬港元將用作營運資金及其他一般企業用途。

# Management Discussion and Analysis

## 管理層討論及分析

Further details of the breakdown and description of the proceeds are set out in the section headed “Future Plans and Use of Proceeds” in the Prospectus. As at the date of this interim report, the Directors were not aware of any material change to the planned use of proceeds. It is currently expected that the unutilised net proceeds will be applied according to the purposes, allocations and timetable mentioned in the Prospectus.

### Financial Risks

The Group is exposed to risks arising from its financial instruments such as interest rate risk, credit risk and liquidity risk.

### Interest Rate Risk

The Group has not used any financial derivatives to hedge its interest rate risk. All bank interests were received at fixed rates.

### Credit Risk

The Group’s financial instruments have been grouped based on shared credit risk characteristics such as instrument types and credit risk ratings for the purpose of determining significant increases in credit risk and impairment measurement.

As at 30 June 2021, the carrying amounts of cash and cash equivalents, trade receivables, amounts due from related parties and other receivables included in the statement of financial position represent the Group’s maximum exposure to credit risk in relation to its financial assets.

As at 30 June 2021, all cash and cash equivalents were deposited in high-credit-quality financial institutions without significant credit risk.

所得款項明細及說明的進一步詳情載於招股章程「未來計劃及所得款項用途」一節。於本中期報告日期，董事並不知悉所得款項計劃用途有任何重大變動。目前預期尚未動用的所得款項淨額將按照招股章程所述的用途、分配及時間表加以應用。

### 財務風險

本集團面臨其金融工具所產生的風險（如利率風險、信貸風險及流動資金風險）。

### 利率風險

本集團並無使用衍生金融工具對沖利率風險，且獲得的銀行利息均以固定計息。

### 信貸風險

本集團按相同的信貸風險特徵分類金融工具，如工具類別及信貸風險評級，以釐定信貸風險的顯著增加及減值計量。

於二零二一年六月三十日，列入財務狀況的現金及現金等價物、貿易應收款項、應收關聯方款項及其他應收款項的賬面值為本集團就其金融資產承受的最大信貸風險。

於二零二一年六月三十日，所有現金及現金等價物均存放於信貸等級良好的金融機構，並無重大信貸風險。

# Management Discussion and Analysis

## 管理層討論及分析

### Foreign Exchange Risk

As all of the Group's businesses were conducted in the PRC, the revenue and profit for the six months ended 30 June 2021 were denominated in Renminbi. The major foreign currency source for the Group was the fundraising following the successful listing on The Stock Exchange of Hong Kong Limited during the period, all of which were in Hong Kong dollars. As at 30 June 2021, the Group did not have significant foreign currency exposure from its operations. The Group has not used any financial derivatives to hedge its foreign exchange risk. The Group will closely monitor its foreign currency exposure and will consider hedging significant foreign currency exposure should the need arise.

### Contingent Liabilities

As at 30 June 2021, the Group did not have any outstanding guarantees or other material contingent liabilities.

### 外匯風險

由於本集團所有業務均於中國開展，故截至二零二一年六月三十日止六個月的收益及溢利均以人民幣計值。本集團主要的外幣來源為期內在**香港聯合交易所有限公司**成功上市的募集資金，其全部為港元。於二零二一年六月三十日，本集團並無因營運而面對的重大外幣風險。本集團目前並無使用衍生金融對沖其外匯風險。本集團將密切監控其外幣風險並將考慮於需要時對沖重大外幣風險。

### 或然負債

於二零二一年六月三十日，本集團並無任何未償還擔保或其他重大或然負債。

# Corporate Governance and Other Information

## 企業管治和其他資料

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

As the shares of the Company (the “Shares”) are listed on the Main Board of The Stock Exchange of Hong Kong Limited (“Stock Exchange”) on 8 July 2021 (the “Listing Date”), the Company is not required to maintain any register pursuant to Part XV of the Securities and Futures Ordinance (Chapter 571, Laws of Hong Kong) (the “SFO”) for the six months ended 30 June 2021.

As at the date of this report, the interests and short positions of the Directors and chief executives of the Company in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions in which they were deemed or taken to have under such provisions of the SFO), or were required pursuant to section 352 of the SFO to be entered in the register referred to therein, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code for Securities Transactions by Directors of Listed Issuers (the “Model Code”) as set out in Appendix 10 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “Listing Rules”), were as follows:

#### Long position in the Shares

### 董事及主要行政人員於本公司股份、相關股份及債券的權益及淡倉

由於本公司股份(「股份」)於二零二一年七月八日(「上市日期」)於香港聯合交易所有限公司(「聯交所」)主板上市，故截至二零二一年六月三十日止六個月期間，本公司毋須根據香港法例第571章證券及期貨條例(「證券及期貨條例」)第XV部存置任何登記冊。

於本報告日期，董事及本公司最高行政人員於本公司或任何相聯法團(定義見證券及期貨條例第XV部)的股份、相關股份及債權證中擁有根據證券及期貨條例第XV部第7及8分部已知會本公司及聯交所的權益及淡倉(包括彼等根據證券及期貨條例相關條文被當作或視為擁有的任何權益或淡倉)，或根據證券及期貨條例第352條已記錄於該條所指的登記冊內的權益及淡倉，或根據《香港聯合交易所有限公司證券上市規則》(「上市規則」)附錄十所載的《上市發行人董事進行證券交易的標準守則》(「標準守則」)已知會本公司及聯交所的權益及淡倉如下：

#### 於股份的好倉

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名	身份／權益性質	所持股份數目	
Mr. Tian Ming <sup>(1)</sup> 田明先生 <sup>(1)</sup>	Interest in controlled corporation <sup>(1)</sup> 受控法團權益 <sup>(1)</sup>	160,619,165	39.10%

Note:

(1) Mr. Tian Ming is the sole and legal beneficial owner of Honor Limited. By virtue of the SFO, Mr. Tian Ming is deemed to be interested in the Shares in which Honor Limited is interested.

附註：

(1) 田明先生為 Honor Limited 的唯一法定實益擁有人。根據證券及期貨條例，田明先生被視為於 Honor Limited 擁有權益的股份中擁有權益。



# Corporate Governance and Other Information

## 企業管治和其他資料

Save as disclosed above, as at the date of this report, none of the Directors and chief executives of the Company had any interests or short positions 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) which were required pursuant to section 352 of the SFO to be entered in the register referred to therein, or which were required pursuant to the Model Code to be otherwise notified to the Company and the Stock Exchange.

### SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES

As the Shares are not listed on the Stock Exchange on 30 June 2021, the Company is not required to maintain any register pursuant to the provisions of Divisions 2 and 3 of Part XV of the SFO for the six months ended 30 June 2021.

As at the date of this report, so far as the Directors are aware, the following persons (other than the Directors or chief executives of the Company) had or were deemed or taken to have an interest or short position in the Shares or underlying Shares which would fall to be disclosed to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under section 336 of the SFO:

#### Long position in the Shares

除上文所披露者外，於本報告日期，董事及本公司最高行政人員概無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記錄於根據證券及期貨條例第352條須予存置的登記冊內的任何權益或淡倉，或根據標準守則須另行知會本公司及聯交所的任何權益或淡倉。

### 主要股東及其他人士在股份及相關股份上的權益及淡倉

由於股份於二零二一年六月三十日並未於聯交所上市，故於截至二零二一年六月三十日止六個月期間，本公司毋須根據證券及期貨條例第XV部第2及3分部之條文存置任何登記冊。

於本報告日期，就董事所知，下列人士（並非董事或本公司最高行政人員）於股份或相關股份中擁有或被視作或當作擁有根據證券及期貨條例第XV部第2及3分部之條文須向本公司及聯交所披露的權益或淡倉，或記入本公司根據證券及期貨條例第336條須存置的登記冊的權益或淡倉：

#### 於股份的好倉

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名／名稱	身份／權益性質	所持股份數目	
Honor Limited	Beneficial owner and interest in controlled corporation	160,619,165	39.10%
Honor Limited	實益擁有人及受控法團權益		
Ms. Murong Xinyao <sup>(1)</sup> 慕容馨飆女士 <sup>(1)</sup>	Interest of spouse 配偶權益	160,619,165	39.10%
Green Sailing (PTC) Limited <sup>(2)</sup> Green Sailing (PTC) Limited <sup>(2)</sup>	Trustee 受託人	23,998,345	5.84%

# Corporate Governance and Other Information

## 企業管治和其他資料

Name	Capacity/Nature of interest	Number of Shares held	Approximate percentage in total number of issued Shares 佔已發行股份總數之概約百分比
姓名／名稱	身份／權益性質	所持股份數目	
Hong Kong New Tourism Corporation Limited 香港新旅國際有限公司	Beneficial owner 實益擁有人	71,575,509	17.42%
Nanjing Textiles Import & Export Corporation Limited <sup>(3)</sup> 南京紡織品進出口股份有限公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing Tourism Group Co., Ltd. <sup>(3)</sup> 南京旅遊集團有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing Urban Construction Investment Holdings (Group) Co., Ltd. <sup>(3)</sup> 南京市城市建設投資控股(集團)有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Nanjing State-owned Assets Investment Management Holdings (Group) Co., Ltd. <sup>(3)</sup> 南京市國有資產投資管理控股(集團)有限責任公司 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government <sup>(3)</sup> 南京市人民政府國有資產監督管理委員會 <sup>(3)</sup>	Interest in controlled corporation 受控法團權益	71,575,509	17.42%
Cliff Lin Limited Cliff Lin Limited	Beneficial owner 實益擁有人	43,704,862	10.64%
Mr. Lin Jinfeng <sup>(4)</sup> 林勁峰先生 <sup>(4)</sup>	Interest in controlled corporation 受控法團權益	43,704,862	10.64%
CURA International (Hong Kong) Investment Management Company Limited 中城國際(香港)投資管理有限公司	Beneficial owner 實益擁有人	24,400,000	5.94%
Shanghai CURA Investment and Management Co., Ltd. <sup>(5)</sup> 上海中城聯盟投資管理股份有限公司 <sup>(5)</sup>	Interest in controlled corporation 受控法團權益	24,400,000	5.94%

# Corporate Governance and Other Information

## 企業管治和其他資料

### Notes:

- (1) Ms. Murong Xinyao is the spouse of Mr. Tian Ming. By virtue of the SFO, Ms. Murong Xinyao is deemed to be interested in the Shares in which Mr. Tian Ming is interested.
- (2) Green Sailing (PTC) Limited acts as the trustee of the Green Life Trust, which is set up for the purpose of a share incentive scheme to be adopted at least six months after Listing, and is wholly owned by Honor Limited. By virtue of the SFO, Honor Limited is deemed to be interested in the Shares in which Green Sailing (PTC) Limited is interested.
- (3) Hong Kong New Tourism Corporation Limited (“**Hong Kong New Tourism**”) is wholly owned by Nanjing Textiles Import & Export Corporation Limited (“**Nanfang Holdings**”), which had been, directly or indirectly, held as to 35.56% by Nanjing Tourism Group Co., Ltd. (“**Nanjing Tourism Group**”). Nanjing Tourism Group is held as to 60% by Nanjing Urban Construction Investment Holdings (Group) Co., Ltd. (“**Nanjing Urban Construction**”) and as to 40% by Nanjing State-owned Assets Investment Management Holdings (Group) Co., Ltd. (“**Nanjing State-owned Assets Investment Management**”), both of which are wholly owned by the State-owned Assets Supervision and Administration Commission of Nanjing Municipal Government (“**Nanjing SASAC**”). By virtue of the SFO, each of Nanfang Holdings, Nanjing Tourism Group, Nanjing Urban Construction, Nanjing State-owned Assets Investment Management and Nanjing SASAC is deemed to be interested in the Shares in which Hong Kong New Tourism is interested.
- (4) Cliff Lin Limited is wholly owned by Mr. Lin Jinfeng. By virtue of the SFO, Mr. Lin Jinfeng is deemed to be interested in the Shares in which Cliff Lin Limited is interested.
- (5) CURA International (Hong Kong) Investment Management Company Limited is wholly owned by Shanghai CURA Investment and Management Co., Ltd.. By virtue of the SFO, Shanghai CURA Investment and Management Co., Ltd. is deemed to be interested in the Shares in which CURA International (Hong Kong) Investment Management Company Limited is interested.

