



華潤萬象生活有限公司

China Resources Mixc Lifestyle Services Limited

(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 : 1209)

# 凝心聚力 奮楫前行

Work as One to Forge Ahead

2021 Interim Report  
中期報告



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# 公司資料

## CORPORATE INFORMATION

### 董事

#### 非執行董事

李 欣先生(主席)  
郭世清先生

#### 執行董事

喻霖康先生(總裁)  
王海民先生  
魏小華女士  
陽紅霞女士

#### 獨立非執行董事

劉炳章先生  
張國正先生  
陳宗彝先生  
秦 虹女士

#### 審核委員會

陳宗彝先生(主席)  
張國正先生  
秦 虹女士  
郭世清先生

#### 提名委員會

李 欣先生(主席)  
劉炳章先生  
秦 虹女士

#### 薪酬委員會

劉炳章先生(主席)  
張國正先生  
陳宗彝先生  
李 欣先生

#### 公司秘書

羅志力先生

#### 授權代表

李 欣先生  
喻霖康先生

### DIRECTORS

#### NON-EXECUTIVE DIRECTORS

Mr. LI Xin (Chairman)  
Mr. GUO Shiqing

#### EXECUTIVE DIRECTORS

Mr. YU Linkang (President)  
Mr. WANG Haimin  
Ms. WEI Xiaohua  
Ms. YANG Hongxia

#### INDEPENDENT NON-EXECUTIVE DIRECTORS

Mr. LAU Ping Cheung Kaizer  
Mr. CHEUNG Kwok Ching  
Mr. CHAN Chung Yee Alan  
Ms. QIN Hong

#### AUDIT COMMITTEE

Mr. CHAN Chung Yee Alan (Chairman)  
Mr. CHEUNG Kwok Ching  
Ms. QIN Hong  
Mr. GUO Shiqing

#### NOMINATION COMMITTEE

Mr. LI Xin (Chairman)  
Mr. LAU Ping Cheung Kaizer  
Ms. QIN Hong

#### REMUNERATION COMMITTEE

Mr. LAU Ping Cheung Kaizer (Chairman)  
Mr. CHEUNG Kwok Ching  
Mr. CHAN Chung Yee Alan  
Mr. LI Xin

#### COMPANY SECRETARY

Mr. LO Chi Lik Peter

#### AUTHORIZED REPRESENTATIVES

Mr. LI Xin  
Mr. YU Linkang

### 註冊辦事處

PO Box 309, Ugland House,  
Grand Cayman, KY1-1104,  
Cayman Islands

### REGISTERED OFFICE

PO Box 309, Ugland House,  
Grand Cayman, KY1-1104,  
Cayman Islands

### 總部及中國主要營業地點

中國  
深圳市  
南山區深南大道9668號  
華潤置地大廈B座30樓

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

30/F., China Resources Land Building, Tower B  
No. 9668 Shennan Avenue, Nanshan District  
Shenzhen  
PRC

### 香港主要營業地點

香港  
灣仔  
港灣道26號  
華潤大廈46樓

### PRINCIPAL PLACE OF BUSINESS IN HONG KONG

46/F., China Resources Building  
26 Harbour Road  
Wanchai  
Hong Kong

### 股份過戶登記處

卓佳證券登記有限公司  
香港  
皇后大道東183號  
合和中心54樓

### SHARE REGISTRAR

Tricor Investor Services Limited  
54/F., Hopewell Centre  
183 Queen's Road East  
Hong Kong

### 主要往來銀行

珠海華潤銀行股份有限公司  
招商銀行股份有限公司

### PRINCIPAL BANKERS

China Resources Bank of Zhuhai Co., Ltd.  
China Merchants Bank Co., Ltd.

### 核數師

安永會計師事務所  
香港鰂魚涌  
英皇道979號  
太古坊一座27樓

### INDEPENDENT AUDITOR

Ernst & Young  
27/F., One Taikoo Place  
979 King's Road  
Quarry Bay, Hong Kong

## 公司資料

### CORPORATE INFORMATION

#### 合規顧問

大華繼顯(香港)有限公司  
香港  
告士打道39號  
夏慤大廈6樓

#### 公司法律顧問

高偉紳律師事務所

#### 網址

[www.crmixclifestyle.com.cn](http://www.crmixclifestyle.com.cn)

#### COMPLIANCE ADVISOR

UOB Kay Hian (Hong Kong) Limited  
6/F., Harcourt House  
39 Gloucester Road  
Hong Kong

#### LEGAL ADVISORS TO THE COMPANY

Clifford Chance

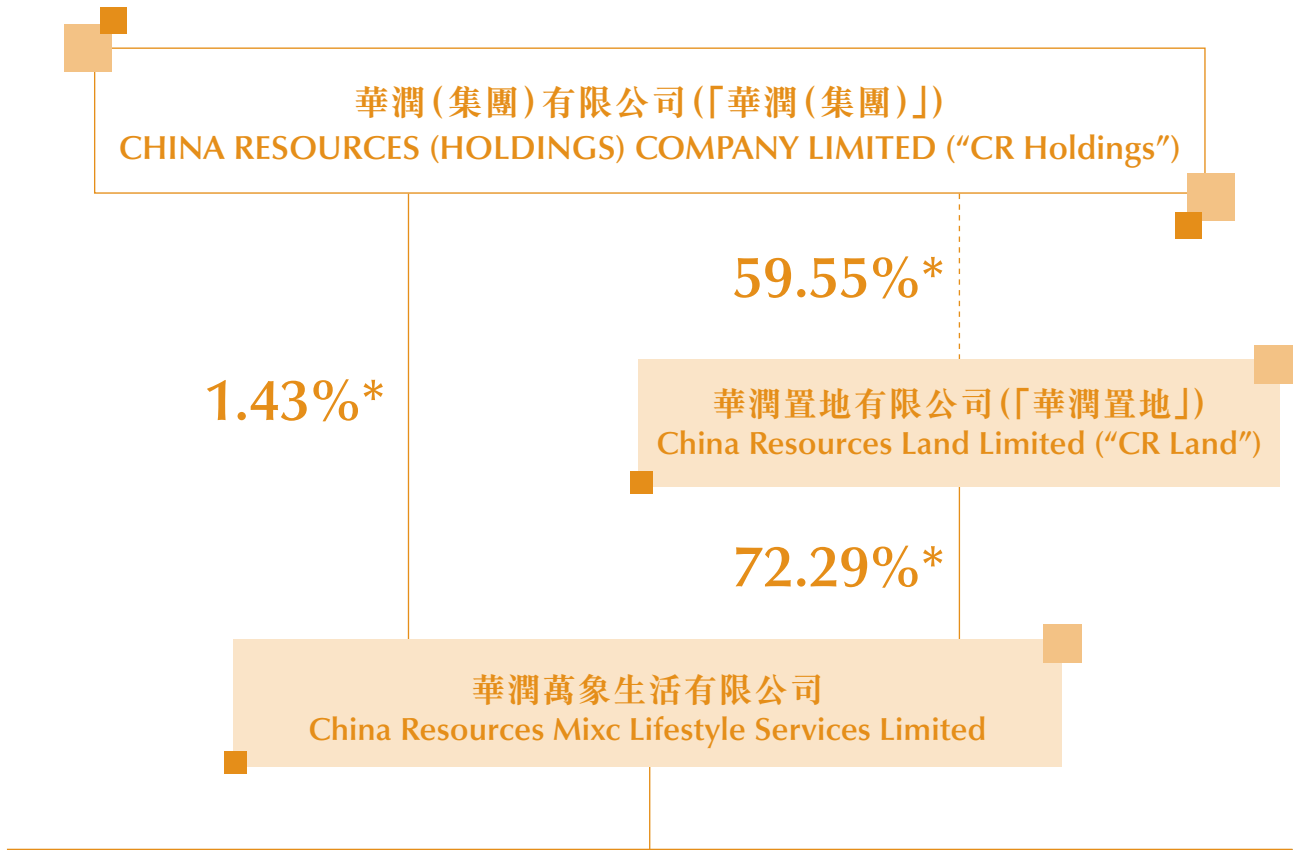
#### WEBSITE

[www.crmixclifestyle.com.cn](http://www.crmixclifestyle.com.cn)



# 集團架構

## GROUP STRUCTURE



### 住宅物業管理服務 Residential Property Management Services

**617** 在管項目  
Projects under management

**918** 合同項目  
Contracted projects

**121.8** 百萬平方米 在管面積  
sq.m. in million GFA under management

**161.8** 百萬平方米 合同面積  
sq.m. in million Contracted GFA

### 商業營運及物業管理服務 Commercial Operational and Property Management Services

**116** 商業運營服務購物中心合同項目數  
Number of Contracted Shopping Mall under  
commercial operational services

**64** 商業運營服務購物中心已開業項目數  
Number of Opened Shopping Mall under  
commercial operational services

**2** 商業分租購物中心已開業項目數  
Number of Opened Subleasing Shopping Mall

**29** 商業運營服務寫字樓合同項目數  
Number of Contracted Office under commercial  
operational services

**24** 商業運營服務寫字樓已開業項目數  
Number of Opened Office under commercial  
operational services

\* 截止二零二一年六月三十日  
As of 30 June 2021

## 主席報告

### CHAIRMAN'S STATEMENT

本人欣然向各位股東提呈本集團二零二一年六月三十日止六個月業務回顧與展望。

近年來，國家始終堅持「房住不炒」的定位，房地產行業正進入管理紅利時代，行業價值鏈重心逐步後移。綜合性房地產企業紛紛通過「輕重分離」模式謀求運營端長期發展和價值釋放，商管及物管業務獨立運營、積極融入資本市場逐漸成為新趨勢。上半年，國內社會消費品零售總額同比增長23%，消費仍是經濟增長的壓艙石。伴隨著新中產人群和Z世代的崛起，中國已成為全球奢侈品消費最強增長極，為國內高端和品質賽道商業的快速發展帶來新機遇。二零二零年以來物管行業完成重大蛻變，物管板塊總市值已突破萬億港幣。物管行業全面迎來「黃金時代」，多重政策利好進一步打開行業空間。

二零二一年是「十四五」開局之年，亦是本集團上市首個完整財年。本集團本著「開年即衝刺」的決心，全面落實「規模拓展、效率提升、創新增收、會員經營」四大核心策略，各項核心業績指標穩健增長。上半年實現綜合收入人民幣40.1億元，同比增長28.1%，實現淨利潤人民幣8.060億元，同比大幅增長138.1%。實現每股股東應佔溢利人民幣0.353元，其中每股股東應佔核心溢利人民幣0.341元。

I am pleased to present to shareholders the interim business review and outlook of the Group for the six months ended 30 June 2021.

In recent years, under the principle of “houses are for living in, not for speculation”, the PRC real estate industry saw favorable opportunities in delicacy management and gradually shifted its focus to the back-end of the industry value chain. More and more property developers adopted “developing asset-heavy business and asset-light business separately” model to pursue long-term development and unlock value. Operating commercial management and property management businesses separately and tapping into the capital markets have gradually become a new trend. In the first half of 2021, total domestic retail sales of consumer goods grew 23% YoY, and consumption remained the main engine for our economic growth. As the new middle class and Z Generation became main consumers in domestic market, China recorded the world's strongest growth for luxury consumption, bringing new opportunities for the rapid development of high-end and quality commercial operation business. The property management industry has undergone a major transformation since 2020 with the total market capitalization exceeding HK\$1 trillion and will be further developed during this “golden time” driven by various favorable policies.

2021 marks the start of the 14th Five-Year Plan period, and also the first full financial year of the Group after listing. With the determination to make a good beginning at full speed in this first year, the Group has achieved stable growth in various core performance targets by fully implementing four core strategies of “scale expansion, efficiency enhancement, income increase through innovation and membership management”. In the first half of the year, the Group realized consolidated revenue of RMB4.01 billion, an increase of 28.1% YoY and a net profit of RMB806.0 million, a significant increase of 138.1% YoY. The Group's earnings per share attributable to the shareholders of the Company were RMB0.353, and core profit per share attributable to the shareholders of the Company was RMB0.341.