Save as disclosed above, the Company has not been notified that as at the date of this report, any other relevant interests or short positions in the issued share capital of the Company (other than the interests of the Directors and chief executives of the Company) which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under section 336 of the SFO.

### 附註：

- (1) 慕容馨靄女士為田明先生的配偶。根據證券及期貨條例，慕容馨靄女士被視為於田明先生擁有權益的股份中擁有權益。
- (2) Green Sailing (PTC) Limited擔任Green Life Trust的受託人，該信託是為將於上市至少六個月後採納的股份獎勵計劃而設立，由Honor Limited全資擁有。根據證券及期貨條例，Honor Limited被視為於Green Sailing (PTC) Limited擁有權益的股份中擁有權益。
- (3) 香港新旅國際有限公司(「**香港新旅**」)由南京紡織品進出口股份有限公司(「**南紡控股**」)全資擁有，而南紡控股由南京旅遊集團有限責任公司(「**南京旅遊集團**」)直接或間接持有35.56%權益。南京旅遊集團由南京市城市建設投資控股(集團)有限責任公司(「**南京城市建設**」)及南京市國有資產投資管理控股(集團)有限責任公司(「**南京國有資產投資管理**」)(均由南京市人民政府國有資產監督管理委員會(「**南京國資委**」)全資擁有)分別持有60%及40%權益。根據證券及期貨條例，南紡控股、南京旅遊集團、南京城市建設、南京國有資產投資管理及南京國資委各自被視為於香港新旅擁有權益的股份中擁有權益。
- (4) Cliff Lin Limited由林勁峰先生全資擁有。根據證券及期貨條例，林勁峰先生被視為於Cliff Lin Limited擁有權益的股份中擁有權益。
- (5) 中城國際(香港)投資管理有限公司是由上海中城聯盟投資管理股份有限公司全資擁有。根據證券及期貨條例，上海中城聯盟投資管理股份有限公司被視為於中城國際(香港)投資管理有限公司擁有權益的股份中擁有權益。

除上文所披露者外，本公司並未獲知會於本報告日期本公司的已發行股本中有任何其他將須根據證券及期貨條例第XV部第2及3分部的條文向本公司披露的相關權益或淡倉(本公司董事及最高行政人員所擁有者除外)，或記入本公司根據證券及期貨條例第336條須存置的登記冊的相關權益或淡倉。

# Corporate Governance and Other Information

## 企業管治和其他資料

### SHARE OPTION SCHEME

The share option scheme (the “**Share Option Scheme**”) was conditionally adopted by the Company on 15 June 2021 and became effective on the Listing Date. The principal terms of the Share Option Scheme are summarised in Appendix IV to the Prospectus. The main purpose of the Share Option Scheme is to motivate the eligible participants to optimise their performance efficiency for the benefit of our Group, and attract and retain or otherwise maintain an ongoing business relationship with the eligible participants whose contributions are or will be beneficial to the long-term growth of our Group. Pursuant to the terms and conditions of the Share Option Scheme, unless approved by the shareholders of the Company, the maximum number of Shares in respect of which options may be granted under the Share Option Scheme and any other schemes must not in aggregate exceeds 10% of the Shares in issue as at the Listing Date, being 40,000,000 Shares. Subject to earlier termination by the Company in general meeting or by the Board, the Share Option Scheme shall be valid for a period of 10 years from the adoption date. No share option was granted, exercised, cancelled or lapsed under the Share Option Scheme since its adoption. As at the date of this report, there were no outstanding share options.

### COMPETING INTERESTS

The Directors have confirmed that neither the Directors nor the controlling shareholders of the Company nor their respective close associates (as defined in the Listing Rules) is interested in a business apart from the Group’s business which competes or is likely to compete, directly or indirectly, with the Group’s business, and is required to be disclosed pursuant to Rule 8.10 of the Listing Rules since the Listing Date and up to the date of this report.

### COMPLIANCE WITH CORPORATE GOVERNANCE CODES

Since the listing of the Shares on the Main Board of the Stock Exchange on the Listing Date, the Company has adopted and applied the Corporate Governance Code (the “**CG Code**”) as set out in Appendix 14 to the Listing Rules as its own code of corporate governance. To the best knowledge of the Directors, the Company has complied with all applicable code provisions under the CG Code since the Listing Date and up to the date of this report.

### 購股權計劃

本公司已於二零二一年六月十五日有條件採納一項購股權計劃(「**購股權計劃**」)，自上市日期起生效。購股權計劃的主要條款概述於招股章程附錄四。購股權計劃的主要目的為激勵合資格參與者為本集團的利益提升其績效效率及吸引及挽留合資格參與者或以其他方式保持與彼等的持續業務關係，而其貢獻現時或日後將有利於本集團的長遠發展。根據購股權計劃的條款及條件，除非經本公司股東批准，否則根據購股權計劃及任何其他計劃可予授出的購股權所涉及的最高股份數目，合共不得超過於上市日期的已發行股份的10% (即40,000,000股股份)。購股權計劃於採納日期起計十年期間內有效，惟可由本公司經股東大會或由董事局提早終止。自採納以來，概無購股權根據購股權計劃獲授出、行使、註銷或失效，並且於本報告日期，並無尚未行使之購股權。

### 競爭權益

董事確認，自上市日期起及直至本報告日期，除於本集團業務中擁有權益以外，概無本公司董事或控股股東或其各自緊密聯繫人(定義見上市規則)於直接或間接與本集團業務構成競爭或可能構成競爭的業務中擁有任何權益，且須根據上市規則第8.10條予以披露。

### 遵守企業管治守則

自股份於上市日期在聯交所主板上市起，本公司已採納並應用上市規則附錄十四所載《企業管治守則》(「**企業管治守則**」)作為其本身的企業管治守則。據董事所深知，自上市日期起及直至本報告日期，本公司一直遵守企業管治守則下所有適用守則條文。



# Corporate Governance and Other Information

## 企業管治和其他資料

### CHANGES OF INFORMATION OF DIRECTOR

Dr. Wong Chi Wing, an independent non-executive Director, retired as a non-executive director of Cirtek Holdings Ltd., a company listed on the main board of the Stock Exchange (stock code: 1433) on 18 June 2021.

Save as disclosed in this report, there is no change in Director's information that is required to be disclosed in accordance with Rule 13.51(B) of the Listing Rules.

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

As the Shares are not listed on the Stock Exchange on 30 June 2021, the Model Code as set out in Appendix 10 to the Listing Rules is not applicable to the Company for the six months ended 30 June 2021.

Since the Listing Date, the Company has adopted the Model Code as its code of conduct and rules governing dealings by all the Directors in the securities of the Company. Having made specific enquiry of all the Directors, they have confirmed that they have complied with the required standards as set out in the Model Code since the Listing Date and up to the date of this report.

### PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OR REDEEMABLE SECURITIES OF THE COMPANY

Since the Listing Date and up to the date of this report, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of its listed securities.

### SUFFICIENCY OF PUBLIC FLOAT

Based on the information publicly available to the Company and to the best knowledge of the Directors, the Directors have confirmed that the Company has maintained the prescribed minimum public float under the Listing Rules since the Listing Date and up to the date of this report.

### 董事資料變動

獨立非執行董事王志榮博士於二零二一年六月十八日退任常達控股有限公司非執行董事，該公司於聯交所主板上市(股份代號：1433)。

除本報告所披露者外，概無董事資料變動須根據上市規則第13.51(B)條予以披露。

### 遵守董事進行證券交易的標準守則

由於股份未於二零二一年六月三十日在聯交所上市，因而於截至二零二一年六月三十日止六個月期間，上市規則附錄十所載之標準守則並不適用於本公司。

自上市日期起，本公司已採納標準守則作為全體董事進行本公司證券交易的行為守則及規則。經向全體董事作出具體查詢後，彼等已確認自上市日期起及直至本報告日期，一直遵守標準守則所載的規定。

### 購買、出售或贖回本公司之上市證券或可贖回證券

自上市日期起及直至本報告日期，本公司及其任何附屬公司概無購買、出售或贖回其任何上市證券。

### 充足公眾持股量

根據本公司公開獲得的資料並據董事所深知，董事確認，本公司自上市日期起及直至本報告日期均維持上市規則所規定的最少公眾持股量。

# Corporate Governance and Other Information

## 企業管治和其他資料

### INTERIM DIVIDEND

The Board does not recommend any payment of interim dividend for the six months ended 30 June 2021 (six months ended 30 June 2020: Nil).

### EVENTS AFTER THE REPORTING PERIOD

On the Listing Date, the Company issued 100,000,000 Shares at HK\$3.18 per Share to be listed on the Main Board of the Stock Exchange by way of global offering and the total of 110,765,000 Shares were issued after the over-allotment options were partially exercised.

On 30 July 2021, the over-allotment option described in the Prospectus was partially exercised by the sole global coordinator (for itself and on behalf of the international underwriters) in respect of an aggregate of 10,765,000 shares (the “**Over-allotment Shares**”), representing approximately 10.77% of the total number of the offer shares initially available under the global offering before any exercise of the over-allotment option. Listing of and dealings in the Over-allotment Shares commenced on the Main Board of the Stock Exchange at 9:00 a.m. on 4 August 2021.

Nanjing Landsea Property Management Co., Ltd. (“**Nanjing Landsea Property**”), an indirect wholly-owned subsidiary of the Company, entered into an investment cooperation agreement with General Elevator Co., Ltd. (“**General Elevator**”), an independent third party, pursuant to which a joint venture owned as to 20% by Nanjing Landsea Property and 80% by General Elevator was established. For further details, please refer to the announcement of the Company dated 16 August 2021.

Save as disclosed above, there are no significant events since the end of the reporting period and up to the date of this report.

### 中期股息

董事局不建議就截至二零二一年六月三十日止六個月派付任何中期股息(截至二零二零年六月三十日止六個月：無)。

### 報告期後事項

於上市日期，本公司以全球發售的方式以每股股份3.18港元發行100,000,000股股份，並在聯交所主板上市，而於超額配股權獲部分行使後，合共發行110,765,000股股份。

於二零二一年七月三十日，獨家全球協調人(為其本身及代表國際包銷商)部分行使招股章程所述的超額配股權，涉及合共10,765,000股股份(「**超額配發股份**」，佔全球發售項下於超額配股權獲行使前初步可供認購發售股份總數約10.77%)。超額配發股份於二零二一年八月四日上午九時正開始在聯交所主板上市及買賣。

本公司間接全資附屬公司南京朗詩物業管理有限公司(「**南京朗詩物業**」)與獨立第三方通用電梯股份有限公司(「**通用電梯**」)訂立投資合作協定，據此成立一家由南京朗詩物業擁有20%權益及由通用電梯擁有80%權益的合營公司。進一步詳情請參閱本公司日期為二零二一年八月十六日的公告。

除上述所披露者外，於本報告期間結束後直至本報告日期概無發生重大事項。

# Corporate Governance and Other Information

## 企業管治和其他資料

### AUDIT COMMITTEE

The Company has established the audit committee (the “**Audit Committee**”) with written terms of reference in compliance with Rule 3.21 of the Listing Rules and paragraph C.3 of the CG Code on 15 June 2021. The primary duties of the Audit Committee include providing an independent view of the effectiveness of the financial reporting, risk management and internal control system, overseeing the audit process, developing and reviewing its policies, and performing other duties and responsibilities as assigned by the Board. The Audit Committee comprises three members, namely Dr. Chen Kevin Chien-wen, Dr. Wong Chi Wing and Ms. Lu Mei, all being independent non-executive Directors. Dr. Chen Kevin Chien-wen is the chairman of the Audit Committee who possesses appropriate professional qualifications or accounting or related financial management expertise as required under Rule 3.10(2) of the Listing Rules.