現階段國內經濟內生動力持續增強，本集團牢抓消費復蘇有利時機，降本提質與力促經營並舉，旗下在管購物中心上半年實現零售額人民幣560億元，同比增長84.4%，經營利潤率同比提升16.9個百分點，拉動本集團購物中心運營服務收入同比大幅增長126.9%。本集團經營的8個重奢購物中心零售額同比增長88.5%，進一步鞏固商業高端市場行業領導地位。本集團商業運營服務版圖亦進一步擴大，上半年新簽母公司商業運營項目9個，守時保質新開7個購物中心，首進南昌、嘉興、南京3座城市。與此同時，本集團憑藉自身能力積極外拓，上半年於深圳、杭州、瀋陽等一二線城市獲取8個第三方商業項目，在輕資產輸出機遇中快速搶佔市場份額。寫字樓業務敏銳抓住雙循環格局下科技、金融及保險等行業強勁租賃需求，高效引入五百強／獨角獸等優質租戶，出租率較二零二零年底增長6.8個百分點，寫字樓運營及物業管理服務收入同比增長54.0%。截至二零二一年六月三十日，本集團購物中心運營及物業管理服務業務佈局65個城市，在營項目66個；寫字樓運營及物業管理業務佈局39個城市，在營項目24個。

Currently, with domestic economy gaining momentum, the Group has taken advantage of the favorable opportunity from consumption recovery and adopted effective measures to reduce costs, enhance service quality and promote business operation. Our managed shopping malls achieved retail sales of RMB56 billion in the first half of 2021 with an increase of 84.4% YoY, and the operating profit margin increased by 16.9 percentage points YoY, driving a significant increase of 126.9% YoY in terms of the Group's revenue from shopping malls operational services. The total retail sales of eight luxury shopping malls operated by the Group grew by 88.5% YoY, which further consolidated its leading position in the high-end markets. The Group also further expanded its commercial operational services, with nine new contracted commercial operational projects from the parent group, seven new shopping malls opened as scheduled at high standard and tapped into Nanchang, Jiaxing and Nanjing markets for the first time, in the first half of 2021. Meanwhile, the Group achieved expansion by obtaining eight third-party commercial projects based on its expertise in commercial operational business, which located in first and second-tier cities such as Shenzhen, Hangzhou and Shenyang, rapidly seizing the market share through asset-light model. In terms of the office building business, we successfully introduced high-quality tenants such as Fortune Global 500 enterprises and unicorns by swiftly responding to the strong demands for rental in the sci-tech, finance and insurance industries under the dual cycle pattern, increasing the occupancy rate by 6.8 percentage point as compared to the end of 2020, and achieving a YoY increase of 54.0% in terms of the revenue from office commercial operational and property management services. As of 30 June 2021, the Group's shopping mall operation and property management services business covered 65 cities, while 66 projects are under operation. Besides, office building operation and property management business covered 39 cities, while 24 projects are under operation.





## 主席報告

### CHAIRMAN'S STATEMENT

本集團物業管理始終堅持高品質服務，經營效率和運營水平亦穩步提升，上半年實現收入人民幣23.9億元，同比增長42.3%，其中基礎物業管理服務毛利率提升至13.3%；業主增值服務充分發揮「空間、客戶、資源」生態圈優勢，上半年收入同比大幅增長149.4%，佔住宅物業管理服務業務收入比提升至13.2%。此外，本集團緊抓公共領域加速「放管服」機遇，積極推進「城市運營服務商」轉型。本集團已成功落地深圳茅洲河、大沙河綜合管養項目、成都東安湖生態公園綜合管護項目、西安奧體中心物業管理服務等10個項目，面積規模超1,000萬平方米，佔整體外拓面積約59%。截至二零二一年六月三十日，本集團住宅及其他物業管理業務覆蓋全國88個城市，合約面積1.618億平方米，在管面積1.218億平方米。

本集團將社會責任持續融入經營管理，於二零二一年六月發佈上市後的首份可持續發展報告，全面披露履責成效。不斷完善環境管理體系，推進綠色運營，促進節能增效。積極參與社區建設，推動公益事業發展，持續回饋社會。本集團亦積極推進ESG系統化管理，已被MSCI納入ESG指數評級。

Always adhering to the principle of high-quality property management services, the Group has steadily enhanced its operating efficiency and standard. In the first half of the year, we recorded a revenue of RMB2.39 billion with a YoY increase of 42.3%, while the gross profit margin of basic property management services improved to 13.3% and the revenue from community value-added services significantly increased by 149.4% in the first half of the year by giving full play to the ecosystem advantages of "space, customer and resource", which contributed to 13.2% of the revenue of the residential property management services segment. In addition, the Group also proactively promoted the transformation towards "an urban operation service provider" by seizing the opportunity of accelerated "streamlining administration, delegating power, improving regulation, and upgrading services (放管服)" in the public field. The Group has successfully been awarded ten projects including Shenzhen Maozhou River, Dasha River Comprehensive Operation and Maintenance Project, Chengdu Dong'an Lake Eco-park Comprehensive Maintenance Project and Xi'an Olympic Sports Center Management Service Project, with GFA exceeding 10 million sq.m., and accounting for approximately 59% of the total third-party GFA expansion during the period. As of 30 June 2021, the Group's residential and other property management business covered 88 cities across the country, with 161.8 million sq.m. contracted GFA and 121.8 million sq.m. GFA under management.

The Group has always integrated social responsibilities into operation and management. Our first sustainability reports after listing was released in June 2021, giving comprehensive disclosure of our performance achievement. We constantly improved the environmental management system, promoted green operation, and proposed energy conservation and efficiency enhancement. It proactively participated in the community development and promoted the development of public welfare, in order to giving back to the society. The Group also proactively promoted ESG systematic management, and was included into the ESG index rating by MSCI.



展望下半年，疫情變化形勢仍存在不確定性，內外需共推國內經濟走上趨勢性運行軌道，機遇與挑戰並存。本集團將繼續把握行業發展機遇、研判宏觀政策，立足品質、穩健發展。物業管理堅持全域全業態佈局，夯實品質服務及基礎物業經營兩大內生發展基石，持續發力業主增值服務；商業運營服務堅持分類分策管理、多渠道拓展，持續鞏固行業領導地位；同時順應科技迭代和數字化轉型趨勢，持續搭建完善一體化大會員體系。本集團將圍繞「致力成為客戶信賴和喜愛的城市品質生活服務商」的企業願景，不懈努力鍛造最具行業影響力的輕資產管理品牌。

最後，本人謹代表董事會，向一直以來關注支持本集團發展的股東、客戶及社會各界致以衷心感謝！

Looking forward into the second half of the year, due to uncertainties in the epidemic situation, the internal and external demands will drive the domestic economy into a track full of opportunities and challenges at the same time. The Group will continue to target high-quality and stable development by seizing the industrial development opportunities and analyzing macro-policies. Our property management business will strive to achieve whole-region and whole-sector coverage, consolidate our two internal development cornerstones, i.e. quality service and basic property management, and focus on the community value-added service. Our commercial operational service will adopt different strategies for different projects and expand via multiple channels to solidify our leading position in the industry. Our integrated membership system will continue to be developed and optimized in line with the trend of technology innovation and digital transformation. The Group will make relentless effort to build the most influential asset-light management brand under our corporate vision to “become a trustworthy and popular urban quality-life service provider among customers”.

Last but not least, on behalf of the Board, I would like to extend my heartfelt thanks to the shareholders, customers and all sectors of the society who have been paying close attention to and supporting the development of the Group.



## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 業務回顧

本集團分為兩大業務板塊：(i)住宅物業管理服務；(ii)商業運營及物業管理服務。

住宅物業管理服務：本集團為住宅物業以及公用設施(如體育館、公園和工業園)等若干其他非商業物業提供管理服務，為生活在社區內的家庭和住戶引入滿足他們生活場景所需要的各種服務。本集團的住宅物業管理服務內容可劃分為以下各項：

- 物業管理服務：包括為(i)物業的物業開發商在交付物業前及(ii)已售及已交付物業的業主、業主委員會或住戶提供的秩序維護、清潔及綠化、維修及養護等服務；
- 針對物業開發商的增值服務：包括顧問、前期籌備及交付前營銷配合服務；及
- 社區增值服務：包括社區生活服務及經紀及資產服務。

商業運營及物業管理服務：本集團管理的商業物業包括購物中心以及寫字樓物業。

購物中心方面，本集團提供：

- 商業運營服務，包括開業前管理及運營管理服務；
- 物業管理及其他服務，主要包括秩序維護、清潔及綠化、維修及養護及其他增值服務；及
- 商業分租服務，本集團從業主承接若干優質購物中心，分租予零售店及超市等租戶。

#### BUSINESS REVIEW

The Group's business is divided into two main segments: (i) residential property management services; (ii) commercial operational and property management services.

Residential property management services: The Group provides management services for residential properties and other non-commercial properties comprising public facilities such as stadiums, parks and industrial parks, and brings various services to families and residents in the communities to meet their living needs. Our residential property management services can be categorized as follows:

- Property management services, including security, cleaning and greening, as well as repair and maintenance services to (i) property developers for properties prior to their delivery, and (ii) property owners, property owners' associations or residents for properties sold and delivered;
- Value-added services to property developers, including consultancy, preliminary preparation, and pre-delivery marketing services; and
- Community value-added services, including community living services, and brokerage and asset services.

Commercial operational and property management services: commercial properties under our management include shopping malls and office buildings.

For shopping malls, the Group provides:

- Commercial operational services, including pre-opening management and operation management services;
- Property management and other services, principally including security, cleaning and greening, repair and maintenance, as well as other value-added services; and
- Commercial subleasing services, where the Group leases certain quality shopping malls from their owners and sublease to tenants such as retail stores and supermarkets.

寫字樓方面，本集團提供：

- 商業運營服務，包括招商服務、資產管理與運營服務及開業籌備服務；及
- 物業管理及其他服務，主要包括秩序維護、清潔及綠化、維修及養護及其他增值服務。

下表載列所示日期按照業務分部及服務類別劃分的收入詳情：

For office buildings, the Group provides:

- Commercial operational services, including tenant sourcing, asset management and operational services, and opening preparation services; and
- Property management and other services, principally including security, cleaning and greening, repair and maintenance, as well as other value-added services.

The table below sets forth details of revenue by business segment and type of services as of the dates indicated:

		截至六月三十日止六個月 For the six months ended 30 June			
		二零二一年 2021 (人民幣千元) (RMB'000)	%	二零二零年 2020 (人民幣千元) (RMB'000)	%
<b>住宅物業管理服務</b>	<b>Residential property management services</b>				
物業管理服務	Property management services	1,736,233	43.2	1,317,109	42.0
針對開發商的增值服務	Value-added services to property developers	339,933	8.5	237,205	7.6
社區增值服務	Community value-added services	315,378	7.9	126,480	4.0
小計	Subtotal	2,391,544	59.6	1,680,794	53.6
<b>商業運營及物業管理服務</b>	<b>Commercial operational and property management services</b>				
購物中心	Shopping malls	932,876	23.2	1,005,019	32.1
寫字樓	Office buildings	689,983	17.2	448,187	14.3
小計	Subtotal	1,622,859	40.4	1,453,206	46.4
合計	Total	4,014,403	100.0	3,134,000	100.0



## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 住宅物業管理服務

##### 物業管理服務

截至二零二一年六月三十日止六個月，本集團來自物業管理服務的收入為人民幣1,736.2百萬元，較去年同期增長31.8%，佔總收入43.2%。截至二零二一年六月三十日止，在管住宅及其他非商業物業項目數617個，較二零二零年同期新增115個。在管總建築面積為121.8百萬平方米，較二零二零年同期增加24.3百萬平方米。截至二零二一年六月三十日止六個月，本集團住宅物業管理費整體收繳率為81.0%，較上年同期提高6.4個百分點。

下表載列所示日期住宅及其他非商業物業的合同建築面積及在管建築面積的詳情：

#### RESIDENTIAL PROPERTY MANAGEMENT SERVICES

##### PROPERTY MANAGEMENT SERVICES

For the six months ended 30 June 2021, the Group's revenue from property management services amounted to RMB1,736.2 million, representing an increase of 31.8% as compared with the corresponding period of last year, and accounting for 43.2% of our total revenue. As of 30 June 2021, there were 617 managed residential and other non-commercial properties, representing an increase of 115 as compared to the corresponding date in 2020; the aggregate GFA under management was 121.8 million sq.m., representing an increase of 24.3 million sq.m. as compared with the corresponding date in 2020. During the six months ended 30 June 2021, the Group's overall residential property management fee collection rate was 81.0%, an increase of 6.4 percentage points as compared with the corresponding period of last year.

The table below sets forth details of our contracted GFA and GFA under management of residential and other non-commercial properties as of the dates indicated:

		於六月三十日 As of 30 June	
		二零二一年 2021	二零二零年 2020
合同建築面積（千平方米）	Contracted GFA (sq.m. in thousands)	161,787	131,847
合同建築面積的項目數目	Number of projects for contracted GFA	918	787
在管建築面積（千平方米）	GFA under management (sq.m. in thousands)	121,845	97,498
在管建築面積的項目數目	Number of projects for GFA under management	617	502



下表載列以物業開發商類別劃分的於所示日期在管住宅及其他非商業物業數目、在管總建築面積明細，以及於所示期間來自物業管理服務的收益明細：

The table below sets forth a breakdown of the number of residential and other non-commercial properties under management, the aggregate GFA under management as of the dates indicated, and revenue generated from property management services by type of property developer for the periods indicated:

		於六月三十日 As of 30 June					
		二零二一年 2021			二零二零年 2020		
		在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)	在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)
華潤置地	CR Land	86,833	455	1,314,936	76,886	390	1,106,574
華潤集團與 第三方開發商	CR Group and third-party developers	35,012	162	421,297	20,612	112	210,535
總計	Total	121,845	617	1,736,233	97,498	502	1,317,109

### 針對物業開發商的增值服務

截至二零二一年六月三十日止六個月，本集團來自物業開發商的增值服務收入為人民幣339.9百萬元，較去年同期增長43.3%，佔總收入8.5%。收入增長由於本集團提供的顧問服務和前期籌備服務的增加所致。

### VALUE-ADDED SERVICES TO PROPERTY DEVELOPERS

For the six months ended 30 June 2021, the Group recorded revenue generated from value-added services to property developers of RMB339.9 million, increased by 43.3% as compared with the corresponding period of last year, and accounting for 8.5% of our total revenue. Such increase was mainly due to an increase in consultancy services and preliminary preparation services provided by the Group.