### REVIEW OF INTERIM FINANCIAL INFORMATION

The unaudited interim condensed consolidated financial information of the Group for the six months ended 30 June 2021 has not been audited but have been reviewed and approved by the Audit Committee, which was of the opinion that the preparation of the results complied with the applicable accounting standards and requirements as well as the Listing Rules, and adequate disclosures have been made. The Audit Committee has also reviewed the accounting principles and practices adopted by the Group and discussed auditing, risk management, internal control and financial reporting matters.

The unaudited interim condensed consolidated financial information for the six months ended 30 June 2021 has been reviewed by PricewaterhouseCoopers, the auditor of the Company, 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.

By order of the Board

**Landsea Green Life Service Company Limited**

**Mr. Tian Ming**

*Non-executive Director and Chairman of the Board*

Hong Kong, 20 August 2021

### 審核委員會

本公司已於二零二一年六月十五日根據上市規則第3.21條及企業管治守則第C.3段成立審核委員會（「**審核委員會**」），並制定書面職權範圍。審核委員會之主要職責為就財務申報、風險管理及內部監控系統的成效提供獨立意見、監督審核程序、制訂及檢討政策以及履行董事局指派的其他職責及責任。審核委員會由三名成員組成，分別為陳建文博士、王志榮博士及魯梅女士，彼等均為獨立非執行董事。陳建文博士為審核委員會主席，並具備上市規則第3.10(2)條所規定的適當專業資格或會計或有關財務管理的專業知識。

### 審閱中期財務信息

本集團截至二零二一年六月三十日止六個月的未經審核中期簡明綜合財務信息尚未審核，但已由審核委員會審閱及批准，審核委員會認為，編製有關業績已遵守適用會計準則及規定以及上市規則並已作出充分披露。審核委員會亦已審閱本集團所採納的會計準則及慣例，並討論有關審核、風險管理、內部監控及財務報告事項。

截至二零二一年六月三十日止六個月的未經審核中期簡明綜合財務信息已由本公司的核數師羅兵咸永道會計師事務所根據香港會計師公會頒佈的香港審閱委聘準則第2410號「由實體的獨立核數師執行中期財務資料審閱」進行審閱。

承董事局命

**朗詩綠色生活服務有限公司**

**田明先生**

*非執行董事兼董事長*

香港，二零二一年八月二十日

# Report on Review of Interim Financial Information

## 中期財務資料的審閱報告



羅兵咸永道

### To the Board of Directors of Landsea Green Life Service Company Limited

*(incorporated in the Cayman Islands with limited liability)*

致朗詩綠色生活服務有限公司董事局

*(於開曼群島註冊成立的有限公司)*

## INTRODUCTION

We have reviewed the interim financial information set out on pages 41 to 88, which comprises the interim condensed consolidated balance sheet of Landsea Green Life Service Company Limited (the "Company") and its subsidiaries (together, the "Group") as at 30 June 2021 and the interim condensed consolidated statement of comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows for the six-month period then ended, and a summary of significant accounting policies and other explanatory notes. 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 Hong Kong Accounting Standard 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants. The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting". 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.

## 引言

本核數師(以下簡稱「我們」)已審閱列載於第41至88頁的中期財務資料，此中期財務資料包括朗詩綠色生活服務有限公司(以下簡稱「貴公司」)及其附屬公司(以下統稱「貴集團」)於二零二一年六月三十日的中期簡明綜合資產負債表與截至該日止六個月期間的中期簡明綜合全面收益表、中期簡明綜合權益變動表及中期簡明綜合現金流量表，以及主要會計政策概要和其他說明附註。香港聯合交易所有限公司證券上市規則規定，就中期財務資料擬備的報告必須符合以上規則的有關條文以及香港會計師公會頒佈的香港會計準則第34號「中期財務報告」。貴公司董事須負責根據香港會計準則第34號「中期財務報告」擬備及列報該等中期財務資料。我們的責任是根據我們的審閱對該等中期財務資料作出結論，並僅按照我們協定的業務約定條款向閣下(作為整體)報告我們的結論，除此之外本報告別無其他目的。我們不會就本報告的內容向任何其他人士負上或承擔任何責任。

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# Report on Review of Interim Financial Information

## 中期財務資料的審閱報告

### 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.

### CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim financial information of the Group is not prepared, in all material respects, in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting".

### OTHER MATTER

The comparative information for the interim condensed consolidated balance sheet is based on the audited financial statements as at 31 December 2020. The comparative information for the interim condensed consolidated statements of comprehensive income, changes in equity and cash flows, and related explanatory notes, for the period ended 30 June 2020 has not been audited or reviewed.

### 審閱範圍

我們已根據香港會計師公會頒佈之香港審閱委聘準則第2410號「由實體的獨立核數師執行中期財務資料審閱」進行審閱。審閱中期財務資料包括主要向負責財務和會計事務的人員作出查詢，並應用分析性和其他審閱程序。審閱的範圍遠較根據《香港審計準則》進行審核的範圍為小，故不能令我們可保證我們將知悉在審核中可能被發現的所有重大事項。因此，我們不會發表審計意見。

### 結論

按照我們的審閱，我們並無發現任何事項，令我們相信貴集團的中期財務資料未有在各重大方面根據香港會計準則第34號「中期財務報告」擬備。

### 其他事項

中期簡明綜合資產負債表之比較資料乃根據二零二零年十二月三十一日之經審核財務報表作出。截至二零二零年六月三十日止期間的中期簡明綜合全面收益表、權益變動表及現金流量表之比較資料以及相關說明附註乃未經審核或審閱。

**PricewaterhouseCoopers**  
Certified Public Accountants

Hong Kong, 20 August 2021

**羅兵咸永道會計師事務所**  
執業會計師

香港，二零二一年八月二十日

# Interim Condensed Consolidated Statement of Comprehensive Income

## 中期簡明綜合全面收益表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

			For the six months ended 30 June 截至六月三十日止六個月	
			2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註		
Revenue	收益	7	323,100	254,206
Cost of sales and services	銷售及服務成本	10	(246,668)	(187,551)
<b>Gross profit</b>	<b>毛利</b>		<b>76,432</b>	<b>66,655</b>
Other income	其他收入	8	2,502	26,319
Selling expenses	銷售開支	10	(4,756)	(4,101)
Administrative expenses	行政開支	10	(48,101)	(29,601)
Impairment losses under expected credit loss model	預期信貸虧損模式下的減值虧損		(4,227)	(10,373)
Other gains/(losses) — net	其他收益/(虧損)淨額	9	(171)	(122)
<b>Operating profit</b>	<b>經營溢利</b>		<b>21,679</b>	<b>48,777</b>
Finance income	財務收入	11	165	51
Finance costs	財務成本	11	(9)	(27,842)
Finance income/(costs) — net	財務收入/(成本)淨額	11	156	(27,791)
<b>Profit before income tax</b>	<b>除所得稅前溢利</b>		<b>21,835</b>	<b>20,986</b>
Income tax expenses	所得稅開支	12	(7,394)	(6,335)
<b>Profit for the period</b>	<b>期內溢利</b>		<b>14,441</b>	<b>14,651</b>
<b>Other comprehensive income</b>	<b>其他全面收益</b>			
<i>Items that may be reclassified to profit or loss:</i>	<i>可能重新分類至損益的項目：</i>			
— Exchange difference on translation of foreign operations	— 換算海外業務的匯兌差額		(324)	(6)
<b>Total comprehensive income for the period</b>	<b>期內全面收益總額</b>		<b>14,117</b>	<b>14,645</b>

# Interim Condensed Consolidated Statement of Comprehensive Income

## 中期簡明綜合全面收益表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
<b>Profit for the period attributable to:</b>	以下各方應佔期內溢利：		
— Equity owners of the Company	— 本公司權益擁有人		14,441
— Non-controlling interests	— 非控股權益		—
			14,441
<b>Total comprehensive income for the period attributable to:</b>	以下各方應佔期內全面收益總額：		
— Equity owners of the Company	— 本公司權益擁有人		14,117
— Non-controlling interests	— 非控股權益		—
			14,117
<b>Earnings per share attributable to equity owners of the Company (expressed in RMB cents per share)</b>	本公司權益擁有人應佔每股盈利 (以每股人民幣分列示)		
Basic and diluted earnings per share	每股基本及攤薄盈利	13	0.05

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

上述簡明綜合全面收益表應與隨附附註一併閱讀。

# Interim Condensed Consolidated Balance Sheet

## 中期簡明綜合資產負債表

As at 30 June 2021 於二零二一年六月三十日

	Note	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment properties	15	5,143	5,336
Property, plant and equipment	16	5,128	4,497
Right-of-use assets	17	1,138	1,588
Intangible assets	18	3,429	3,218
Interests in joint ventures		18	–
Deferred income tax assets		11,380	8,685
		<b>26,236</b>	<b>23,324</b>
<b>Current assets</b>			
Trade receivables	19	174,750	115,611
Inventories		1,103	1,839
Prepayments and other receivables	20	44,929	160,872
Cash and cash equivalents	21	179,883	314,265
		<b>400,665</b>	<b>592,587</b>
<b>Total assets</b>		<b>426,901</b>	<b>615,911</b>
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
Lease liabilities	17	134	142
<b>Current liabilities</b>			
Trade and other payables	22	224,457	310,816
Contract liabilities	7	137,911	146,663
Lease liabilities	17	465	949
Current income tax liabilities		10,098	28,958
		<b>372,931</b>	<b>487,386</b>
<b>Total liabilities</b>		<b>373,065</b>	<b>487,528</b>



# Interim Condensed Consolidated Balance Sheet

## 中期簡明綜合資產負債表

As at 30 June 2021 於二零二一年六月三十日

			30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
			Note 附註	
<b>EQUITY</b>	<b>權益</b>			
<b>Capital and reserves attributable to equity owners of the Company</b>	<b>本公司權益擁有人應佔資本及儲備</b>			
Share capital	股本	23	–	–
Reserves	儲備	25	49,586	128,383
			49,586	128,383
<b>Non-controlling interests</b>	<b>非控股權益</b>		4,250	–
<b>Total equity</b>	<b>權益總額</b>		53,836	128,383
<b>Total liabilities and equity</b>	<b>負債及權益總額</b>		426,901	615,911

The above condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

上述簡明綜合資產負債表應與隨附附註一併閱讀。

The interim financial information on pages 41 to 88 was approved by the board of directors of the Company on 20 August 2021 and was signed on its behalf.