### 社區增值服務

截至二零二一年六月三十日止六個月，本集團來自社區的增值服務收入為人民幣315.4百萬元，較去年同期增長149.4%，佔總收入7.9%，該增加乃由於本集團向物業住戶提供的社區服務和資產服務業務全面鋪開。

### COMMUNITY VALUE-ADDED SERVICES

For the six months ended 30 June 2021, the Group recorded revenue generated from community value-added services of RMB315.4 million, increased by 149.4% as compared with the corresponding period of last year, and accounting for 7.9% of our total revenue. Such increase was primarily resulted from the expansion of the community services and asset services provided by the Group to our property residents.

## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 商業運營及物業管理服務

##### 購物中心

截至二零二一年六月三十日止六個月，本集團來自購物中心的商業運營及物業管理服務收入為人民幣932.9百萬元，較去年同期下降7.2%，佔總收入23.2%。自二零二零年下半年起，購物中心物業管理服務的收入模式改為酬金制，去年同期購物中心物業管理服務的收入模式為包乾制，因此收入較去年同期有所下降。截至二零二一年六月三十日止，本集團為64個已開業購物中心項目提供商業運營服務，總建築面積為6.9百萬平方米，其中絕大部分購物中心由本集團同時提供物業管理服務。此外，截至二零二一年六月三十日止，本集團有兩個已開業購物中心分租項目。

截至二零二一年六月三十日止六個月，該分部80.6%的收益來自為購物中心提供商業運營服務及物業管理服務，其餘收益來自所提供的商業分租服務。

下表載列所示日期購物中心商業運營服務及物業管理服務的合同建築面積及開業項目建築面積詳情：

#### COMMERCIAL OPERATIONAL AND PROPERTY MANAGEMENT SERVICES

##### SHOPPING MALLS

For the six months ended 30 June 2021, the Group's revenue from the commercial operational and property management services to shopping malls amounted to RMB932.9 million, representing a decrease of 7.2% as compared with the corresponding period of last year, and accounting for 23.2% of the total revenue. Starting from the second half of 2020, we switched to a commission basis revenue model for property management services to shopping malls as compared with a lump sum basis revenue model during the corresponding period of last year, so the revenue has declined as compared with the corresponding period of last year. As of 30 June 2021, the Group provided commercial operational services to 64 opened shopping mall projects with an aggregate GFA of 6.9 million sq.m., a vast majority of which were also receiving our property management services. In addition, we have two opened shopping mall subleasing projects as of 30 June 2021.

For the six months ended 30 June 2021, 80.6% of the segment revenue was generated from the provision of commercial operational services and property management services to shopping malls, with the remaining revenue from the provision of commercial subleasing services.

The table below sets forth details of the contracted GFA and GFA of projects opened under commercial operational services and property management services for shopping malls as of the dates indicated:

		於六月三十日 As of 30 June	
		二零二一年 2021	二零二零年 2020
合同建築面積（千平方米）	Contracted GFA (sq.m. in thousands)	12,073	5,610
合同建築面積的項目數目	Number of projects for contracted GFA	116	51
已開業項目建築面積（千平方米）	GFA of projects opened (sq.m. in thousands)	6,906	5,610
已開業項目數目	Number of projects opened	64	51

下表載列以物業開發商類別劃分的於所示日期提供商業運營服務的已開業購物中心數目、總建築面積明細，以及於所示期間來自商業運營服務及物業管理服務的收益明細：

The table below sets forth a breakdown of the number of opened shopping malls receiving commercial operational services and the aggregate GFA as of the dates indicated, and revenue generated from commercial operational services and property management services by type of property developer for the periods indicated:

		於六月三十日 As of 30 June					
		二零二一年 2021			二零二零年 2020		
		在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)	在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)
華潤置地	CR Land	5,769	47	685,379	4,978	40	877,662
華潤集團與 第三方開發商	CR Group and third-party developers	1,137	17	66,353	632	11	6,666
總計	Total	6,906	64	751,732	5,610	51	884,328

## 寫字樓

截至二零二一年六月三十日止六個月，本集團來自寫字樓的商業運營及物業管理服務收入為人民幣690.0百萬元，較去年同期增長54.0%，佔總收入17.2%。從二零二零年七月起，本集團開始提供寫字樓的商業運營服務。截至二零二一年六月三十日止，本集團為24個寫字樓提供商業運營服務，總建築面積為1.5百萬平方米；為93個寫字樓提供物業管理服務，總建築面積為7.1百萬平方米。期內，本集團寫字樓物業管理費收繳率為83.3%，較上年同期提高7.9個百分點。

截至二零二一年六月三十日止六個月，該分部88.0%的收益來自為寫字樓提供物業管理服務，其餘收益來自所提供的商業運營服務。

## OFFICE BUILDINGS

For the six months ended 30 June 2021, the Group's revenue from the commercial operational and property management services to office buildings was RMB690.0 million, representing an increase of 54.0% as compared with the corresponding period of last year, accounted for 17.2% of the total revenue. Since July 2020, the Group started to provide commercial operational services for office buildings. As of 30 June 2021, the Group provided commercial operational services for 24 offices with a total GFA of 1.5 million sq.m. and property management services for 93 offices with a total GFA of 7.1 million sq.m.. During the period, our collection rate of property management fee from office building clients was 83.3%, representing an increase of 7.9 percentage points over the corresponding period of last year.

For the six months ended 30 June 2021, 88.0% of the segment revenue was generated from the provision of property management services to office buildings, with the remaining revenue from the provision of commercial operational services.



## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

下表載列於所示日期寫字樓項目的合同建築面積及在管建築面積詳情：

The table below sets forth details of our contracted GFA and GFA under management of office buildings as of the dates indicated:

		於六月三十日 As of 30 June	
		二零二一年 2021	二零二零年 <sup>(1)</sup> 2020 <sup>(1)</sup>
<b>商業運營服務</b>	<b>Commercial operational services</b>		
合同建築面積(千平方米)	Contracted GFA (sq.m. in thousands)	1,767	不適用N/A
合同建築面積的項目數目	Number of projects for contracted GFA	29	不適用N/A
商業運營服務的建築面積(千平方米)	GFA of the commercial operational services (sq.m. in thousands)	1,487	不適用N/A
商業運營服務的項目數目	Number of projects for commercial operational services	24	不適用N/A
<b>物業管理服務</b>	<b>Property management services</b>		
合同建築面積(千平方米)	Contracted GFA (sq.m. in thousands)	9,908	6,572
合同建築面積的項目數目	Number of projects of contracted GFA	114	86
物業管理服務的建築面積(千平方米)	GFA of the property management services (sq.m. in thousands)	7,088	5,141
物業管理服務的項目數目	Number of projects for property management services	93	73



下表載列以物業開發商類別劃分的於所示日期在管寫字樓數目及在管總建築面積明細，以及於所示期間來自商業運營服務及物業管理服務的收益明細：

The table below sets forth a breakdown of the number of office buildings under management, the aggregate GFA under management as of the dates indicated, and revenue generated from commercial operational services and property management services for the periods indicated by type of property developers:

		於六月三十日 As of 30 June					
		二零二一年 2021			二零二零年 <sup>(1)</sup> 2020 <sup>(1)</sup>		
		在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)	在管建築面積 GFA under management (千平方米) (sq.m. in thousands)	項目數目 Number of projects	收益 Revenue (人民幣千元) (RMB'000)
<b>商業運營服務</b>		<b>Commercial operational services</b>					
華潤置地	CR Land	1,120	19	65,886	不適用N/A	不適用N/A	不適用N/A
華潤集團與 第三方開發商	CR Group and third-party developers	367	5	16,933	不適用N/A	不適用N/A	不適用N/A
總計	Total	1,487	24	82,819	不適用N/A	不適用N/A	不適用N/A
<b>物業管理服務</b>		<b>Property management services</b>					
華潤置地	CR Land	6,152	75	502,616	4,438	60	368,321
華潤集團與 第三方開發商	CR Group and third-party developers	936	18	104,548	703	13	79,866
總計	Total	7,088	93	607,164	5,141	73	448,187

1. 二零二零年六月及以前，本集團為寫字樓提供的商業運營服務作為跨部門服務，是華潤置地綜合商業物業開發及投資業務的一部分，我們並無就該等服務另行收取服務費用。

1. In and before June 2020, the Group provided commercial operational services to office buildings as inter-departmental services, which formed part of the CR Land's integrated commercial property development and investment business, where no service charges were collected by us on such services.

## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 未來展望

##### 加速擴大公司的規模，鞏固公司的領先市場地位

本集團計劃選擇性收購具有互補優勢或具有一定運營規模、盈利能力的物業管理及商業運營服務提供者，或與之建立股權合作。同時，本集團將堅持區域深耕策略，注重運用我們已進入城市所積累的網絡以及品牌優勢，物業管理堅持全域全業態布局，商業運營服務聚焦中高端賽道，積極拓展優質第三方項目，擴大市場份額，實現規模經濟效應。

本集團將繼續與華潤置地合作，贏得華潤置地開發或擁有的住宅物業及商業物業的新物業管理及商業運營服務合同，以穩定業務擴張。本集團計劃承接華潤集團所擁有的物業（例如工業園及工廠）的管理服務委聘。此外，本集團計劃把握來自華潤集團及華潤置地的新業務機會，幫助公司拓寬至新的物業領域，鞏固公司的平台。

##### 始終堅持「為客戶提供高品質服務」，持續精進專業化運營管理

本集團始終堅持高品質服務，依托在商業零售與服務領域多年的專業沉澱，順應科技迭代和數字化轉型趨勢，持續精進專業化運營與服務體系，實現高質量發展與客戶體驗持續改善。同時，我們竭力將華潤集團及華潤置地旗下更多服務及資源引入公司所管理的物業，借此為客戶帶來更多價值。此外，我們亦將圍繞「空間、客戶、資源」的自身稟賦，著力構建全業態、全客戶、全產品、全服務一體化生態體系，致力成為城市生態服務和人們美好生活的締造者。

#### OUTLOOK

##### ACCELERATE EXPANSION AND PROMOTE THE LEADING MARKET POSITION OF THE COMPANY

The Group plans to selectively acquire, or establish joint ventures with, property management and commercial operational service providers with complementary strengths or with targeted operation scale and profitability. Meanwhile, the Group will adhere to its strategy to penetrate regional market and take advantage of its business network in cities with business presence established and the brand advantages. In particular, it will continue to expanding the property management service portfolios to all property types while focus on medium and high-end commerce in terms of commercial operational services. In addition, it will also strive to secure quality projects from third parties, therefore to enhance the market shares and realize economies of scale.

The Group will continue to work with CR Land to win new engagements of property management and commercial operational services for residential properties and commercial properties developed or owned by CR Land for a stable expansion of our business. The Group also plans to undertake management services engagements relating to properties owned by CR Group, such as industrial parks and factories. In addition, the Group plans to seize new business opportunities from CR Group and CR Land to help us expand into new property segments and strengthen the Company's platform.

##### MAINTAINING HIGH-QUALITY SERVICES TO CUSTOMERS AND IMPROVING PROFESSIONAL OPERATION AND MANAGEMENT

The Group adheres to the principle of high-quality services. Riding on years of professional experience accumulation in the commercial retail and service fields and following the trend of technology innovation and digital transformation, we will continue to improve our professional operation and service system to achieve high-quality development and continuous improvement of customer experience. Meanwhile, we aim to introduce more CR Group and CR Land's services and resources to the Company's managed properties so as to bring more value to our customers. In addition, we will also leverage our advantages on "space, customer and resource" to construct an integrated ecosystem featured with multiple property types, all-customers and full spectrum of service offerings and become the creator of urban ecological services and people's happy life.