第41至88頁的中期財務資料已由本公司董事局於二零二一年八月二十日批核，並代表董事局簽署。

**Wu Xu**  
吳旭  
Director  
董事

**Liu Chao**  
劉超  
Director  
董事

# Interim Condensed Consolidated Statement of Changes in Equity

## 中期簡明綜合權益變動表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		Attributable to equity owners of the Company 本公司權益擁有人應佔						Non-	Total
		Share	Other	Statutory	Translation	Retained	Total	controlling	equity
		capital	reserves	reserve	Reserve	earnings		interests	
		股本	其他儲備	法定儲備	匯兌儲備	保留盈利	總計	非控股權益	權益總額
Note		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
附註		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
<b>At 1 January 2020</b>	於二零二零年一月一日	-	11,034	3,098	-	48,625	62,757	-	62,757
<b>Profit for the period</b>	期內溢利	-	-	-	-	14,651	14,651	-	14,651
Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	(6)	-	(6)	-	(6)
<b>Total comprehensive income for the period</b>	期內全面收益總額	-	-	-	(6)	14,651	14,645	-	14,645
Appropriation to statutory reserve	撥至法定儲備	25	-	2,226	-	(2,226)	-	-	-
<b>At 30 June 2020 (Unaudited)</b>	於二零二零年六月三十日 (未經審核)	-	11,034	5,324	(6)	61,050	77,402	-	77,402
<b>At 1 January 2021</b>	於二零二一年一月一日	-	11,034	8,698	66	108,585	128,383	-	128,383
<b>Profit for the period</b>	期內溢利	-	-	-	-	14,441	14,441	-	14,441
Exchange difference arising from translation of foreign operations	換算海外業務產生的匯兌差額	-	-	-	(324)	-	(324)	-	(324)
<b>Total comprehensive income for the period</b>	期內全面收益總額	-	-	-	(324)	14,441	14,117	-	14,117
Deemed distribution	視作分派	25	(92,914)	-	-	-	(92,914)	-	(92,914)
Contributions from non-controlling interests	非控股權益注資	-	-	-	-	-	-	4,250	4,250
Appropriation to statutory reserve	撥至法定儲備	25	-	2,498	-	(2,498)	-	-	-
<b>Subtotal of transactions with equity owners of the Company</b>	與本公司權益擁有人交易小計	-	(92,914)	2,498	-	(2,498)	(92,914)	4,250	(88,664)
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日 (未經審核)	-	(81,880)	11,196	(258)	120,528	49,586	4,250	53,836

The above condensed consolidated statement of changes in equity 上述簡明綜合權益變動表應與隨附附註一併閱讀。  
should be read in conjunction with the accompanying notes.

# Interim Condensed Consolidated Statement of Cash Flows

## 中期簡明綜合現金流量表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
		Note 附註	
<b>Cash flows from operating activities</b>	<b>經營活動現金流量</b>		
Cash used in operations	經營活動所用現金		(84,841)
Income tax paid	已付所得稅		(7,015)
<b>Net cash used in operations</b>	<b>經營活動所用現金淨額</b>		<b>(91,856)</b>
<b>Cash flows from investing activities</b>	<b>投資活動現金流量</b>		
Interest received	已收利息		–
Increase of investment in joint venture	增加投資合營企業		(18)
Purchases of property, plant and equipment	購買物業、廠房及設備	16	(1,710)
Proceeds from disposal of property, plant & equipment	出售物業、廠房及設備所得款項		13
Purchases of intangible assets	購買無形資產	18	(444)
Funding to related parties	向關聯方出資	27	(514)
Repayment of funding from related parties	向關聯方出資還款	27	1,602
<b>Net cash used in investing activities</b>	<b>投資活動所用現金淨額</b>		<b>(1,071)</b>

# Interim Condensed Consolidated Statement of Cash Flows

## 中期簡明綜合現金流量表

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
	Note 附註		
<b>Cash flows from financing activities</b>	<b>融資活動現金流量</b>		
Repayment of borrowings	償還借款	–	(246,513)
Interest paid	已付利息	(9)	(26,200)
Deemed distribution	視作分派	25 (19,471)	–
Proceeds from related parties	來自關聯方的所得款項	27 4,427	11,055
Repayments to related parties	向關聯方還款	27 (28,811)	–
Contributions from non-controlling interests	非控股權益注資	4,250	–
Principal elements of lease payments	租賃付款本金部分	(821)	(522)
Payment for acquisition of subsidiaries, net of cash and cash equivalents	就收購附屬公司付款，扣除現金 及現金等價物	–	(72,959)
Listing expenses paid	已付上市開支	(1,042)	(1,105)
<b>Net cash used in financing activities</b>	<b>融資活動所用現金淨額</b>	<b>(41,477)</b>	<b>(336,244)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>現金及現金等價物減少淨額</b>	<b>(134,404)</b>	<b>(630,871)</b>
Cash and cash equivalents at beginning of period	期初現金及現金等價物	314,265	656,290
Effect of foreign exchange rate changes	外幣匯率變動影響	22	(6)
<b>Cash and cash equivalents at end of period</b>	<b>期末現金及現金等價物</b>	<b>179,883</b>	<b>25,413</b>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 1 GENERAL INFORMATION

The Company was incorporated in the Cayman Islands on 1 December 2020 as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of the Cayman Islands. The address of the Company's registered office is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands.

The Company is an investment holding company. The Group are principally engaged in the provision of property management services, community value-added services and value added services to non-property owners (collectively referred to as the "**Listing Business**") in People's Republic of China (the "**PRC**").

The Company was listed on the Main Board of the Stock Exchange of Hong Kong Limited on 8 July 2021 (the "**Listing**"). In the opinion of the directors of the Company, the ultimate holding company and ultimate controlling shareholder of the Company is Honor Limited ("**Honor**"), a company incorporated under the laws of British Virgin Islands, and Mr. Tian Ming.

The interim condensed consolidated balance sheet as of 30 June 2021, and the related interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months period then ended, and a summary of significant accounting policies and other explanatory notes (collectively defined as the "**Interim Financial Information**") of the Group have been approved for issue by the Board on 20 August 2021. The Interim Financial Information are presented in thousands of Renminbi ("**RMB**"), unless otherwise stated.

The Interim Financial Information have not been audited, but has been reviewed by the Company's audit committee.

### 1 一般資料

本公司於二零二零年十二月一日根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立為獲豁免有限公司。本公司註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman KYI-1111, Cayman Islands。

本公司為投資控股公司。本集團主要在中華人民共和國(「中國」)從事提供物業管理服務、社區增值服務及非業主增值服務(統稱「上市業務」)。

本公司於二零二一年七月八日於香港聯合交易所有限公司主板上市(「上市」)。本公司董事認為，本公司的最終控股公司及最終控股股東為Honor Limited(「Honor」，一間根據英屬處女群島法律註冊成立的公司)及田明先生。

本集團於二零二一年六月三十日之中期簡明綜合資產負債表以及於截至該日止六個月期間的相關中期簡明綜合全面收益表、權益變動表及現金流量表及重大會計政策概要及其他說明附註(統稱「中期財務資料」)已於二零二一年八月二十日經董事局批准予以刊發。除非另有說明，否則中期財務資料乃以人民幣(「人民幣」)千元呈列。

中期財務資料尚未經審核，惟已由本公司審核委員會審閱。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 2 BASIS OF PREPARATION

Prior to the incorporation of the Company, the Listing Business was mainly operated by Nanjing Landsea Property Management Co., Ltd. (南京朗詩物業管理有限公司) (“**Landsea Property Management**”) and its PRC subsidiaries. Landsea Property Management was also engaged in the system operation services, mainly providing professional operation and maintenance services for residential properties installed with the technological systems.

In preparing for the Listing, the companies now comprising the Group underwent a group reorganisation as described in the Accountant’s Report (the “**Accountant’s Report**”) disclosed in Appendix 1 of the prospectus of the Company dated 25 June 2021 (the “**Reorganisation**”). For details of the Reorganisation, please refer note 1.2 of the Accountant’s Report. The Reorganisation was completed in January 2021.

The interim condensed consolidated statements of comprehensive income, changes in equity and cash flows for the six months ended 30 June 2020 have been prepared to present the results and cash flows of the companies now comprising the Group, as if the group structure upon the completion of the Reorganisation had been in existence throughout the six months period ended 30 June 2020 or since their respective dates of incorporation/establishment/acquisition, where applicable.

The Interim Financial Information for the six months ended 30 June 2021 have been prepared in accordance with Hong Kong Accounting Standard (“**HKAS**”) 34 “Interim Financial Reporting”. The Interim Financial Information do not include all of the information required for full set of financial statements and should be read in conjunction with the historical financial information of the Group for the year ended 31 December 2018, 2019 and 2020 (the “**Historical Financial Information**”), as included in the Accountant’s Report, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (“**HKICPA**”).

### 2 編製基準

於本公司註冊成立前，上市業務主要由南京朗詩物業管理有限公司(「**朗詩物業管理**」)及其中國附屬公司營運。朗詩物業管理亦從事系統營運服務，主要為安裝科技系統的住宅物業提供專業營運及保養服務。

誠如本公司日期為二零二一年六月二十五日的招股章程附錄一所披露的會計師報告(「**會計師報告**」)所述，為籌備上市，本集團現時旗下公司進行集團重組(「**重組**」)。有關重組的詳情，請參閱會計師報告附註1.2。重組於二零二一年一月完成。

截至二零二零年六月三十日止六個月的中期簡明綜合全面收益表、權益變動表及現金流量表已編製以呈列本集團現時旗下公司之業績及現金流量，猶如於重組完成時的集團架構於截至二零二零年六月三十日止六個月期間或自該等公司各自註冊成立／成立／收購日期(倘適用)一直存在。

截至二零二一年六月三十日止六個月之中期財務資料乃根據香港會計準則(「**香港會計準則**」)第34號「中期財務報告」而編製。中期財務資料不包括全份財務報表所需的所有資料，並應與會計師報告所載本集團截至二零一八年、二零一九年及二零二零年十二月三十一日止年度的歷史財務資料(「**歷史財務資料**」)一併閱讀，並根據香港會計師公會(「**香港會計師公會**」)頒佈之香港財務報告準則(「**香港財務報告準則**」)而編製。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies applied are consistent with those as described in the Historical Financial Information, except for the adoption of new and amended standards as set out below. Income tax expense was recognised based on management's estimate of the annual income tax rate expected for the full financial year.

#### 3.1 New and amended standards adopted by the Group

The Group has applied the following standards and amendments for the first time for the reporting period commencing 1 January 2021. The adoption of these standards and amendments does not have significant impact to the Interim Financial Information of the Group.

- Covid-19-related Rent Concessions — Amendments to HKFRS 16
- Interest Rate Benchmark Reform — Phase 2 — Amendments to HKAS 39, HKFRS 4, HKFRS 7, HKFRS 9 and HKFRS 16

#### 3.2 New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2021 and have not been early adopted by the Group

### 3 主要會計政策

所採用的會計政策與歷史財務資料所述者一致，惟採納下文所載的新訂及經修訂準則除外。所得稅開支乃根據管理層預期整個財政年度之估計年度所得稅率確認。

#### 3.1 本集團採納的新訂及經修訂準則

本集團於二零二一年一月一日開始的報告期間首次採用以下準則及修訂本。採納該等準則及修訂本對本集團的中期財務資料並無任何重大影響。

- Covid-19相關租金寬免 — 香港財務報告準則第16號(修訂本)
- 利率基準改革 — 第二階段 — 香港會計準則第39號、香港財務報告準則第4號、香港財務報告準則第7號、香港財務報告準則第9號及香港財務報告準則第16號(修訂本)

#### 3.2 新訂準則及現有準則的修訂本已頒佈但尚未於二零二一年一月一日開始的財政年度生效，亦未獲本集團提早採納

Standards, amendments and interpretations 準則、修訂本及詮釋		Effective for annual periods beginning on or after 於以下日期或之後開始的年度期間生效
Amendments to Accounting Guideline 5 會計指引第5號(修訂本)	Merger Accounting for Common Control Combination 共同控制合併的合併會計法	1 January 2022 二零二二年一月一日
Amendments to HKAS 16 香港會計準則第16號(修訂本)	Property, Plant and Equipment: Proceeds before intended use 物業、廠房及設備：擬定用途前的所得款項	1 January 2022 二零二二年一月一日
Amendments to HKAS 37 香港會計準則第37號(修訂本)	Onerous Contracts — Cost of Fulfilling a Contract 有償合約 — 履約成本	1 January 2022 二零二二年一月一日

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 3 SIGNIFICANT ACCOUNTING POLICIES

(Continued)

#### 3.2 New and amendments to existing standards have been issued but are not effective for the financial year beginning on 1 January 2021 and have not been early adopted by the Group (Continued)

### 3 主要會計政策(續)

#### 3.2 新訂準則及現有準則的修訂本已頒佈但尚未於二零二一年一月一日開始的財政年度生效，亦未獲本集團提早採納(續)

Standards, amendments and interpretations 準則、修訂本及詮釋		Effective for annual periods beginning on or after 於以下日期或之後開始的年度期間生效
Amendments to HKFRS 3 香港財務報告準則第3號(修訂本)	Reference to the Conceptual Framework 提述概念框架	1 January 2022 二零二二年一月一日
Annual Improvements to HKFRS Standards 2018–2020 香港財務報告準則二零一八年至二零二零年週期的年度改進		1 January 2022 二零二二年一月一日
HKFRS 17 香港財務報告準則第17號	Insurance contracts 保險合約	1 January 2023 二零二三年一月一日
Amendments to HKAS 1 香港會計準則第1號(修訂本)	Classification of Liabilities as Current or Non-current 負債分類為流動或非流動	1 January 2023 二零二三年一月一日
Hong Kong Interpretation 5 (2020) 香港詮釋第5號(二零二零年)	Classification by Borrower of a Term Loan that Contains a Repayment on Demand Clause 借款人對包含按要求償還條款的有期貸款的分類	1 January 2023 二零二三年一月一日
Amendments to HKFRS 10 and HKAS 28 香港財務報告準則第10號及香港會計準則第28號(修訂本)	Sale or contribution of assets between an investor and its associate or joint venture 投資者與其聯營公司或合營企業之間的資產出售或投入	To be determined 待定

The directors of the Company were of the view that the above new and revised standards and amendments and interpretations to existing standards that have been issued are not expected to have a significant impact on the Group's financial statements when they become effective.