### 對公司的生態體系進行戰略投資

本集團計劃戰略投資於與集團業務具有協同效應且經營專門業務(例如經紀、資產管理及新零售)的全國型或區域型服務供貨商，以建立服務提供生態體系，提高客戶忠誠度。同時，本集團計劃戰略投資於公司上下游產業鏈上的業務夥伴，提高公司的盈利能力及拓寬客戶基礎。

### 構建一體化跨業態大會員體系

本集團計劃進一步整合在管住宅社區、購物中心及寫字樓，創造更多的商業機會；推廣會員體系以吸引第三方商家，通過創造價值及增長機會，進一步發展公司的平台及生態體系。繼續增強會員體系的功能，以吸引會員對公司所提供產品及服務的興趣，提高其忠誠度，並以有效的方式進一步吸引新用戶進入公司的生態體系。我們亦將整合會員體系，充分瞭解用戶需求，增強不同物業類型的互動，提升客戶跨平台體驗。積極利用公司的會員體系推廣公司的品牌，提升公司的品牌形象及客戶忠誠度。

### 積極推動科技賦能，不斷推動服務升級與組織迭代

本集團計劃推進「運營信息化、經營數字化、空間智能化、數據資產化」的數字化舉措，通過科技賦能，提升經營效率及用戶體驗。我們亦計劃戰略投資商業運營、物業管理及城市管理相關的科技公司。同時，持續升級「一點萬象」、「悅家」及「Officeasy」應用程序等數字化服務平台的功能，為用戶創造獨特體驗。

### PURSUE STRATEGIC INVESTMENTS IN THE COMPANY'S ECOSYSTEM

The Group plans to pursue strategic investments in national or regional service providers with specialized businesses that are synergistic with our business, such as brokerage, asset management and new retail, to build an ecosystem of service offerings that promotes customer loyalty. Meanwhile, the Group plans to pursue strategic investments in business partners located upstream and downstream in the Company's industry chain to enhance the Company's profitability and broaden our customer base.

### DEVELOP AN INTEGRATED MEMBERSHIP PROGRAM WITH CROSS-BUSINESS FUNCTION

The Group intends to further integrate residential communities, shopping malls and office buildings under our management to create more business opportunities. We plan to promote the membership system to attract third-party merchants and further develop our platform and ecosystem through creating value and growth opportunities, and continue to enhance the functionality of our membership programs to capture members' interest in our products and services offered under the membership programs, enhance their loyalty and further attract new users to our ecosystem in an efficient manner. We will also consolidate our membership programs, which allows the Company to fully understand the needs of users, optimize interaction among different property types, improve customers' cross-platform experience, and actively promote corporate brand, enhance our brand image and customer loyalty through the Company's membership programs.

### ACTIVELY PROMOTE TECHNOLOGY EMPOWERMENT, CONTINUE TO ENHANCE SERVICE UPGRADE AND ORGANIZATIONAL IMPROVEMENT

The Group plans to promote digitization initiatives of "business informatization, operation digitization, space intelligentization, data capitalization" and enhances operational efficiency and users' experience by technology empowerment. We also plans to pursue strategic investments in technology companies relating to commercial operation, property management and urban management. Meanwhile, the Group continues to upgrade the functionality and capability of our digitized service platforms, such as "E-MIXC," "JOY LIFE" and "Officeasy" apps, to create a unique experience for our users.

## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 通過招募、培訓及獎勵，增強人力資源

本集團計劃以具市場競爭力的薪酬待遇及良好的公司文化與聲譽吸引人才，定期組織由資深員工及外聘顧問舉辦的培訓。本集團亦繼續加強薪酬計劃及制定員工激勵機制，使得員工的利益更好地與公司利益相符合。此外，本集團計劃通過宣傳企業文化，提升員工的職業自豪感、使命感及專業精神。

#### 財務回顧

##### 收入

本集團收入主要來自兩大業務板塊：(i)住宅物業管理服務及(ii)商業運營及物業管理服務。

截至二零二一年六月三十日止六個月，本集團收入為人民幣4,014.4百萬元，較去年同期增長28.1%，主要由於本集團管理的物業面積增加，以及常態化疫情防控下購物中心經營業績大幅提升，以及自二零二零年七月起，本集團就所提供的寫字樓商業運營服務進行收費。

##### 銷售成本

本集團銷售成本主要包括：(i)員工成本；(ii)分包成本；(iii)能源費；(iv)公用區域設施成本；及(v)辦公室及相關開支。

截至二零二一年六月三十日止六個月，本集團的銷售成本為人民幣2,721.7百萬元，較去年同期增長14.4%，主要原因是隨收入規模的增長相應的各類成本有所增加。

#### EXPAND HUMAN RESOURCES THROUGH RECRUITMENT, TRAINING AND MOTIVATION

The Group plans to attract talents with its competitive remuneration packages and excellent corporate culture and reputation, and organizes regular training provided by senior employees and external consultants. The Group will also continue to refine its remuneration scheme and formulate employee incentive mechanism to better align their benefits with our interest. In addition, the Group plans to enhance the sense of pride, mission and professionalism of its employees through the promotion of corporate culture.

#### FINANCIAL REVIEW

##### REVENUE

The Group's revenue is mainly generated from two business segments: (i) residential property management services and (ii) commercial operational and property management services.

During the six months ended 30 June 2021, the Group's revenue amounted to RMB4,014.4 million, representing an increase of 28.1% as compared with the corresponding period of last year. Such increase was primarily due to the increase in the GFA of property under our management, the significant increase of operating results of shopping malls under the regular epidemic prevention and control, and that the Group began to charge for the commercial operational services provided to office buildings since July 2020.

##### COST OF SALES

The Group's cost of sales mainly comprises (i) staff costs, (ii) subcontracting costs, (iii) utilities costs, (iv) common area facility costs, and (v) office and related expenses.

For the six months ended 30 June 2021, the Group's cost of sales amounted to RMB2,721.7 million, representing an increase of 14.4% as compared with the corresponding period of last year. Such increase was primarily due to the increase of corresponding costs by class resulting from the growth of revenue.

## 毛利及毛利率

截至二零二一年六月三十日止六個月，本集團毛利為人民幣1,292.7百萬元，較去年同期增長71.1%；毛利率為32.2%，較去年同期增長8.1個百分點。

下表載列所示日期按業務分部劃分的毛利及毛利率詳情：

## GROSS PROFIT AND GROSS PROFIT MARGIN

For the six months ended 30 June 2021, the gross profit of the Group amounted to RMB1,292.7 million and the gross profit margin was 32.2%, representing a YoY increase of 71.1% and 8.1 percentage points respectively.

The table below sets forth details of the gross profit and gross profit margin by segment as of the dates indicated:

		截至六月三十日止六個月 For the six months ended 30 June			
		二零二一年 2021		二零二零年 2020	
		毛利 Gross profit (人民幣千元) (RMB'000)	毛利率 Gross profit margin %	毛利 Gross profit (人民幣千元) (RMB'000)	毛利率 Gross profit margin %
<b>住宅物業管理服務</b>	<b>Residential property management services</b>				
物業管理服務	Property management services	231,092	13.3	143,595	10.9
針對開發商的增值服務	Value-added services to property developers	88,550	26.0	49,683	20.9
社區增值服務	Community value-added services	109,230	34.6	41,940	33.2
小計	Subtotal	428,872	17.9	235,218	14.0
<b>商業運營及物業管理服務</b>	<b>Commercial operational and property management services</b>				
購物中心	Shopping malls	631,257	67.7	361,983	36.0
寫字樓	Office buildings	232,546	33.7	158,110	35.3
小計	Subtotal	863,803	53.2	520,093	35.8
合計	Total	1,292,675	32.2	755,311	24.1

## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

截至二零二一年六月三十日止六個月，住宅物業管理服務毛利率為13.3%，較去年同期增長2.4個百分點，主要得益於平均物管費的增加及經營效率的提升。

截至二零二一年六月三十日止六個月，商業運營及物業管理服務毛利率為53.2%，較去年同期增長17.4個百分點，該板塊毛利率大幅提升主要因二零二一年疫情恢復後，購物中心盈利能力大幅提升及在管商業項目數目增加形成的規模經濟效應。同時，自二零二零年七月起，購物中心物業管理服務的收入模式從包乾制轉化為酬金制，相應毛利率提高。

#### 投資物業公允價值變動的收益

截至二零二一年六月三十日止六個月，本集團投資物業公允價值變動的收益為人民幣36.0百萬元，主要與我們的分租服務中布吉項目的租金收益水平提升有關。

#### 其他收入及收益

截至二零二一年六月三十日止六個月，本集團其他收入及收益為人民幣223.3百萬元，較去年同期增長260.1%，主要由於銀行存款利息收入及出售結構性存款的收益增加。

#### 市場推廣開支

截至二零二一年六月三十日止六個月，本集團市場推廣開支為人民幣22.7百萬元，較去年同期增長16.0%，主要由於本集團待開業的包租項目蘭州萬象城新增開業籌備費用所致。

For the six months ended 30 June 2021, the gross profit margin of residential property management services was 13.3%, with YoY growth of 2.4 percentage points. The increase was mainly due to the increase in the average property management fee and the improvement of operating efficiency.

For the six months ended 30 June 2021, the gross profit margin of commercial operational and property management services was 53.2%, with YoY growth of 17.4 percentage points. The significant increase in gross profit margin of this segment was mainly due to the increase in our service scale arising from the substantial increase in the profitability of shopping malls and the increase in the number of commercial projects under management after the recovery of the epidemic in 2021. Meanwhile, we switched from a lump sum basis revenue model to a commission basis revenue model for property management services to shopping malls from July 2020, and the gross profit margin increased accordingly.

#### GAIN ON CHANGES IN FAIR VALUE OF INVESTMENT PROPERTIES

For the six months ended 30 June 2021, the Group recorded gain on changes in fair value of investment properties of RMB36.0 million, which was mainly related to the increase in the rental income of Buji Project in relation to our subleasing services.

#### OTHER INCOME AND GAINS

For the six months ended 30 June 2021, the Group recorded other income and gains of RMB223.3 million, representing an increase of 260.1% as compared with the corresponding period of last year, which was mainly attributable to the increase in the interest income of bank deposits and gains from structured bank deposits.

#### MARKETING EXPENSES

For the six months ended 30 June 2021, the Group recorded marketing expenses of RMB22.7 million, representing an increase of 16.0% as compared with the corresponding period of last year, which was mainly due to the additional opening preparation costs arising from the leasing project namely Lanzhou MIXC to be opened by the Group.

## 行政開支

截至二零二一年六月三十日止六個月，本集團行政開支為人民幣387.7百萬元，較去年同期增長46.7%，主要由於本集團業務規模擴大，員工成本及辦公費用增加所致。假設二零二零年上半年商業物業收入按酬金制收取，二零二一年上半年行政開支佔收入的比例與去年同期基本持平。

## 所得稅開支

截至二零二一年六月三十日止六個月，本集團實際所得稅率26.5%，較去年同期下降1.2個百分點，主要由於境外利息收入免稅所致。

## 期內利潤

截至二零二一年六月三十日止六個月，本集團的淨利潤為人民幣806.0百萬元，較去年同期增長138.1%。

## 流動資金及資本資源

截至二零二一年六月三十日止，本集團銀行存款和現金總額(包括受限制銀行存款)主要以人民幣持有及為人民幣12,761.6百萬元，較去年底增長19.5%，主要由於經營活動現金淨流入及剩餘募集資金以銀行存款方式持有。

截至二零二一年六月三十日止，本集團借貸為浮動利息借款港幣620.0百萬元(折合人民幣515.9百萬元)，固定借貸利率金額為零。該等借貸主要用於支付上市前收購歡樂頌香港的收購對價。

## ADMINISTRATIVE EXPENSES

For the six months ended 30 June 2021, the Group recorded administrative expenses of RMB387.7 million, representing an increase of 46.7% as compared with the corresponding period of last year, which was primarily attributable to the increased staff costs and office expenses as a result of the Group's business expansion. Assuming revenue from management of shopping malls were charged on a commission basis in the first half of 2020, administrative expenses as a percentage of revenue has been maintained at a stable level in the first half of 2021, as compared with that in the corresponding period of last year.

## INCOME TAX EXPENSES

For the six months ended 30 June 2021, the Group's effective income tax rate was 26.5%, decreased by 1.2 percentage points as compared with the corresponding period of last year, mainly due to the tax exemption on offshore interest income.

## PROFIT FOR THE PERIOD

For the six months ended 30 June 2021, the Group's net profit was RMB806.0 million, increased by 138.1% as compared with the corresponding period of last year.

## LIQUIDITY AND CAPITAL RESOURCES

As of 30 June 2021, the Group's total bank deposits and cash (including restricted bank deposits) are mainly held in RMB and amounted to RMB12,761.6 million, representing an increase of 19.5% as compared to the end of last year, mainly due to the net cash inflow from operating activities and the remaining proceeds held by way of bank deposits.

As of 30 June 2021, the Group's borrowings were floating interest borrowings of HK\$620.0 million (equivalent to RMB515.9 million) and fixed interest rate borrowings amounted to nil. The borrowings were mainly used for the payment of the consideration of acquisition of Huan Le Song (Hong Kong) prior to the Listing.





## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

#### 資產負債率

截至二零二一年六月三十日止，本集團資產負債率34.8%，較截至二零二零年十二月三十一日增長0.1個百分點，資產負債率乃按總負債除以總資產計算。

#### 重大投資、重大收購及出售

截至二零二一年六月三十日止六個月內，本公司已於二零二一年二月投資結構性銀行存款，並已於同一期間按照其各自的條款悉數贖回所有存款，有關詳情載於二零二一年六月四日的公告。除上文所披露者外，本集團並無重大收購或出售、重要投資及重大投資之未來計劃。

#### 上市所得款項

本集團股份於二零二零年十二月九日於聯交所成功上市，經扣除承銷費用及相關開支，上市所得款項總額約為人民幣11,600.4百萬元。

截至二零二一年六月三十日止，上市所得款項已使用人民幣1,220.4百萬元，其他以銀行存款方式持有。

#### DEBT-TO-ASSET RATIO

As of 30 June 2021, the Group's debt to asset ratio was 34.8%, representing an increase of 0.1 percentage points as compared to that of 31 December 2020. The debt to asset ratio was calculated by total liabilities divided by total assets.

#### SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS

For the six months ended 30 June 2021, the Company had invested in structured bank deposits in February 2021 and the deposits have all been redeemed in full during the same period in accordance with their respective terms, details of which was contained in the announcement dated on 4 June 2021. Save as disclosed above, the Group had no material acquisitions or disposals, significant investments and future plans of material investments.

#### PROCEEDS OF THE LISTING

The shares of the Group were successfully listed on the Stock Exchange on 9 December 2020, with total proceeds of the listing amounted to approximately RMB11,600.4 million after deducting the underwriting fees and relevant expenses.

As of 30 June 2021, RMB1,220.4 million of the listing proceeds had been utilised and the remaining was held by way of bank deposits.



日期為二零二零年十一月二十五日的招股章程(「招股章程」)所述的業務目標	比例	所得款項淨額 計劃用途	於二零二零年 十二月三十一日 尚未動用 所得款項	於二零二一年 上半年 (「報告期間」) 已動用金額	於二零二一年 六月三十日 尚未動用 所得款項	悉數動用上市 所得款項淨額的 預期時間表
Business objective as stated in the prospectus dated 25 November 2020 ("Prospectus")	Proportion	Planned use of net proceeds 人民幣百萬 RMB'million	Unutilised proceeds as at 31 December 2020 人民幣百萬 RMB'million	Amount utilised during the first half of 2021 (the "Reporting Period") 人民幣百萬 RMB'million	Unutilised proceeds as at 30 June 2021 人民幣百萬 RMB'million	Expected timeline for fully utilizing the net proceeds from the Listing
一、 擴大物業管理和商業運營業務的戰略投資和收購	60%	6,960.3	6,960.3	–	6,960.3	於二零二五年十二月前
I. Making strategic investments and acquisitions to expand our property management and commercial operational businesses						By December 2025
(i) 收購及投資物業管理公司	25%	2,900.1	2,900.1	–	2,900.1	於二零二五年十二月前
(i) Acquisition of and investment in property management companies						By December 2025
(ii) 成立合資物業管理公司獲取新的項目	5%	580.0	580.0	–	580.0	於二零二五年十二月前
(ii) Establishment of joint venture property management companies for obtaining new projects						By December 2025
(iii) 收購及投資商業運營公司	20%	2,320.1	2,320.1	–	2,320.1	於二零二五年十二月前
(iii) Acquisition of and investment in commercial operational companies						By December 2025
(iv) 擴大商業分租業務	10%	1,160.1	1,160.1	–	1,160.1	於二零二五年十二月前
(iv) Expansion of commercial subleasing business						By December 2025
二、 提供增值服務和本行業上下游供應鏈的戰略性投資	15%	1,740.1	1,740.1	23.8	1,716.3	於二零二五年十二月前
II. Pursuing strategic investment in providers of value-added services and across the upstream and downstream supply chain of our industry						By December 2025
(i) 投資專業化服務供應商	7%	812.1	812.1	–	812.1	於二零二五年十二月前
(i) Investment in specialized service providers						By December 2025
(ii) 投資上下游合作夥伴	4%	464.0	464.0	–	464.0	於二零二二年十二月前
(ii) Investment in upstream and downstream partners						By December 2022
(iii) 投資客戶服務生態建設	4%	464.0	464.0	23.8	440.2	於二零二五年十二月前
(iii) Investment in service offerings for customers						By December 2025

## 管理層討論與分析

### MANAGEMENT DISCUSSION AND ANALYSIS

招股章程所述的業務目標	比例	於二零二零年十二月三十一日		於報告期間已動用金額	於二零二一年六月三十日		悉數動用上市所得款項淨額的預期時間表
		所得款項淨額計劃用途	尚未動用所得款項		尚未動用所得款項	所得款項	
Business objective as stated in the Prospectus	Proportion	Planned use of net proceeds	proceeds as at 31 December 2020	Amount utilised during the Reporting Period	Unutilised proceeds as at 30 June 2021	Expected timeline for fully utilizing the net proceeds from the Listing	
		RMB'million	RMB'million	RMB'million	RMB'million		
三、投資信息技術系統和智能化社區	15%	1,740.1	1,740.1	36.6	1,703.5	於二零二五年十二月前	
III. Investing in information technology systems and smart communities						By December 2025	
(i) 投資社區智能化建設	6%	696.0	696.0	-	696.0	於二零二二年十二月前	
(i) Investment in development of smart communities						By December 2022	
(ii) 投資相關技術性公司	5%	580.0	580.0	-	580.0	於二零二五年十二月前	
(ii) Investment in relevant technology companies						By December 2025	
(iii) 更新內部業務運營平台	2%	232.0	232.0	36.6	195.4	於二零二二年十二月前	
(iii) Upgrade of internal business operational platforms						By December 2022	
(iv) 更新數字化服務平台	2%	232.0	232.0	-	232.0	於二零二二年十二月前	
(iv) Upgrade of digitized service platforms						By December 2022	
四、營運資金及一般公司用途	10%	1,160.0	1,160.0	1,160.0	-	於二零二五年十二月前	
IV. Working capital and general corporate uses						By December 2025	
合計	100%	11,600.4	11,600.4	1,220.4	10,380.0		
Total							

• 由於四捨五入，數據總和未必等於總和。

• 預期未動用所得款項將按照招股章程所披露的方式動用。

• The sum of the data may not add up to the total due to rounding.

• It is expected that the unutilised proceeds will be applied in a manner consistent with the disclosure in the Prospectus.

### 持作投資物業

截至二零二一年六月三十日止六個月，本集團其中一處物業深圳布吉萬象匯根據香港財務報告準則第16號確認為使用權資產，並根據香港會計準則第40號於中期簡明綜合財務狀況表中確認為投資物業。投資物業公允價值變動所產生的收益或虧損，於其產生期間列入損益表。根據聯交所證券上市規則（「上市規則」）第14.04(9)條，該投資物業的相關百分比率超過5%。深圳布吉萬象匯位於中華人民共和國廣東省深圳市龍崗區布吉街道翔鶴路2號。其現時用作商業分租服務並以長期租賃持有。在租賃合同有效期內，除發生不可抗力事件及本集團拖欠租金、違規經營、破壞建築物等極端情形，出租方無權單方終止合同。

### PROPERTY HELD FOR INVESTMENT

For the six months ended 30 June 2021, one of the properties of the Group, Shenzhen Buji MIXONE, was recognized as a right-of-use asset under HKFRS 16 and was counted as an investment property under HKAS 40 in our Interim condensed consolidated statements of financial position. Gains or losses arising from changes in the fair value of the investment property are included in the statement of profit or loss in the period in which they arise. The percentage ratio of such investment property exceeds 5% pursuant to Rule 14.04(9) of the Rules Governing the Listing of Securities on the Stock Exchange (the "Listing Rules"). Shenzhen Buji MIXONE is located at No. 2 Xiangge Road, Buji Area, Longgang District, Shenzhen, Guangdong Province, The People's Republic of China. It is currently used for commercial subleasing services and is held on long-term lease. During the effective term of the lease contract, the lessor has no right to unilaterally terminate the contract except for force majeure events and extreme conditions such as the Group's rental payments are in arrears, non-compliance with regulations and damage to the buildings.

## 或然負債

截至二零二一年六月三十日止，本集團無重大或然負債。

## 資產抵押

截至二零二一年六月三十日止，本集團無抵押資產。

## 外匯風險

由於本集團業務主要於中國進行，本集團主要採用人民幣作為結算貨幣。截至二零二一年六月三十日止，非人民幣資產及負債主要為現金港幣202.1百萬元、13,158美元及銀行借款港幣620.0百萬元。管理層認為這便存在一定自然對沖機制，人民幣匯率波動不會對本集團財務狀況帶來顯著影響。同時，本集團對外匯風險敞口實施動態監控並將根據市場環境的變化進行必要調整。

## 期後事項

截至二零二一年六月三十日止期後及直至本報告日期，本集團並無對集團表現及價值產生重大影響的重大事項發生。

## 僱員及薪酬政策

截至二零二一年六月三十日止，本集團在中國內地和香港僱用了26,845名全職員工。本集團根據員工的業績表現、工作經驗和市場工資水平來決定員工的薪酬。此外，酌情給予績效獎金，其他員工福利包括公積金、保險與醫療計劃。

## CONTINGENT LIABILITIES

As of 30 June 2021, the Group has no material contingent liabilities.

## PLEDGE OF ASSETS

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

## FOREIGN CURRENCY RISK

As the Group's business is mainly conducted in the PRC, we mainly take RMB as the settlement currency. As of 30 June 2021, non-RMB assets and liabilities mainly included the cash of HK\$202.1 million, US\$13,158, and the bank borrowings of HK\$620.0 million. The management believed that no significant impact was caused by the fluctuation of RMB exchange rate on the Group's financial position as there is a natural hedging mechanism. Meanwhile, the Group dynamically monitored the foreign exchange exposure and made necessary adjustments in accordance with the change in market environment.

## SUBSEQUENT EVENT

After the period ended 30 June 2021 and up to the date of this report, the Group had no significant events occurred which have material impact on the performance and the value of the Group.

## EMPLOYEE AND COMPENSATION POLICY

As of 30 June 2021, the Group had 26,845 full time employees in Mainland China and Hong Kong. The Group remunerates its employees based on their performance, working experience and market salary levels. In addition, performance bonus is granted on a discretionary basis. Other employee benefits include provident fund, insurance and medical coverage.

## 其他資料

### OTHER INFORMATION

#### 董事於本公司或其任何相聯法團的股份、相關股份及債權證的權益及淡倉

於二零二一年六月三十日，董事或本公司最高行政人員於本公司或其相聯法團（定義見證券及期貨條例第XV部）的股份、相關股份及債權證中擁有記錄於本公司根據證券及期貨條例第352條須存置之登記冊內，或根據上市規則附錄十所載之標準守則須知會本公司及聯交所的權益及淡倉如下：

#### DIRECTORS' INTERESTS AND SHORT POSITIONS IN SHARES AND UNDERLYING SHARES AND DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As at 30 June 2021, the interests and short positions of our Directors or chief executives of our Company in the shares, underlying shares and debentures of our Company or its associated corporation (within the meaning of Part XV of the SFO), as recorded in the register required to be kept by the Company pursuant to Section 352 of the SFO, or as otherwise notified to the Company and the Stock Exchange pursuant to the Model Code as contained in Appendix 10 to the Listing Rules were as follows:

#### 本公司權益

#### INTEREST IN THE COMPANY

董事姓名	權益性質	普通股數目 <sup>(1)</sup>	概約持股百分比 <sup>(3)</sup>
Name of Director	Nature of interest	Number of ordinary shares <sup>(1)</sup>	Approximate percentage of holding <sup>(3)</sup>
喻霖康先生 Mr. Yu Linkang	其他 <sup>(2)</sup> Others <sup>(2)</sup>	358,304 (L)	0.02%
王海民先生 Mr. Wang Haimin	其他 <sup>(2)</sup> Others <sup>(2)</sup>	52,955 (L)	0.00%
魏小華女士 Ms. Wei Xiaohua	其他 <sup>(2)</sup> Others <sup>(2)</sup>	263,459 (L)	0.01%
陽紅霞女士 Ms. Yang Hongxia	其他 <sup>(2)</sup> Others <sup>(2)</sup>	358,304 (L)	0.02%

附註：

1. 字母「L」指該人士所持股份好倉。
2. 喻霖康先生、王海民先生、魏小華女士及陽紅霞女士透過CICC Financial Trading Limited設立的資產管理計劃根據僱員優先發售認購並持有權益。有關僱員優先發售的進一步資料，請參閱招股章程。
3. 按於二零二一年六月三十日已發行股份總數2,282,500,000股為基準計算。

Notes:

1. The letter "L" denotes the person's long position in our Shares.
2. Mr. Yu Linkang, Mr. Wang Haimin, Ms. Wei Xiaohua and Ms. Yang Hongxia subscribed and hold interests under the Employee Preferential Offering through the asset management schemes established by CICC Financial Trading Limited. For further information on the Employee Preferential Offering, please refer to the Prospectus.
3. The calculation is based on the total number of 2,282,500,000 Shares in issue as at 30 June 2021.