本公司董事認為，上述已頒佈新訂及經修訂準則以及現有準則的修訂本及詮釋於生效時預期不會對本集團的財務報表產生重大影響。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 4 ESTIMATES

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

In preparing the Interim Financial Information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the Historical Financial Information.

### 5 FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks: market risk (including foreign currency risk and interest rate risk), credit risk and liquidity risk. According to the Group's risk management policies, the financial risks shall be assessed continuously by the management taking into account of the prevailing conditions of the financial market and other relevant variables to avoid excessive concentrations of risk.

The Interim Financial Information does not include all financial risk management information and disclosures required for full set of financial statements and should be read in conjunction with the Historical Financial Information.

There have been no changes in the risk management department or in any risk management policies since the year ended 31 December 2020.

### 4 估計

編製中期財務資料需要管理層作出足以影響會計政策應用以及資產及負債、收入及開支呈報金額的判斷、估計及假設。實際結果可能與該等估計有別。

編製中期財務資料時，管理層因應用本集團會計政策所作出重大判斷及估計不確定因素的主要來源與歷史財務資料所應用者相同。

### 5 財務風險管理

本集團的活動令其面臨多種財務風險：市場風險（包括外匯風險及利率風險）、信貸風險及流動資金風險。根據本集團的風險管理政策，管理層應計及金融市場的現況及其他相關變數，持續評估財務風險，以避免風險過度集中。

中期財務資料並不包括整份財務報表要求之所有財務風險管理資料及披露，並應與歷史財務資料一併閱讀。

自截至二零二零年十二月三十一日止年度以來，風險管理部或任何風險管理政策並無任何變動。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 6 SEGMENT INFORMATION

Management has determined the operating segments based on the reports reviewed by chief operating decision maker (the “CODM”). The CODM, who is responsible for allocating resources and assessing performance of the operating segment, has been identified as the Board of the Company.

For the six months ended 30 June 2021 and 30 June 2020, the Group is principally engaged in the provision of property management services, value-added services to non-property owners and community value-added services in the PRC. Management reviews the operating results of the business as one operating segment to make decisions about resources to be allocated. Therefore, the CODM of the Company regards that there is only one segment which is used to make strategic decisions.

The principal operating entity of the Group is domiciled in the PRC. Accordingly, all of the Group’s revenue were derived in the PRC during the six months ended 30 June 2021 and 30 June 2020.

As at 30 June 2021 and 31 December 2020, all of the non-current assets of the Group were located in the PRC.

### 6 分部資料

管理層根據經主要營運決策者（「主要營運決策者」）審閱的報告釐定經營分部。主要營運決策者識別為本公司的董事局，負責分配資源及評估經營分部表現。

截至二零二一年六月三十日及二零二零年六月三十日止六個月，本集團主要在中國從事提供物業管理服務、非業主增值服務及社區增值服務。管理層將業務的經營業績作為一個經營分部進行檢討，以便對將予分配的資源作出決策。因此，本公司的主要營運決策者認為僅有一個用於作出戰略決策的分部。

本集團的主要營運實體位於中國。因此，截至二零二一年六月三十日及二零二零年六月三十日止六個月，本集團的全部收益均源自中國。

於二零二一年六月三十日及二零二零年十二月三十一日，本集團的全部非流動資產均位於中國。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 7 REVENUE

Revenue comprises of proceeds from property management services, value-added services to non-property owners and community value-added services. An analysis of the Group's revenue for the six months ended 30 June 2021 and 2020 is as follows:

### 7 收益

收益包括物業管理服務、非業主增值服務及社區增值服務收入。本集團於截至二零二一年及二零二零年六月三十日止六個月的收益分析如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Revenue from customers and recognised over time	來自客戶的隨時間確認的收益		
— Property management services	— 物業管理服務	230,221	189,955
— Value-added services to non-property owners	— 非業主增值服務	53,380	33,764
— Community value-added services	— 社區增值服務	3,725	8,193
		<b>287,326</b>	<b>231,912</b>
Revenue from customers and recognised at point in time	來自客戶的按時間點確認的收益		
— Value-added services to non-property owners	— 非業主增值服務	17,332	12,926
— Community value-added services	— 社區增值服務	18,442	9,368
		<b>35,774</b>	<b>22,294</b>
		<b>323,100</b>	<b>254,206</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 7 REVENUE (Continued)

The Group has recognised the following revenue-related contract liabilities:

### 7 收益(續)

本集團已確認以下收益相關合約負債：

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Contract liabilities related to	與以下各項有關的合約負債		
— Property management services	— 物業管理服務	135,137	142,453
— Community value-added services	— 社區增值服務	278	314
— Value-added services to non-property owners	— 非業主增值服務	2,496	3,896
		<b>137,911</b>	<b>146,663</b>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 8 OTHER INCOME

### 8 其他收入

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Interest income from loans to related parties (note 27)	提供予關聯方貸款的利息收入 (附註27)	–	22,154
Government grants (a)	政府補助(a)	1,228	3,124
VAT deductibles (b)	增值稅抵扣(b)	1,113	942
Others	其他	161	99
		<b>2,502</b>	<b>26,319</b>

(a) Government grants mainly represented financial subsidies granted by local government and refund of the VAT under the “immediate refund of VAT levied” policy. There are no unfulfilled conditions or other contingencies attached to these grants.

(b) VAT deductibles mainly included additional deduction of input value-added tax applicable to the Company and its certain subsidiaries.

(a) 政府補助主要為地方政府給予的財政補助及「增值稅即徵即退」政策下的增值稅退還。概無與該等補助有關的未達成條件或其他或然事件。

(b) 增值稅抵扣主要包括適用於本公司及其若干附屬公司的增值稅進項稅額的額外抵扣。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 9 OTHER GAINS/(LOSSES) – NET

### 9 其他收益／(虧損)淨額

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Net loss on disposal of property, plant and equipment	出售物業、廠房及設備的虧損淨額	(20)	(8)
Other	其他	(151)	(114)
		<b>(171)</b>	<b>(122)</b>

### 10 EXPENSES BY NATURE

### 10 按性質劃分的開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Employee benefit expenses (note 14)	僱員福利開支(附註14)	160,883	123,122
Cleaning costs	清潔成本	42,304	32,295
Security costs	保安成本	26,396	19,028
Maintenance costs	保養成本	16,121	11,682
Utilities	公用事業費用	10,420	9,182
Office expenses	辦公室開支	9,078	6,707
Greening and gardening costs	綠化及園藝成本	7,333	4,391
Legal and professional fees	法律及專業費用	1,413	3,331
Listing expenses	上市開支	13,874	5,374
Depreciation and amortisation charges	折舊及攤銷費用	2,250	1,650
Community activities expenses	社區活動開支	3,728	831
Others	其他	5,725	3,660
		<b>299,525</b>	<b>221,253</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 11 FINANCE INCOME/(COSTS) – NET

### 11 財務收入／(成本)淨額

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Finance costs	財務成本		
— Interest expense on Asset-Backed Securities	— 資產擔保證券利息開支	—	(19,980)
— Interest expense on loans from related parties (note 27)	— 來自關聯方貸款的利息開支 (附註27)	—	(7,839)
— Interest expense on bank borrowings	— 銀行借款利息開支	—	(10)
— Interest expense of lease liabilities (note 17)	— 租賃負債利息開支 (附註17)	(9)	(13)
		(9)	(27,842)
Finance income	財務收入		
— Interest income from bank deposits	— 銀行存款利息收入	165	51
		156	(27,791)

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 12 INCOME TAX EXPENSES

### 12 所得稅開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current income tax	即期所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅 (c)	9,042	11,132
Deferred income tax	遞延所得稅		
— PRC corporate income tax (c)	— 中國企業所得稅 (c)	(1,648)	(4,797)
		<b>7,394</b>	<b>6,335</b>

- (a) The Company is incorporated in the Cayman Islands as an exempted company with limited liability under the Companies Act, Cap 22 (Act 3 of 1961, as consolidated and revised) of Cayman Islands and accordingly, is exempted from Cayman Islands income tax.
- (b) Hong Kong profits tax is calculated at 16.5% of the estimated assessable profit for the six months ended 30 June 2021. No provision for Hong Kong profits tax was made as the Group did not derive any income subject to Hong Kong profits tax during the six months ended 30 June 2021.
- (c) Income tax provision of the Group in respect of operations in the PRC has been calculated at the applicable tax rate on the estimated assessable profits for the years, based on the existing legislation, interpretations and practices in respect thereof.

- (a) 本公司為根據開曼群島法例第22章公司法(一九六一年第三號法例，經綜合及修訂)在開曼群島註冊成立的獲豁免有限公司，因此，毋須繳納開曼群島所得稅。
- (b) 香港利得稅乃按截至二零二一年六月三十日止六個月期間內估計應課稅溢利以16.5%計算。由於本集團於截至二零二一年六月三十日止六個月期間並無任何須繳納香港利得稅的收入，故並無就香港利得稅計提撥備。
- (c) 本集團就中國營運作出的所得稅撥備已根據相關現行法律、詮釋及慣例，以估計該等年度內應課稅溢利的適用稅率計算。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 13 EARNINGS PER SHARE

For the purpose of computing basic and diluted earnings per share, the number of ordinary shares has been adjusted retrospectively for the effect of the Reorganisation and the Capitalisation Issue (as defined and detailed in note 23) as if the Reorganisation and Capitalisation Issue had been completed on 1 January 2020 without taking into account of 23,998,345 shares issued to Green Sailing (PTC) Limited, representing 5.84% of the total shares of the Company after completion of the partial exercise of the over-allotment option, that have not yet been granted to employees (note 23).

#### (a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to equity owners of the Company by the weighted average number of ordinary shares outstanding during the periods.

### 13 每股盈利

就計算每股基本及攤薄盈利而言，普通股數目已就重組及資本化發行(於附註23所界定及詳述)的影響作出追溯調整，猶如重組及資本化發行已於二零二零年一月一日完成，並無計及向Green Sailing (PTC) Limited發行的23,998,345股股份(相當於完成部分行使超額配股權後本公司股份總數5.84%)，該等股份尚未授予僱員(附註23)。

#### (a) 每股基本盈利

每股基本盈利乃以本公司權益擁有人應佔溢利除以該等期間內發行在外普通股加權平均數計算。

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Profit attributable to equity owners of the Company	本公司權益擁有人應佔溢利	14,441	14,651
Number of ordinary shares for the purpose of calculating basic earnings per share (thousands)	計算每股基本盈利的普通股數目(千股)	276,002	276,002
Basic earnings per share (expressed in RMB cents per share)	每股基本盈利(以每股人民幣分列示)	0.05	0.05

#### (b) Diluted earnings per share

Diluted earnings per share for the six months ended 30 June 2021 and 2020 equals the basic earnings per share as there were no dilutive potential ordinary shares in existence during the periods.