## 華潤置地權益

## INTEREST IN CR LAND

董事姓名	權益性質	普通股數目 <sup>(1)</sup>	概約持股百分比 <sup>(2)</sup>
Name of Director	Nature of interest	Number of ordinary shares <sup>(1)</sup>	Approximate percentage of holding <sup>(2)</sup>
李欣先生 Mr. Li Xin	實益擁有人 Beneficial owner	40,000 (L)	0.00%

附註：

1. 字母「L」指該人士所持股份好倉。
2. 按於二零二一年六月三十日華潤置地已發行股份總數7,130,939,579股為基準計算。

Note:

1. The letter "L" denotes the person's long position in shares.
2. The calculation is based on the total number of 7,130,939,579 shares in issue of CR Land as at 30 June 2021.

除上文所披露者，於二零二一年六月三十日，概無任何本公司董事或最高行政人員於本公司或其相關法團（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或被視為擁有任何(a)記錄於本公司根據證券及期貨條例第352條須存置之登記冊內的權益或淡倉；或(b)根據標準守則須知會本公司及聯交所的權益或淡倉。

Save as disclosed above, as at 30 June 2021, none of the Directors or the chief executives of the Company had, or were deemed to have, any interests or short positions in the shares, underlying shares or debentures of the Company or its associated corporations (within the meaning of Part XV of the SFO) which (a) were recorded in the register required to be kept by the Company pursuant to section 352 of the SFO; or (b) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.



## 其他資料

### OTHER INFORMATION

#### 主要股東於股份及相關股份的權益及淡倉

於二零二一年六月三十日，據董事所知，以下人士（本公司董事或最高行政人員除外）及公司於本公司股份或相關股份中擁有記錄於本公司根據證券及期貨條例第336條須予存置的登記冊內的權益或淡倉：

##### (I) 於本公司股份的好倉

股東名稱	身份／權益性質	普通股數目 Number of ordinary shares	持股概約百分比 <sup>1</sup> Approximate percentage of holding <sup>1</sup>
Name of the Shareholder	Capacity/Nature of interest		
中國華潤有限公司 <sup>2</sup> China Resources Company Limited <sup>2</sup>	受控制公司權益 Interest in controlled corporation	1,682,666,000 (L)	73.72%
華潤股份有限公司 <sup>2</sup> China Resources Inc. <sup>2</sup>	受控制公司權益 Interest in controlled corporation	1,682,666,000 (L)	73.72%
CRC Bluesky Limited <sup>2</sup> CRC Bluesky Limited <sup>2</sup>	受控制公司權益 Interest in controlled corporation	1,682,666,000 (L)	73.72%
華潤(集團) <sup>2</sup> CR Holdings <sup>2</sup>	受控制公司權益 Interest in controlled corporation	1,682,666,000 (L)	73.72%
CRH (Land) Limited <sup>2</sup> CRH (Land) Limited <sup>2</sup>	受控制公司權益 Interest in controlled corporation	1,650,000,000 (L)	73.72%
	實益持有人 Beneficial owner	32,644,400 (L)	
華潤置地 <sup>2</sup> CR Land <sup>2</sup>	實益持有人 Beneficial owner	1,650,000,000 (L)	72.29%

附註：

- 按於二零二一年六月三十日已發行股份總數2,282,500,000股為基準計算。
- 華潤置地、Commotra Company Limited及CRH (Land) Limited分別直接持有本公司1,650,000,000股、21,600股以及32,644,400股股份，華潤置地由CRH (Land) Limited持有59.51%權益，華潤(集團)為Commotra Company Limited及CRH (Land) Limited之唯一股東，而華潤(集團)是CRC Bluesky Limited的全資附屬公司，CRC Bluesky Limited由華潤股份有限公司全資擁有，而華潤股份有限公司則由中國華潤有限公司全資擁有，因此，CRH (Land) Limited、華潤(集團)、CRC Bluesky Limited、華潤股份有限公司以及中國華潤有限公司均被視為擁有本公司1,682,666,000股股份的權益。

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

As at 30 June 2021, so far as the Directors are aware, the following persons (other than the Directors or chief executives of the Company) and companies had interests or short positions in the shares or underlying shares of the Company as recorded in the register required to be kept by the Company pursuant to section 336 of the SFO:

##### (I) LONG POSITION IN SHARES OF THE COMPANY

Notes:

- The calculation is based on the total number of 2,282,500,000 shares in issue as at 30 June 2021.
- CR Land, Commotra Company Limited and CRH (Land) Limited directly held 1,650,000,000 shares, 21,600 shares and 32,644,400 shares of the Company, respectively. CR Land is owned as to 59.51% by CRH (Land) Limited. CR Holdings is the sole shareholder of Commotra Company Limited and CRH (Land) Limited. Moreover, CR Holdings is a wholly-owned subsidiary of CRC Bluesky Limited, which is in turn wholly-owned by China Resources Inc.. China Resources Inc. is wholly-owned by China Resources Company Limited. Thus, CRH (Land) Limited, CR Holdings, CRC Bluesky Limited, China Resources Inc. and China Resources Company Limited are deemed to be interested in 1,682,666,000 shares in the Company.

## 關連交易

### 1. 收購無形資產

於二零二一年三月三十日，華潤萬象商業(深圳)有限公司(「華潤萬象深圳」)(作為受讓方)(i)與深圳前海橙倉科技互聯有限公司(「深圳前海」)(作為轉讓方)訂立版權轉讓協議，深圳前海同意將(其中包括)與合共53個不同程式(包括與「一點萬象」平台有關的四個移動應用程式、48個相關微信小程序及一個支付寶小程序)有關之所有權、經營權及軟件版權轉讓予華潤萬象深圳，代價為人民幣116,005,400元，須於協議日期起計六個月內由華潤萬象深圳支付；及(ii)與華潤置地(深圳)有限公司(「華潤深圳」)(作為轉讓方)訂立域名轉讓協議，華潤深圳同意將(其中包括)與「一點萬象」平台有關的六個域名之所有權，代價為人民幣1,600元，須於協議日期起計六個月內由華潤萬象深圳支付(統稱「收購無形資產」)。

華潤置地為本公司控股股東，因此為本公司的關連人士。由於華潤萬象深圳為本公司的全資附屬公司，而深圳前海及華潤深圳均為華潤置地的全資附屬公司，故根據上市規則第14A章，收購無形資產構成本公司的關連交易。

收購無形資產之詳情載於本公司日期為二零二一年三月三十日之關連交易公告。

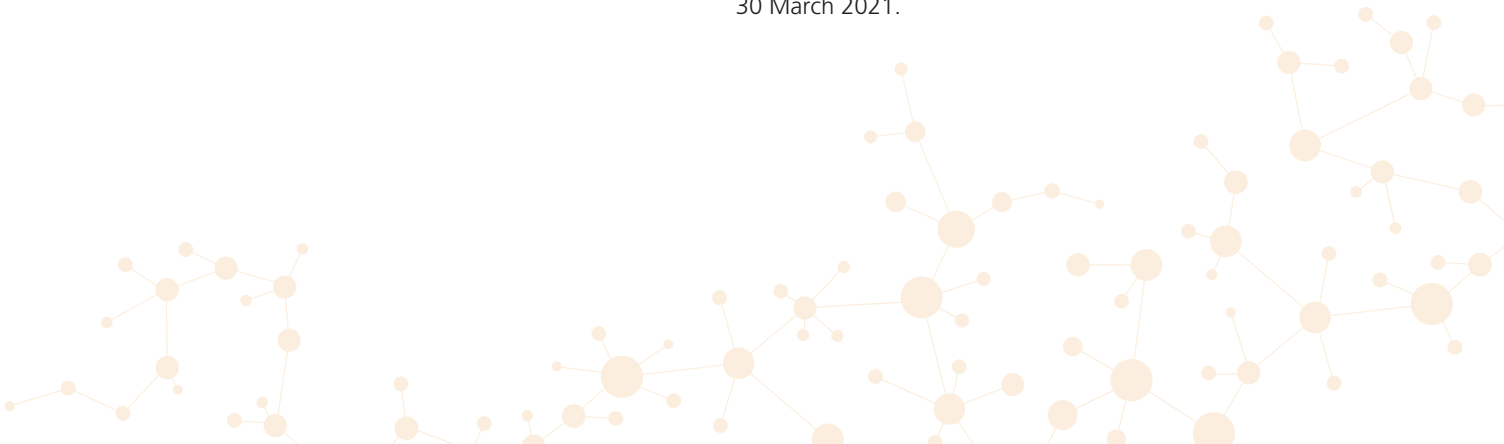
## CONNECTED TRANSACTIONS

### 1. ACQUISITION OF INTANGIBLE ASSETS

On 30 March 2021, China Resources Mixc Commercial (Shenzhen) Co. Ltd. (華潤萬象商業(深圳)有限公司) (“**CR Mixc Shenzhen**”) (as transferee) entered into (i) a copyrights transfer agreement with Shenzhen Qianhai Chengcang Technology Internet Co., Ltd. (深圳前海橙倉科技互聯有限公司) (“**Shenzhen Qianhai**”) (as transferor), where Shenzhen Qianhai agrees to transfer, among others, the ownership, operating rights and software copyrights pertinent to 53 different programmes in total, including four mobile applications in connection with the “E-MIXC (一點萬象)” platform, 48 relevant WeChat mini programmes and one Alipay mini programme to CR Mixc Shenzhen for a consideration of RMB116,005,400, which is payable by CR Mixc Shenzhen within six months from the date of the agreement; and (ii) a domain names transfer agreement with China Resources Land (Shenzhen) Company Limited (華潤置地(深圳)有限公司) (“**CR Shenzhen**”) (as transferor), where CR Shenzhen agrees to transfer, among others, the ownership of six domain names in connection with the “E-MIXC (一點萬象)” platform for a consideration of RMB1,600, which is payable by CR Mixc Shenzhen within six months from the date of the agreement (together, the “**Acquisition of Intangible Assets**”).

CRL is the controlling shareholder of the Company and therefore a connected person of the Company. As CR Mixc Shenzhen is a wholly-owned subsidiary of the Company and both Shenzhen Qianhai and CR Shenzhen are wholly-owned subsidiaries of CRL, the Acquisition of Intangible Assets constitute connected transactions of the Company under Chapter 14A of the Listing Rules.

Details of the Acquisition of Intangible Assets is set out in the connected transaction announcement of the Company dated 30 March 2021.





## 其他資料

### OTHER INFORMATION

#### 2. 出售資產

於二零二一年三月三十日，本公司全資附屬公司華潤物業工程科技有限公司（「華潤物業工程」）與平湖市臻尚園林綠化有限公司北京分公司（「平湖臻尚」）訂立協議，據此，華潤物業工程同意出售而平湖臻尚同意收購(i)本公司及／或本公司委託之第三方種植的約9,100棵苗木（如銀杏及白皮松等）；及(ii)割草機及殺蟲劑噴霧機等相關固定資產，總代價為人民幣19,157,619.64元。截至本中報日期，有關金額已由平湖臻尚悉數結算（「出售資產」）。

華潤置地為本公司的控股股東，因此為本公司的關連人。由於平湖臻尚為華潤置地的全資附屬公司，故根據上市規則第14A章，出售資產構成本公司的關連交易。

有關出售資產的詳情載於本公司日期為二零二一年三月三十日之關連交易公告。

董事會（包括獨立非執行董事）認為收購無形資產及出售資產的條款屬公平合理，訂立該等交易乃按一般商業條款及在本集團的日常業務中進行，符合本公司及股東的整體利益。

#### 2. DISPOSAL OF ASSETS

On 30 March 2021, CR Property Management Engineering Technology Co. Ltd. (華潤物業工程科技有限公司) (“**CR Property Management**”), a wholly-owned subsidiary of the Company entered into an agreement with Pinghu Zhenshang Landscaping Co., Ltd Beijing Branch (平湖市臻尚園林綠化有限公司北京分公司) (“**Pinghu Zhenshang**”), pursuant to which CR Property Management agreed to dispose and Pinghu Zhenshang agreed to acquire (i) approximately 9,100 planting stocks such as Ginkgo (銀杏) and lacebark pine (白皮松) which were planted by the Company and/or third parties commissioned by the Company; and (ii) related fixed assets such as lawn mowers and insecticide sprayer at an aggregate consideration of RMB19,157,619.64 which has been fully settled by Pinghu Zhenshang as of the date of this interim report (the “**Disposal of Assets**”).

CRL is a controlling Shareholder of the Company and therefore a connected person of the Company. As Pinghu Zhenshang is a wholly-owned subsidiary of CRL, the Disposal of Assets constitute a connected transaction of the Company under Chapter 14A of the Listing Rules.

Details of the Disposal of Assets is set out in the connected transaction announcement of the Company dated 30 March 2021.

The Board (including the independent non-executive Directors) is of the view that the terms of each of the Acquisition of Intangible Assets and the Disposal of Assets are fair and reasonable, and the entering into of such transactions is conducted on normal commercial terms, in the ordinary and usual course of business of the Group and in the interests of the Company and the Shareholders as a whole.

## 持續關連交易

根據上市規則，以下實體為本公司的關連人士：

## CONTINUING CONNECTED TRANSACTIONS

The following entities are connected persons of the Company under the Listing Rules:

華潤置地關連人士(定義見下文) CR Land Connected Persons (as defined below)	華潤置地為本公司的控股股東，直接持有本公司股本約72.29%。 CR Land is the controlling shareholder of the Company, which directly own approximately 72.29% of the share capital of the Company.
華潤(集團)關連人士(定義見下文) CRH Connected Persons (as defined below)	華潤置地由華潤(集團)間接持有約59.55%，而華潤(集團)由中國華潤有限公司間接全資擁有。 CR Land is indirectly held as to approximately 59.55% by CR Holdings, which is in turn indirectly wholly-owned by China Resources Company Limited.
珠海華潤銀行股份有限公司 (「珠海華潤銀行」)	珠海華潤銀行為受中國銀行保險監督管理委員會監管的特許銀行，總部設於中國珠海。珠海華潤銀行的分行及支行遍佈中國不同地區，於該等地區經營並提供金融及商業銀行服務。截至本報告日期，珠海華潤銀行由華潤股份有限公司(持有華潤(集團)100%權益)持有約70.28%，根據上市規則，珠海華潤銀行於上市後已成為本公司的關連人士。
China Resources Bank of Zhuhai Co., Ltd. (「Zhuhai CR Bank」)	Zhuhai CR Bank is a licensed bank regulated by the China Banking and Insurance Regulatory Commission and headquartered in Zhuhai, the PRC. It has branches and sub-branches in different locations in the PRC where it operates and provides financial and commercial banking services. As of the date of this report, Zhuhai CR Bank is held as to approximately 70.28% by China Resources Inc., which holds 100% of CR Holdings, and therefore is the connected person of the Company under the Listing Rules upon the listing.

## 非豁免持續關連交易(須遵守申報、年度審閱及公告規定)

## NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (SUBJECT TO REPORTING, ANNUAL REVIEW AND ANNOUNCEMENT REQUIREMENTS)

### 1. 物業租賃

本公司與華潤置地於二零二零年十一月二十日訂立物業租賃框架協議(「華潤置地物業租賃框架協議」)，據此，(1)本集團可不時自華潤置地及其聯營公司(「華潤置地關連人士」)租賃若干物業自用作辦公室及/或員工宿舍；(2)華潤置地關連人士可不時自本集團租賃若干物業自用作辦公室；及(3)華潤置地關連人士可作為租戶按商業分租模式租賃若干由本集團管理的零售空間。華潤置地物業租賃框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後重續。

### 1. PROPERTY LEASING

The Company entered into the property leasing framework agreement with CR Land on 20 November 2020 (the “CR Land Property Leasing Framework Agreement”), pursuant to which (1) the Group may, from time to time, lease certain properties from CR Land and its associates (the “CR Land Connected Persons”) as office and/or employee quarter(s) for our own use, (2) the CR Land Connected Persons may, from time to time, lease certain properties from our Group as office for its own use, and (3) the CR Land connected persons may lease certain retail spaces managed by the Group as tenants under the commercial subleasing model. The initial term of the CR Land Property Leasing Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

## 其他資料

### OTHER INFORMATION

華潤置地物業租賃框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

The annual cap in respect of the CR Land Property Leasing Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

			二零二一年 的年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
單位：(人民幣千元)		Units: (RMB'000)	The annual cap for 2021	
(1)	本集團自華潤置地關連人士租用物業	(1) The Group leasing from the CR Land Connected Persons	96,459 <small>(Note 1) (附註1)</small>	12,663
(2)	華潤置地關連人士自本集團租用物業	(2) CR Land Connected Persons leasing from the Group	5,175	–
(3)	華潤置地關連人士根據商業分租模式自本集團租用物業	(3) CR Land Connected Persons leasing from the Group under the commercial subleasing model	20,072	1,503

附註1：年度上限指估計租金及若干物業租賃所確認的使用權資產。截至二零二一年十二月三十一日止年度，年度上限為人民幣96.459百萬元(其中約人民幣91.778百萬元將確認為若干物業租賃的使用權資產及約人民幣4.681百萬元將確認為租金)。

Note 1: The annual cap refer to both estimated rental payment and recognition of right-of-use assets from certain property leases. For the year ending 31 December 2021, the annual cap is RMB96,459 thousands and among which approximately RMB91,778 thousands will be recognized as right-of-use assets from certain property leases, and approximately RMB4,681 thousands will be rental payment.

## 2. 物業租賃

本公司與華潤(集團)於二零二零年十一月二十日訂立物業租賃框架協議(「華潤(集團)物業租賃框架協議」)，據此，(1)本集團可不時自華潤集團及其聯營公司(不包括華潤置地關連人士)(「華潤(集團)關連人士」)租賃若干物業自用作辦公室；(2)華潤(集團)關連人士可不時自本集團租賃若干物業用於運營；及(3)華潤(集團)關連人士可作為租戶按商業分租模式租賃若干由本集團管理的零售空間。華潤(集團)物業租賃框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

## 2. PROPERTY LEASING

The Company entered into the property leasing framework agreement with CR Holdings on 20 November 2020 (the “**CRH Property Leasing Framework Agreement**”), pursuant to which (1) the Group may, from time to time, lease certain properties from the CR Group and its associates (excluding the CR Land Connected Persons) (“**CRH Connected Persons**”) as office for its own use, (2) the CRH Connected Persons may, from time to time, lease certain properties from the Group for its operation, and (3) the CRH Connected Persons may lease certain retail spaces managed by the Group as tenants under the commercial subleasing model. The initial term of the CRH Property Leasing Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

華潤(集團)物業租賃框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易額載列如下：

The annual cap in respect of the CRH Property Leasing Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)		Units: (RMB'000)		二零二一年 的年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
(1)	本集團自華潤(集團)關連人士租用物業 <sup>(附註1)</sup>	(1)	The Group leasing from CRH Connected Persons <sup>(Note 1)</sup>	16,256	338
(2)	華潤(集團)關連人士自本集團租用物業	(2)	CRH Connected Persons leasing from the Group	51	–
(3)	華潤(集團)關連人士按商業分租模式自本集團租用物業	(3)	CRH Connected Persons leasing from the Group under the commercial subleasing model	21,534	3,961

附註1：截至二零二一年十二月三十一日止年度，因租賃預期將為長期租賃，故所有年度上限指使用權資產確認。

Note 1: For the year ending 31 December 2021, all the annual caps refer to recognition of right-of-use assets as the leases are expected to be long term leases.

### 3. 購買停車位

本公司與華潤置地於二零二零年十一月二十日訂立停車位購買框架協議(「**停車位購買框架協議**」)，據此，本集團可不時訂立交易以購買由華潤置地關連人士所擁有的若干未售停車位的擁有權及/或使用權。停車位購買框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

停車位購買框架協議於二零二一年的年度購買金額的年度上限及截至二零二一年六月三十日止六個月的實際購買額分別為人民幣350百萬元及人民幣24.863百萬元。

### 3. PURCHASE OF PARKING SPACES

The Company entered into the parking spaces purchase framework agreement with CR Land on 20 November 2020 (the “**Parking Spaces Purchase Framework Agreement**”), pursuant to which the Group may, from time to time, enter into transactions to purchase the ownership of and/or the right to use certain unsold parking spaces which are owned by the CR Land Connected Persons. The initial term of the Parking Spaces Purchase Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap of the annual purchase amounts for 2021 and the actual purchase amount paid during the six months ended 30 June 2021 in respect of the Parking Spaces Purchase Framework Agreement are RMB350,000 thousands and RMB24,863 thousands, respectively.

## 其他資料

### OTHER INFORMATION

#### 4. 採購貨品與服務

本公司與華潤(集團)於二零二零年十一月二十日訂立採購及提供貨品與服務框架協議(「華潤(集團)採購框架協議」)，據此，(1)本集團可不時自華潤(集團)關連人士採購若干種類的貨品與服務，包括員工制服、食品及公用資源(燃氣及電力)(為方便管理，本公司已將該等交易整合)；(2)華潤(集團)關連人士可不時通過積分兌換的方式為華潤通相關用戶自本集團採購營銷服務。華潤(集團)採購框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

華潤(集團)採購框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

#### 4. PROCUREMENT OF GOODS AND SERVICES

The Company entered into the procurement of and provision of goods and services framework agreement with CR Holdings on 20 November 2020 (the “**CRH Procurement Framework Agreement**”), pursuant to which (1) the Group may, from time to time, procure from the CRH Connected Persons certain types of goods and services which include staff uniforms, food items and utilities (gas and electricity) which are aggregated by the Company to streamline the management of these transactions; (2) the CRH Connected Persons may, from time to time, procure from the Group marketing services for the respective users in the CR Life Club (華潤通) through points conversion. The initial term of the CRH Procurement Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap in respect of the CRH Procurement Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	二零二一年的 年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
本集團的購買金額	Purchase amount by the Group	101,662	16,065
華潤(集團)關連人士的購買金額	Purchase amount by the CRH Connected Persons	253	18

## 5. 提供商業運營服務

本公司與華潤(集團)於二零二零年十一月二十日訂立提供商業運營服務(商業物業)框架協議(「**華潤(集團)商業運營服務框架協議**」)。據此，本集團可不時向華潤(集團)關連人士的商業物業(包括購物中心及寫字樓)提供商業運營服務。商業運營服務包括(i)開業前管理服務，例如定位及設計管理服務與招商及管理服務及(ii)運營管理服務，例如開業籌備服務、租戶指導、消費者管理及市場推廣及宣傳。華潤(集團)商業運營服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

華潤(集團)商業運營服務框架協議於二零二一年的年度服務費之年度上限及本集團截至二零二一年六月三十日止六個月的實際所收取之實際服務費分別為人民幣142.984百萬元及人民幣32.512百萬元。

## 5. PROVISION OF COMMERCIAL OPERATIONAL SERVICES

The Company has entered into the provision of commercial operational services (commercial properties) framework agreement with CR Holdings on 20 November 2020 (the “**CRH Commercial Operational Services Framework Agreement**”), pursuant to which the Group may, from time to time, provide commercial operational services to the CRH Connected Persons for their commercial properties (including shopping malls and office buildings). The commercial operational services include (i) pre-opening management services (such as positioning and design management services, and tenant sourcing and management services) and (ii) operation management services (such as opening preparation services, tenant coaching, consumer management, and marketing and promotion). The initial term of the CRH Commercial Operational Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap of the annual service fee amounts for 2021 and the actual service fee received by the Group during the six months ended 30 June 2021 in respect of the CRH Commercial Operational Services Framework Agreement are RMB142,984 thousands and RMB32,512 thousands respectively.