#### (b) 每股攤薄盈利

由於截至二零二一年及二零二零年六月三十日止六個月並無潛在攤薄普通股，於該等期間每股攤薄盈利相等於每股基本盈利。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 14 EMPLOYEE BENEFIT EXPENSES

### 14 僱員福利開支

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Wages, salaries and bonuses	工資、薪金及花紅	131,086	113,615
Pension costs	退休金成本	6,565	1,710
Housing funds, medical insurances and other social insurances	住房公積金、醫療保險及 其他社會保險	14,412	4,129
Other employment benefits	其他僱員福利	8,820	3,668
		<b>160,883</b>	<b>123,122</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 15 INVESTMENT PROPERTIES

### 15 投資物業

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元	2020 二零二零年 RMB'000 人民幣千元
At 1 January, net carry amount (Audited)	於一月一日，賬面淨值(經審核)	5,336	5,716
Depreciation charge	折舊費用	(193)	(193)
At 30 June, net carry amount (Unaudited)	於六月三十日，賬面淨值(未經審核)	5,143	5,523

During the six months ended 30 June 2021 and 30 June 2020, rental income and operating expenses arising from leasing of investment properties are as follows:

截至二零二一年六月三十日及二零二零年六月三十日止六個月，租賃投資物業產生的租金收入及經營開支如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Rental income	租金收入	180	181
Direct operating expenses from properties that generate rental income	來自產生租金收入的物業的直接經營開支	193	193

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

### 16 物業、廠房及設備

		Leasehold improve- ments 租賃物業裝修 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、 裝置及 辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>At 1 January 2020 (Audited)</b>	於二零二零年一月一日(經審核)				
Cost	成本	3,544	7,127	372	11,043
Accumulated depreciation	累計折舊	(2,896)	(4,705)	(340)	(7,941)
Net carrying amount	賬面淨值	648	2,422	32	3,102
<b>Six months ended 30 June 2020 (Unaudited)</b>	截至二零二零年六月三十日 止六個月(未經審核)				
Opening net carrying amount	期初賬面淨值	648	2,422	32	3,102
Additions	添置	1,009	759	-	1,768
Depreciation	折舊	(193)	(629)	(4)	(826)
Disposals	處置	-	(1)	(7)	(8)
Closing net carrying amount	期末賬面淨值	1,464	2,551	21	4,036
<b>At 30 June 2020 (Unaudited)</b>	於二零二零年六月三十日 (未經審核)				
Cost	成本	4,553	7,866	142	12,561
Accumulated depreciation	累計折舊	(3,089)	(5,315)	(121)	(8,525)
Net carrying amount	賬面淨值	1,464	2,551	21	4,036

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

### 16 物業、廠房及設備(續)

		Leasehold improve- ments 租賃物業裝修 RMB'000 人民幣千元	Furniture, fixtures and office equipment 傢具、 裝置及 辦公室設備 RMB'000 人民幣千元	Motor vehicles 汽車 RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
<b>At 1 January 2021 (Audited)</b>	於二零二一年一月一日(經審核)				
Cost	成本	4,553	8,029	49	12,631
Accumulated depreciation	累計折舊	(3,301)	(4,810)	(23)	(8,134)
Net carrying amount	賬面淨值	1,252	3,219	26	4,497
<b>Six months ended 30 June 2021 (Unaudited)</b>	截至二零二一年六月三十日止六個月(未經審核)				
Opening net carrying amount	期初賬面淨值	1,252	3,219	26	4,497
Additions	添置	844	866	-	1,710
Depreciation	折舊	(507)	(535)	(4)	(1,046)
Disposals	處置	-	(21)	(12)	(33)
Closing net carrying amount	期末賬面淨值	1,589	3,529	10	5,128
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日(未經審核)				
Cost	成本	5,399	8,204	16	13,619
Accumulated depreciation	累計折舊	(3,810)	(4,675)	(6)	(8,491)
Net carrying amount	賬面淨值	1,589	3,529	10	5,128

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 16 PROPERTY, PLANT AND EQUIPMENT

(Continued)

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

### 16 物業、廠房及設備(續)

於兩段期間，折舊開支於中期簡明綜合全面收益表的以下類別扣除：

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of sales	銷售成本	937	704
Administrative expenses	行政開支	109	122
		<b>1,046</b>	<b>826</b>



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 17 LEASES

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

#### (a) Right-of-use assets

### 17 租賃

本附註提供關於本集團作為承租人的租賃資料。

#### (a) 使用權資產

		Office properties 辦公物業 RMB'000 人民幣千元
<b>At 1 January 2020 (Audited)</b>	<b>於二零二零年一月一日 (經審核)</b>	
Cost	成本	2,055
Accumulated depreciation	累計折舊	<u>(1,128)</u>
Net carrying amount	賬面淨值	<u>927</u>
<b>Six months ended 30 June 2020 (Unaudited)</b>	<b>截至二零二零年六月三十日止六個月 (未經審核)</b>	
Opening net carrying amount	期初賬面淨值	927
Depreciation	折舊	<u>(510)</u>
Closing net carrying amount	期末賬面淨值	<u>417</u>
<b>At 30 June 2020 (Unaudited)</b>	<b>於二零二零年六月三十日 (未經審核)</b>	
Cost	成本	2,055
Accumulated depreciation	累計折舊	<u>(1,638)</u>
Net carrying amount	賬面淨值	<u>417</u>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 17 LEASES (Continued)

#### (a) Right-of-use assets (Continued)

### 17 租賃(續)

#### (a) 使用權資產(續)

		Office properties 辦公物業 RMB'000 人民幣千元
<b>At 1 January 2021 (Audited)</b>		
Cost	於二零二一年一月一日(經審核) 成本	3,822
Accumulated depreciation	累計折舊	(2,234)
Net carrying amount	賬面淨值	1,588
<b>Six months ended 30 June 2021 (Unaudited)</b>		
Opening net carrying amount	截至二零二一年六月三十日止六個月 (未經審核) 期初賬面淨值	1,588
Additions	添置	328
Depreciation	折舊	(778)
Closing net carrying amount	期末賬面淨值	1,138
<b>At 30 June 2021 (Unaudited)</b>		
Cost	於二零二一年六月三十日(未經審核) 成本	4,150
Accumulated depreciation	累計折舊	(3,012)
Net carrying amount	賬面淨值	1,138

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 17 LEASES (Continued)

#### (b) Lease liabilities

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Lease liabilities</b>	<b>租賃負債</b>		
Non-current	非流動	134	142
Current	流動	465	949
		<b>599</b>	<b>1,091</b>

### 17 租賃(續)

#### (b) 租賃負債

#### (c) Amounts recognised in the interim condensed consolidated statements of comprehensive income

The interim condensed consolidated statements of comprehensive income show the following amounts relating to leases:

#### (c) 於中期簡明綜合全面收益表中確認的金額

中期簡明綜合全面收益表所示與租賃有關的金額如下：

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Depreciation charge of right-of-use assets — Office properties	使用權資產折舊費用 — 辦公物業	778	510
Interest expense (included in finance cost) (note 11)	利息開支(計入財務成本)(附註11)	9	13
Expense relating to short term and low-value leases (included in cost of sales and services and administrative expenses)	與短期及低價值租賃有關的開支 (計入銷售及服務成本以及 行政開支)	759	559

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 18 INTANGIBLE ASSETS

### 18 無形資產

		<b>Computer software</b> 計算機軟件 RMB'000 人民幣千元
<b>At 1 January 2020 (Audited)</b>	於二零二零年一月一日 (經審核)	
Cost	成本	1,801
Accumulated amortisation	累計攤銷	(534)
Net carrying amount	賬面淨值	1,267
<b>Six months ended 30 June 2020 (Unaudited)</b>	截至二零二零年六月三十日止六個月 (未經審核)	
Opening net carrying amount	期初賬面淨值	1,267
Additions	添置	1,041
Amortisation charge	攤銷費用	(121)
Closing net carrying amount	期末賬面淨值	2,187
<b>At 30 June 2020 (Unaudited)</b>	於二零二零年六月三十日 (未經審核)	
Cost	成本	2,842
Accumulated amortisation	累計攤銷	(655)
Net carrying amount	賬面淨值	2,187
<b>At 1 January 2021 (Audited)</b>	於二零二一年一月一日 (經審核)	
Cost	成本	4,065
Accumulated amortisation	累計攤銷	(847)
Net carrying amount	賬面淨值	3,218
<b>Six months ended 30 June 2021 (Unaudited)</b>	截至二零二一年六月三十日止六個月 (未經審核)	
Opening net carrying amount	期初賬面淨值	3,218
Additions	添置	444
Amortisation charge	攤銷費用	(233)
Closing net carrying amount	期末賬面淨值	3,429
<b>At 30 June 2021 (Unaudited)</b>	於二零二一年六月三十日 (未經審核)	
Cost	成本	4,509
Accumulated amortisation	累計攤銷	(1,080)
Net carrying amount	賬面淨值	3,429

Amortisation of intangible assets has been charged to the administrative expenses in the interim condensed consolidated statements of comprehensive income.

無形資產攤銷已於中期簡明綜合全面收益表的行政開支扣除。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 19 TRADE RECEIVABLES

### 19 貿易應收款項

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (a)	貿易應收款項 (a)		
— Related parties	— 關聯方	73,566	51,842
— Third parties	— 第三方	116,445	73,675
		<b>190,011</b>	125,517
Less: provision for bad debt	減：壞賬撥備	<b>(15,261)</b>	(9,906)
		<b>174,750</b>	115,611

(a) Trade receivables mainly arise from property management services income under lump sum basis and value-added services as provided to non-property owners.

(a) 貿易應收款項主要產生自按包幹制收取的物業管理服務收入及提供予非業主的增值服務。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 19 TRADE RECEIVABLES (Continued)

The ageing analysis of the current trade receivables based on the invoice date is as follows:

### 19 貿易應收款項(續)

按發票日期的即期貿易應收款項賬齡分析如下：

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Related parties	關聯方		
— Less than 1 year	— 少於一年	70,914	47,580
— 1 to 2 years	— 一至兩年	692	2,862
— 2 to 3 years	— 兩至三年	1,960	1,400
		<b>73,566</b>	<b>51,842</b>
Third parties	第三方		
— Less than 1 year	— 少於一年	85,779	57,007
— 1 to 2 years	— 一至兩年	20,899	12,062
— 2 to 3 years	— 兩至三年	5,689	2,289
— 3 to 4 years	— 三至四年	1,794	711
— 4 to 5 years	— 四至五年	820	438
— Over 5 years	— 五年以上	1,464	1,168
		<b>116,445</b>	<b>73,675</b>
		<b>190,011</b>	<b>125,517</b>

As at 30 June 2021 and 31 December 2020, the fair values of trade receivables approximate their carrying amounts.

於二零二一年六月三十日及二零二零年十二月三十一日，貿易應收款項的公平值與其賬面值相若。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 20 PREPAYMENTS AND OTHER RECEIVABLES 20 預付款項及其他應收款項

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Prepayments	預付款項		
— Prepayments to suppliers	— 支付予供應商的預付款項	6,423	7,066
— Prepaid listing expenses	— 預付上市開支	6,402	6,155
— Prepaid VAT and other surcharges	— 預付增值稅及其他附加費	7,138	—
— Other prepayments	— 其他預付款項	1,797	343
		<b>21,760</b>	<b>13,564</b>
Other receivables	其他應收款項		
— Amounts due from related parties (note 27)	— 應收關聯方款項(附註27)	—	132,746
— Deposits	— 按金	16,139	10,058
— Payment on behalf of property owners (a)	— 代業主付款(a)	4,541	3,452
— Others	— 其他	3,205	2,870
		<b>23,885</b>	<b>149,126</b>
Less: provision for bad debt	減：壞賬撥備	<b>(716)</b>	<b>(1,818)</b>
		<b>23,169</b>	<b>147,308</b>
		<b>44,929</b>	<b>160,872</b>

(a) As at 30 June 2021 and 31 December 2020, the amounts represented the payments on behalf of property owners mainly in respect of utilities and elevator maintenance costs of the properties.

(a) 於二零二一年六月三十日及二零二零年十二月三十一日，該等金額指主要就公用事業及物業的電梯保養成本代業主付款。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 20 PREPAYMENTS AND OTHER RECEIVABLES

(Continued)

As at 30 June 2021 and 31 December 2020, other receivables were unsecured and have no fixed terms of repayment.

As at 30 June 2021 and 31 December 2020, the carrying amounts of other receivables approximate their fair values.

### 20 預付款項及其他應收款項(續)

於二零二一年六月三十日及二零二零年十二月三十一日，其他應收款項為無抵押及無固定償還期限。

於二零二一年六月三十日及二零二零年十二月三十一日，其他應收款項的賬面值與其公平值相若。

### 21 CASH AND CASH EQUIVALENTS

### 21 現金及現金等價物

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Cash at bank 銀行現金	179,883	314,265

The carrying amounts of cash and cash equivalents approximate their fair values.

現金及現金等價物的賬面值與其公平值相若。

The carrying amounts of cash and cash equivalents were denominated in below currencies:

現金及現金等價物的賬面值按以下貨幣計值：

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
RMB 人民幣	178,572	313,466
Hong Kong Dollars ("HK\$") 港元(「港元」)	1,311	799
	<b>179,883</b>	<b>314,265</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 22 TRADE AND OTHER PAYABLES

### 22 貿易及其他應付款項

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables	貿易應付款項	66,255	77,322
Other payables	其他應付款項		
— Amounts due to related parties	— 應付關聯方款項	6,515	30,899
— Amounts collected on behalf of property owners	— 代業主收取的款項	64,381	59,540
— Deposits received	— 已收按金	8,403	7,781
— Others	— 其他	4,525	4,212
Accruals for staff costs	員工成本應計費用	73,144	95,480
VAT and other tax payables	應付增值稅及其他稅項	1,234	35,582
		<b>224,457</b>	<b>310,816</b>

As at 30 June 2021 and 31 December 2020, the carrying amounts of trade and other payables approximate their fair values.

於二零二一年六月三十日及二零二零年十二月三十一日，貿易及其他應付款項的賬面值與其公平值相若。

As at 30 June 2021 and 31 December 2020, amounts due to related parties were unsecured, interest-free and repayable on demand.

於二零二一年六月三十日及二零二零年十二月三十一日，應付關聯方款項為無抵押、免息及應要求償還。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 22 TRADE AND OTHER PAYABLES (Continued)

The ageing analysis of the trade payables based on goods and services received is as follows:

		30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Less than 1 year	少於一年	65,601	74,806
1 to 2 years	一至兩年	654	2,516
		<b>66,255</b>	<b>77,322</b>

### 22 貿易及其他應付款項(續)

按已收貨品及服務的貿易應付款項賬齡分析如下：

### 23 SHARE CAPITAL

### 23 股本

	Number of ordinary shares 普通股數目	Share capital of the Company 本公司股本	
		HK\$ 港元	RMB'000 人民幣千元
Ordinary shares of HK\$0.01 each	每股0.01港元的普通股		
<b>Authorised:</b>	<b>法定：</b>		
On the date of incorporation and 31 December 2020	於註冊成立日期及二零二零年 十二月三十一日	38,000,000	380,000
Increase on 15 June 2021 (a)	於二零二一年六月十五日 增加(a)	1,962,000,000	19,620,000
At 30 June 2021	於二零二一年六月三十日	<b>2,000,000,000</b>	<b>20,000,000</b>
<b>Issued:</b>	<b>已發行：</b>		
As at 31 December 2020 (b)	於二零二零年 十二月三十一日(b)	100,000	—
Credited as fully paid in connection with the Reorganisation (c)	入賬列作繳足，與重組 有關(c)	—	1,000
Issue of shares held for share incentive scheme (d)	為股份獎勵計劃而持有的 股份發行(d)	8,695	87
As at 30 June 2021 (Unaudited)	於二零二一年六月三十日 (未經審核)	<b>108,695</b>	<b>1,087</b>

\* The balance represents amount less than RMB1,000.

\* 該餘額表示金額少於人民幣1,000元。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 23 SHARE CAPITAL (Continued)

- (a) Pursuant to shareholders' written resolutions dated on 15 June 2021, the authorised share capital of the Company was increased from HK\$380,000 to HK\$20,000,000 divided into 2,000,000,000 shares by the creation of an additional 1,962,000,000 shares.
- (b) As at 31 December 2020, all the shares issued by the Company was nil-paid.
- (c) On 6 January 2021, the Company entered into a share transfer agreement with Landsea Community Service Co., Ltd. ("**Landsea Community Service**"), pursuant to which Landsea Community Service transferred all the issued shares of Landsea Greenlive International Company Limited and Southern Land International Company Limited to the Company. As settlement, the Company credited the above nil-paid shares held by the then shareholders as fully paid shares.
- (d) On 18 January 2021, 8,695 shares were issued and allotted at par value to Green Sailing (PTC), representing approximately 8.0% of the enlarged issued share capital of the Company. Green Sailing (PTC) is a private trust company incorporated in the BVI and wholly owned by Honor as a special purpose vehicle to hold shares to be granted to eligible grantees under a share incentive scheme to be adopted at least six months after the Listing.

### 23 股本(續)

- (a) 根據日期為二零二一年六月十五日的股東書面決議案，本公司的法定股本透過增設額外1,962,000,000股股份，由380,000港元增至20,000,000港元，分為2,000,000,000股。
- (b) 於二零二零年十二月三十一日，本公司發行的全部股份均未繳股款。
- (c) 於二零二一年一月六日，本公司與Landsea Community Service Co., Ltd. ("**Landsea Community Service**")訂立股份轉讓協議，據此，Landsea Community Service向本公司轉讓Landsea Greenlive International Company Limited及Southern Land International Company Limited的全部已發行股份。作為結算，本公司將當時股東持有的上述未繳股款股份入賬列作繳足股份。
- (d) 於二零二一年一月十八日，按面值向Green Sailing (PTC)發行及配發8,695股股份，相當於本公司經擴大已發行股本約8.0%。Green Sailing (PTC)為於英屬處女群島註冊成立的私人信託公司，作為特殊目的公司由Honor全資擁有，以持有根據將於上市後最少六個月採納的股份獎勵計劃授予合資格承授人的股份。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 23 SHARE CAPITAL (Continued)

(e) Pursuant to shareholders' written resolutions passed on 15 June 2021, and conditional on the share premium account of the Company being credited as a result of the issue of offer shares pursuant to the proposed share offering described in the prospectus of the Company dated 25 June 2021, the directors are authorised to capitalise an amount of approximately RMB2,497,885 (equivalent to HK\$2,998,913.05), standing to the credit of the share premium account by applying such sum towards the paying up in full at par a total of 299,891,305 shares for allotment and issue to holders of shares whose names appear on the register of members of the Company on the date of passing such resolutions in proportion to their then existing respective shareholding in the Company (the "**Capitalisation Issue**"). The Capitalisation Issue was completed on 8 July 2021 in connection with the Listing.

### 24 SHARE OPTION SCHEME

On 15 June 2021, the Company conditionally adopted a share option scheme (the "Share Option Scheme"). The Share Option Scheme is valid and effective for a period of 10 years commencing on the date of the Listing unless terminated earlier by the Board or the shareholders in general meeting.

The maximum number of shares issuable upon exercise of all options to be granted under the Share Option Scheme must not in aggregate exceed 10% of 40,000,000 shares, which is the expected shares of the Company in issue as at the date of Listing (excluding any shares which may be issued pursuant to the exercise of the over-allotment option). No options of the Company was granted to the Company's employees and other eligible participants since the Adoption Date and up to the date of this interim report.

### 23 股本(續)

(e) 根據於二零二一年六月十五日通過的股東書面決議案，待本公司股份溢價賬因本公司日期為二零二一年六月二十五日的招股章程所述根據建議股份發售發行發售股份獲得進賬後，董事獲授權將股份溢價賬中約人民幣2,497,885元(相等於2,998,913.05港元)的進賬額撥充資本，方式乃動用該款項按面值繳足合共299,891,305股股份，以按該等決議案獲通過當日名列本公司股東名冊的股份持有人當時各自於本公司的現有持股比例，向彼等配發及發行股份(「**資本化發行**」)。有關上市的資本化發行於二零二一年七月八日完成。

### 24 購股權計劃

於二零二一年六月十五日，本公司已有條件採納購股權計劃(「購股權計劃」)。除非董事局或股東於股東大會提前終止購股權計劃，否則購股權計劃將自上市日期起計10年期間生效及有效。

根據購股權計劃將予授出的所有購股權獲行使後可予發行的股份數目上限合共不得超過40,000,000股股份的10%，即本公司預期於上市日期已發行股份(不包括因超額配股權獲行使而可能發行的任何股份)。自採納日期起至本中期報告日期止，本公司概無向本公司僱員及其他合資格參與者授予本公司的購股權。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 25 RESERVES

#### (a) Deemed distribution

### 25 儲備

#### (a) 視作分派

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Tax losses contributed by Excluded Business	除外業務產生的稅項虧損	30,971	—
Deductible value-added tax ("VAT") input balances and other surcharges contributed by Excluded Business	除外業務產生的可扣減增值稅(「增值稅」)進項結餘及其他附加費	27,244	—
Amounts due from Excluded Business (note 27)	應收除外業務款項(附註27)	(131,658)	—
Cash and cash equivalent paid to Excluded Business	向除外業務支付的現金及現金等價物	(19,471)	—
		<b>(92,914)</b>	—

As described in note 1.2 in the Accountant's Report since 25 December 2019, Landsea Property Management transferred all of the Excluded Business to Nanjing Landsea Equipment Management Co., Ltd. (南京朗詩設施管理有限公司) ("Landsea Equipment") ("Business Transfer"). Before this Business Transfer, Landsea Property Management operated Excluded Business and had deductible tax losses of RMB30,971,000, and a VAT input balance and other tax surcharges of RMB27,244,000, which can be benefited by the Listing Business after the completion of the Business Transfer. In addition, during the Business Transfer, Landsea Equipment took over the total net liabilities of RMB19,471,000 from the Listing Business. The net liabilities carried by the Excluded Business were fully settled by in May 2021.

如會計師報告附註1.2所述，自二零一九年十二月二十五日起，朗詩物業管理將所有除外業務轉讓予南京朗詩設施管理有限公司(「朗詩設施」)(「業務轉讓」)。在進行該業務轉讓之前，朗詩物業管理經營除外業務，並擁有可扣減稅項虧損人民幣30,971,000元以及增值稅進項結餘及其他稅項附加費人民幣27,244,000元，可於業務轉讓完成後自上市業務獲益。此外，於業務轉讓期間，朗詩設施接管上市業務的淨負債總額人民幣19,471,000元。除外業務淨負債已於二零二一年五月前悉數結清。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 25 RESERVES (Continued)

#### (b) Statutory reserve

In accordance with relevant rules and regulations in the PRC and the Company's Articles of Association, companies incorporated in PRC are required to transfer no less than 10% of their profit after taxation calculated under PRC accounting standards and regulations to the statutory reserve fund, until the accumulated total of the fund reaches 50% of their registered capital. The statutory reserve fund can only be used, upon approval by the relevant authority, to offset previous years' losses or to increase the capital of respective companies.

### 26 DIVIDEND

No dividends were paid, declared or proposed during the six months ended 30 June 2021. The directors of the Company have determined that no dividend will be paid in respect of the six months ended 30 June 2021.

### 27 RELATED PARTY BALANCES AND TRANSACTIONS

In addition to those related party balances and transactions elsewhere disclosed in the Interim Financial Information, the Group had the following significant balances and transactions:

#### (a) Amounts due from related parties

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries (i)	—	103
— Excluded Business (note 25) (ii)	—	131,658
— Joint ventures and associates of the ultimate controlling shareholder (i)	—	985
	—	132,746

### 25 儲備(續)

#### (b) 法定儲備

根據中國相關規則及規例以及本公司的組織章程細則，於中國註冊成立的公司須將不少於其稅後溢利的10%（根據中國會計準則及規例計算）轉撥至法定儲備基金，直至基金累計總額達到註冊資本的50%。法定儲備基金僅可在獲得相關機關批准後，方可用於抵銷過往年度的虧損或增加各公司的資本。

### 26 股息

於截至二零二一年六月三十日止六個月期間概無派付、宣派或建議派付任何股息。本公司董事議決不會就截至二零二一年六月三十日止六個月期間派付股息。

### 27 關聯方結餘及交易

除中期財務資料另行所披露的該等關聯方結餘及交易外，本集團曾有如下列重大結餘及交易：

#### (a) 應收關聯方款項

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (a) Amounts due from related parties (Continued)

- (i) As of 31 December 2020, current amounts due from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are interest-free. All amounts due from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are non-trade in nature, unsecured and repayable on demand.
- (ii) Amounts from Excluded Business were non-trade in nature and have been settled upon the Business Transfer of Excluded Business in January 2021 (note 25).

The carrying amounts of amounts due from related parties approximate their fair values.

#### (b) Amounts due to related parties

— Fellow subsidiaries 一同系附屬公司

All amounts due to related parties are non-trade in nature, unsecured and interest-free.

All the non-trade balances with related parties were settled upon the Listing on 8 July 2021.

### 27 關聯方結餘及交易 (續)

#### (a) 應收關聯方款項 (續)

- (i) 截至二零二零年十二月三十一日，本期應收同系附屬公司以及最終控股股東的合營企業及聯營公司款項為免息。所有應收同系附屬公司以及最終控股股東的合營企業及聯營公司款項屬非貿易性質、無抵押且須按要求償還。
- (ii) 來自除外業務的款項屬非貿易性質及已於二零二一年一月除外業務的業務轉讓後結清(附註25)。

應收關聯方款項的賬面值與其公平值相若。

#### (b) 應付關聯方款項

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries 一同系附屬公司	6,515	30,899

所有應付關聯方款項屬非貿易性質、無抵押及免息。

所有與關聯方的非貿易結餘已於二零二一年七月八日上市時結清。

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (c) Trade receivables

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	55,214	28,449
— Joint ventures and associates of the ultimate controlling shareholder	18,352	23,393
	<b>73,566</b>	<b>51,842</b>

### 27 關聯方結餘及交易 (續)

#### (c) 貿易應收款項

#### (d) Contract liabilities

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
— Fellow subsidiaries	890	1,119
— Joint ventures and associates of the ultimate controlling shareholder	2,019	2,777
	<b>2,909</b>	<b>3,896</b>

#### (d) 合約負債

Contract liabilities from fellow subsidiaries and joint ventures and associates of the ultimate controlling shareholder are trade in nature.

來自同系附屬公司以及最終控股股東的合營企業及聯營公司的合約負債屬貿易性質。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions

##### (i) Funding with related parties

		For the six months ended 30 June 2020 (Unaudited) 截至二零二零年六月三十日止 六個月(未經審核)	
		Funding to related parties 向關聯方出資	Repayment of funding from related parties 向關聯方 出資還款
		Investing 投資	Investing 投資
		RMB'000 人民幣千元	RMB'000 人民幣千元

Fellow subsidiaries

同系附屬公司

3,165,881

2,922,434

		For the six months ended 30 June 2020 (Unaudited) 截至二零二零年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項	Repayment to related parties 向關聯方還款
		Financing 融資	Financing 融資
		RMB'000 人民幣千元	RMB'000 人民幣千元

Fellow subsidiaries

同系附屬公司

11,055

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# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions (Continued)

##### (i) Funding with related parties (Continued)

		For the six months ended 30 June 2021 (Unaudited) 截至二零二一年六月三十日 止六個月(未經審核)	
		Funding to related parties 向關聯方出資	Repayment of funding from related parties 向關聯方 出資還款
		Investing 投資	Investing 投資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	35	138
Joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及 聯營公司	479	1,464
		514	1,602

		For the six months ended 30 June 2021 (Unaudited) 截至二零二一年六月三十日 止六個月(未經審核)	
		Proceeds from related parties 來自關聯方 的所得款項	Repayment to related parties 向關聯方還款
		Investing 投資	Investing 投資
		RMB'000 人民幣千元	RMB'000 人民幣千元
Fellow subsidiaries	同系附屬公司	4,427	28,811

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (e) Related party transactions (Continued)

##### (i) Funding with related parties (Continued)

### 27 關聯方結餘及交易 (續)

#### (e) 關聯方交易 (續)

##### (i) 與關聯方資金往來 (續)

		For the six months ended 30 June 2020 (Unaudited) 截至二零二零年六月三十日 止六個月 (未經審核)	
		ABS note acquired by related parties 由關聯方 購買的資產 擔保證券票據 Financing 融資 RMB'000 人民幣千元	ABS note bought from related parties 自關聯方 購買的資產 擔保證券票據 Financing 融資 RMB'000 人民幣千元
Fellow subsidiary	同系附屬公司	-	2,982

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (f) Related party transactions

##### (i) Management services, other income and finance cost

### 27 關聯方結餘及交易 (續)

#### (f) 關聯方交易

##### (i) 管理服務、其他收入及財務成本

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Value-added services income to non-property owners from fellow subsidiaries of the ultimate controlling shareholder	最終控股股東的同系附屬公司向非業主提供的增值服務收入	41,591	26,890
Value-added services income to non-property owners from joint ventures and associates of the ultimate controlling shareholder	最終控股股東的合營企業及聯營公司向非業主提供的增值服務收入	15,292	9,499
Property management services income from fellow subsidiaries of the ultimate controlling shareholder	來自最終控股股東的同系附屬公司的物業管理服務收入	4,510	6,922
Property management services income from joint ventures and associates of the ultimate controlling shareholder	來自最終控股股東的合營企業及聯營公司的物業管理服務收入	4,771	1,187
Community value-added services income from fellow subsidiaries of the ultimate controlling shareholder	來自最終控股股東的同系附屬公司的社區增值服務收入	678	150
Community value-added services income from joint ventures and associates of the ultimate controlling shareholder	來自最終控股股東的合營企業及聯營公司的社區增值服務收入	33	–
Interest income on amounts due from fellow subsidiaries of the ultimate controlling shareholder	應收最終控股股東的同系附屬公司款項的利息收入	–	22,154
Interest expense on loans from fellow subsidiaries of the ultimate controlling shareholder	來自最終控股股東的同系附屬公司的貸款利息開支	–	7,839
Interest expense on ABS from a fellow subsidiary of the ultimate controlling shareholder	來自最終控股股東的一間同系附屬公司的資產擔保證券利息開支	–	791
		<b>66,875</b>	<b>75,432</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 27 RELATED PARTY BALANCES AND TRANSACTIONS (Continued)

#### (f) Related party transactions (Continued)

##### (i) Management services, other income and finance cost (Continued)

These related party transactions were conducted in accordance with terms as agreed between the respective related parties and us. The directors have confirmed that all the aforementioned related party transactions during the interim periods were conducted on normal commercial terms that are reasonable and in the interest of our Group as a whole.

#### (g) Included in employee benefit expenses are key management personnel compensations which comprises the following categories:

### 27 關聯方結餘及交易 (續)

#### (f) 關聯方交易 (續)

##### (i) 管理服務、其他收入及財務成本 (續)

該等關聯方交易乃根據各關聯方與我們協定的條款進行。董事確認，於兩段中期期間，所有上述關聯方交易乃按一般商業條款進行，而該等條款屬合理且符合本集團的整體利益。

#### (g) 計入僱員福利開支內的主要管理人員薪酬包括以下類別：

		For the six months ended 30 June 截至六月三十日止六個月	
		2021 二零二一年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 二零二零年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Short term employee benefits	短期僱員福利	2,793	2,944
Contributions to retirement benefits schemes	退休福利計劃供款	97	17
		<b>2,890</b>	<b>2,961</b>

# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 28 COMMITMENTS AND CONTINGENT LIABILITIES

#### (a) Commitments

##### (i) Operating lease arrangements

*The Group — As lessee*

The Group leases various offices under non-cancellable operating leases expiring within 6 months to three years. The leases have varying terms, escalation clauses and renewal rights. On renewal, the terms of the leases are renegotiated.

The Group has recognised right-of-use assets for these leases, except for short-term and low-value leases.

Minimum lease payments under non-cancellable operating leases (short-term or low-value lease) contracted for at the end of the reporting period but not recognised in the financial statements are as follows:

	30 June 2021 二零二一年 六月三十日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 二零二零年 十二月三十一日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year	871	562
1年內		

*The Group — As lessor*

As at 30 June 2021 and 31 December 2020, the Group did not have any material lease receivables.

##### (ii) Capital commitments

As at 30 June 2021 and 31 December 2020, the Group did not have any material capital commitments.

### 28 承擔及或然負債

#### (a) 承擔

##### (i) 經營租賃安排

*本集團 — 作為承租人*

本集團根據不可撤銷經營租賃租用多間辦公室，期限為六個月至三年。該等租賃條款不一，當中包含升級條款及重續權利。重續時，該等租賃的條款可重新協商。

本集團已就該等租賃(短期及低價值租賃除外)確認使用權資產。

於報告期末已訂約但未於財務報表確認的不可撤銷經營租賃(短期或低價值租賃)項下的最低租賃付款如下：

*本集團 — 作為出租人*

於二零二一年六月三十日及二零二零年十二月三十一日，本集團並無任何重大租賃應收款項。

##### (ii) 資本承擔

於二零二一年六月三十日及二零二零年十二月三十一日，本集團並無任何重大資本承擔。



# Notes to the Interim Financial Information

## 中期財務資料附註

For the six months ended 30 June 2021 截至二零二一年六月三十日止六個月

### 28 COMMITMENTS AND CONTINGENT LIABILITIES (Continued)

#### (b) Contingent liabilities

As at 30 June 2021 and 31 December 2020, the Group did not have any outstanding guarantees or other material contingent liabilities.

### 29 SUBSEQUENT EVENTS

Save as disclosed elsewhere in this Interim Financial Information, the following significant events took place subsequent to 30 June 2020.

On 8 July 2021, a total of 100,000,000 new shares of the Company were issued at the offering price of HK\$3.18 per share, and the Company's shares were listed on the Main Board of the Stock Exchange. On 4 August 2021, the over-allotment option has been partially exercised and the Company allotted and issued 10,765,000 additional shares at HK\$3.18 per share.

### 28 承擔及或然負債(續)

#### (b) 或然負債

於二零二一年六月三十日及二零二零年十二月三十一日，本集團並無任何未償還擔保或其他重大或然負債。

### 29 期後事項

除本中期財務資料另有披露者外，於二零二零年六月三十日之後發生的重大事件如下。

於二零二一年七月八日，本公司以每股股份3.18港元的發行價發行合共100,000,000股新股份，本公司的股份於聯交所主板上市。於二零二一年八月四日，超額配股權已獲部分行使，而本公司以每股股份3.18港元的價格配發及發行10,765,000股額外股份。