## 其他資料

### OTHER INFORMATION

#### 6. 提供增值服務(社區增值服務及針對物業開發商的增值服務)

本公司與華潤(集團)於二零二零年十一月二十日訂立增值服務框架協議(「華潤(集團)增值服務框架協議」)，據此，本集團可不時就華潤(集團)關連人士開發及/或擁有的住宅物業及其他非商業物業向彼等提供增值服務。所提供的增值服務包括社區增值服務(例如社區生活服務及經紀及資產服務)及針對物業開發商的增值服務(例如顧問服務、前期籌備服務及交付前營銷配合服務)。華潤(集團)增值服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

華潤(集團)增值服務框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

#### 6. PROVISION OF VALUE-ADDED SERVICES (COMMUNITY VALUE-ADDED SERVICES AND VALUE-ADDED SERVICES TO PROPERTY DEVELOPERS)

The Company entered into the value-added services framework agreement with CR Holdings on 20 November 2020 (the “**CRH Value-added Services Framework Agreement**”), pursuant to which the Group may from time to time, provide value-added services to the CRH Connected Persons for the residential properties and other non-commercial properties developed and/or owned by them. The value-added services to be provided include community value-added services (such as community living services and brokerage and assets services) and value-added services to property developers (such as consultancy services, preliminary preparation services and pre-delivery marketing services). The initial term of the CRH Value-added Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap in respect of the CRH Value-added Services Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	The annual cap for 2021	截至二零二一年六月三十日止六個月的實際交易金額 The actual transaction amount during the six months ended 30 June 2021
本集團就社區增值服務將收取的費用	Fees to be received by the Group for the community value-added services	6,124	164
本集團就針對物業開發商的增值服務將收取的費用	Fees to be received by the Group for the value-added services to property developers	27,790	541
總計	Total	33,914	705

## 非豁免持續關連交易(須遵守申報、年度審閱、公告及獨立股東批准規定)

## NON-EXEMPT CONTINUING CONNECTED TRANSACTIONS (SUBJECT TO REPORTING, ANNUAL REVIEW, ANNOUNCEMENT AND INDEPENDENT SHAREHOLDERS' APPROVAL REQUIREMENTS)

### 7. 提供物業管理服務

### 7. PROVISION OF PROPERTY MANAGEMENT SERVICES

本公司與華潤置地於二零二零年十一月二十日訂立提供物業管理服務框架協議(「華潤置地物業管理服務框架協議」)，據此，本集團可不時就華潤置地關連人士開發及／或擁有的住宅及／或商業物業及其他物業向彼等提供物業管理服務。華潤置地物業管理服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

The Company entered into the provision of property management services framework agreement with CR Land on 20 November 2020 (the "CR Land Property Management Services Framework Agreement"), pursuant to which the Group may, from time to time, provide property management services to the CR Land Connected Persons for the residential and/or commercial properties and other properties developed and/or owned by them. The initial term of the CR Land Property Management Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

華潤置地物業管理服務框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

The annual cap in respect of the CR Land Property Management Services Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	二零二一年 的年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
本集團將收取的物業管理費 (商業物業)	Property management fees to be received by the Group (for commercial properties)	662,057	258,548
本集團將收取的物業管理費 (住宅物業及其他非商業物業)	Property management fees to be received by the Group (for residential properties and other non-commercial properties)	531,894	79,161
總計	Total	1,193,951	337,709



## 其他資料

### OTHER INFORMATION

#### 8. 提供商業運營服務

本公司與華潤置地於二零二零年十一月二十日訂立提供商業運營服務(商業物業)框架協議(「華潤置地商業運營服務框架協議」)，據此，本集團可不時向華潤置地關連人士提供商業物業(包括購物中心及寫字樓)商業運營服務。商業運營服務包括(i)開業前管理服務(例如定位及設計管理服務與招商及管理服務)及(ii)運營管理服務(例如開業籌備服務、租戶指導、消費者管理及市場推廣及宣傳)。華潤置地商業運營服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

華潤置地商業運營服務框架協議於二零二一年的年度購買金額的年度上限及本集團截至二零二一年六月三十日止六個月所收取的實際服務費分別為人民幣1,581.347百萬元及人民幣678.779百萬元。

#### 8. PROVISION OF COMMERCIAL OPERATIONAL SERVICES

The Company entered into the provision of commercial operational services (commercial properties) framework agreement with CR Land on 20 November 2020 (the “**CR Land Commercial Operational Services Framework Agreement**”), pursuant to which the Group may, from time to time, provide commercial operational services to the CR Land Connected Persons for their commercial properties (including shopping malls and office buildings). The commercial operational services include (i) pre-opening management services (such as positioning and design management services, and tenant sourcing and management services) and (ii) operation management services (such as opening preparation services, tenant coaching, consumer management and marketing and publicity). The initial term of the CR Land Commercial Operational Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap of the annual purchase amounts for 2021 and the actual service fees received by the Group during the six months ended 30 June 2021 in respect of the CR Land Commercial Operational Services Framework Agreement are RMB1,581,347 thousands and RMB678,779 thousands respectively.



## 9. 提供增值服務(社區增值服務及針對物業開發商的增值服務)

本公司與華潤置地於二零二零年十一月二十日訂立增值服務框架協議(「華潤置地增值服務框架協議」)，據此，本集團可不時就華潤置地關連人士開發及／或擁有的住宅物業及其他非商業物業向彼等提供增值服務。所提供的增值服務包括社區增值服務(例如社區生活服務及經紀及資產服務)及針對物業開發商的增值服務(例如顧問服務、前期籌備服務及交付前營銷配合服務)。華潤置地增值服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

華潤置地增值服務框架協議於二零二一年的年度上限及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

## 9. PROVISION OF VALUE-ADDED SERVICES (COMMUNITY VALUE-ADDED SERVICES AND VALUE-ADDED SERVICES TO PROPERTY DEVELOPERS)

The Company entered into the value-added services framework agreement with CR Land on 20 November 2020 (the “CR Land Value-added Services Framework Agreement”), pursuant to which the Group may, from time to time, provide value-added services to the CR Land Connected Persons for the residential properties and other non-commercial properties developed and/or owned by them. The value-added services to be provided include community value-added services (such as community living services and brokerage and assets services) and value-added services to property developers (such as consultancy services, preliminary preparation services and pre-delivery marketing services). The initial term of the CR Land Value-added Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap in respect of the CR Land Value-added Services Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	二零二一年 的年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
本集團就社區增值服務將收取的費用	Fees to be received by the Group for the community value-added services	91,700	25,913
本集團就針對物業開發商的增值服務將收取的費用	Fees to be received by the Group for the value-added services to property developers	863,897	298,515
總計	Total	955,597	324,428

## 其他資料

### OTHER INFORMATION

#### 10. 採購貨品與服務

本公司與華潤置地於二零二零年十一月二十日訂立採購貨品與服務框架協議（「**華潤置地採購框架協議**」），據此，本集團可不時自華潤置地關連人士採購若干種類的貨品及服務，包括室內設計與施工、購買傢俱及固定裝置和公用資源（水電）。華潤置地採購框架協議初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

有關華潤置地採購框架協議項下的二零二一年的年度購買金額之年度上限及本集團截至二零二一年六月三十日止六個月已付的實際購買金額分別為人民幣590.954百萬元及人民幣50.554百萬元。

#### 10. PROCUREMENT OF GOODS AND SERVICES

The Company entered into the procurement of goods and services framework agreement with CR Land on 20 November 2020 (the “**CR Land Procurement Framework Agreement**”), pursuant to which the Group may, from time to time, procure from the CR Land Connected Persons certain types of goods and services which include interior design and construction, purchase of furniture and fixtures, and utilities (water and electricity). The initial term of the CR Land Procurement Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap of the annual purchase amounts for 2021 and the actual purchase amount paid by the Group for the six months ended 30 June 2021 in respect of the CR Land Procurement Framework Agreement are RMB590,954 thousands and RMB50,554 thousands, respectively.



## 11. 提供物業管理服務

本公司與華潤(集團)於二零二零年十一月二十日訂立提供物業管理服務框架協議(「華潤(集團)物業管理服務框架協議」)。據此，本集團可不時就華潤(集團)關連人士開發及／或擁有的住宅及／或商業物業及其他物業向彼等提供物業管理服務。華潤(集團)物業管理服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。華潤置地增值服務框架協議二零二一年的年度上限以及截至二零二一年六月三十日止六個月的實際交易金額載列如下：

## 11. PROVISION OF PROPERTY MANAGEMENT SERVICES

The Company entered into the provision of property management services framework agreement with CR Holdings on 20 November 2020 (the “**CRH Property Management Services Framework Agreement**”), pursuant to which the Group may, from time to time, provide property management services to the CRH Connected Persons for the residential and/or commercial properties and other properties developed and/or owned by them. The initial term of the CRH Property Management Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent. The annual cap in respect of the CR Land Value-added Services Framework Agreement for 2021 and the actual transaction amount during the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	二零二一年 的年度上限	截至 二零二一年 六月三十日 止六個月的 實際交易金額 The actual transaction amount during the six months ended 30 June 2021
本集團收取的物業管理費 (商業物業)	Property management fees to be received by the Group (for commercial properties)	376,173	89,089
本集團收取的物業管理費 (住宅物業及其他公共設施)	Property management fees to be received by the Group (for residential properties and other public facilities)	48,449	14,434
總計	Total	424,622	103,523

## 其他資料

### OTHER INFORMATION

#### 12. 存款及其他金融服務

本公司與珠海華潤銀行於二零二零年十一月二十日訂立存款及金融服務框架協議（「**存款及金融服務框架協議**」），據此，本集團可不時(1)將現金存入珠海華潤銀行，而珠海華潤銀行將向本集團提供存款服務並就有關存款向本集團支付存款利息；(2)使用珠海華潤銀行之商業銀行服務，包括但不限於信用狀、擔保函、授出附有抵押品的貸款、票據承兌及貼現服務、貿易應收款項保理服務、提供貸款及抵押、理財及現金管理服務、財務顧問服務及訂約方協定之其他金融服務。存款及金融服務框架協議（包括協議條款）符合珠海華潤銀行與華潤置地於二零一九年十二月九日訂立的「二零一九年華潤銀行戰略合作協議」。存款及金融服務框架協議的初步年期為自上市日期起至二零二二年十二月三十一日，可經雙方同意後續期。

存款及金融服務框架協議二零二一年的年度上限，以及截至二零二一年六月三十日止六個月本集團存放於珠海華潤銀行的實際最高每日存款額及珠海華潤銀行所提供金融服務及產品的單日最高金額載列如下：

#### 12. DEPOSIT AND OTHER FINANCIAL SERVICES

The Company entered into the deposit and financial service framework agreement with Zhuhai CR Bank on 20 November 2020 (the “**Deposit and Financial Services Framework Agreement**”), pursuant to which the Group may, from time to time, (1) deposit cash into Zhuhai CR Bank, while Zhuhai CR Bank will provide deposit services and pay deposit interest to the Group on such deposits; (2) use the commercial banking services of Zhuhai CR Bank including, but not limited to, letter of credit, letter of guarantee, granting of loans with collaterals, bill acceptance and discount services, account receivable factoring services, provision of loans and security, wealth and cash management services, financial consulting service and other financial services as agreed by the parties. The Deposit and Financial Services Framework Agreement (including the term of the agreement) is in line with the “CR Bank Strategic Cooperation Agreement 2019” dated 9 December 2019 entered into by Zhuhai CR Bank and CR Land. The initial term of the Deposit and Financial Services Framework Agreement commenced on the Listing Date until 31 December 2022, subject to renewal by mutual consent.

The annual cap in respect of the Deposit and Financial Services Framework Agreement for 2021 and the actual maximum daily balance of deposits placed by the Group with Zhuhai CR Bank and maximum daily amount of financial services and products provided by Zhuhai CR Bank for the six months ended 30 June 2021 are set out below:

單位：(人民幣千元)	Units: (RMB'000)	The annual cap for 2021	截至二零二一年六月三十日止六個月的實際最高每日金額 The actual maximum daily balance or amount during the six months ended 30 June 2021
本集團存放於珠海華潤銀行的最高每日存款額	Maximum daily balance of deposits to be placed by the Group with Zhuhai CR Bank	525,000	448,839
珠海華潤銀行提供金融服務及產品單日最高金額	Maximum daily amount of financial services and products to be provided by Zhuhai CR Bank	821,429	300,000

## 控股股東之特定履約責任

本集團若干貸款協議條款對本公司的控股股東施加一項或以上特定履約責任。

須受制於下列條件之一項貸款融資為港幣 620,000 千元(折合人民幣 515,889 千元)，該融資最遲將於二零二一年十月三十日屆滿。

- (i) 華潤置地維持為本公司合共不少於 51% 已發行股本之實益擁有人(直接或間接)及唯一最大股東；
- (ii) 華潤(集團)維持為華潤置地合共不少於 35% 已發行股本之實益擁有人(直接或間接)及唯一最大股東；
- (iii) 中國中央政府維持為華潤(集團)合共不少於 50% 已發行股本之實益擁有人(直接或間接)及唯一最大股東，並保持控制華潤(集團)。

須受制於下列條件之一項貸款融資為港幣 620,000 千元(折合人民幣 515,889 千元)，該融資並無固定年期，須按要求償還。

- (i) 華潤置地維持為本公司最大單一股東，直接或間接持有不少於 51% 本公司實益擁有權及控制本公司；
- (ii) 華潤(集團)應直接或間接持有不少於 35% 本公司實益擁有權。

於本報告日期，上述融資對本公司的控股股東施加的以上特定履約責任持續存在。

## SPECIFIC PERFORMANCE OBLIGATIONS ON CONTROLLING SHAREHOLDER

Certain loan agreement terms of the Group impose one or more specific performance obligations on the Company's controlling Shareholder.

A loan facility of HK\$620,000 thousand (equivalent to RMB515,889 thousand) was subject to the following conditions. Such facility will expire on no later than 30 October 2021.

- (i) CR Land remains the single largest Shareholder of the Company which has an aggregate beneficial ownership (directly or indirectly) of not less than 51%;
- (ii) CR Holdings remains the single largest Shareholder of CR Land which has an aggregate beneficial ownership (directly or indirectly) of not less than 35%;
- (iii) the central government of the PRC remains the single largest Shareholder of CR Holdings which has an aggregate beneficial ownership (directly or indirectly) of not less than 50% and retains control over CR Holdings.

A loan facility of HK\$620,000 thousand (equivalent to RMB515,889 thousand) was subject to the following conditions. Such facility has no fixed term and is repayable on demand.

- (i) CR Land remains as the single largest shareholder of the Company, directly or indirectly owning no less than 51% of the beneficial ownership of the Company and being able to control the Company;
- (ii) CR Holdings shall directly or indirectly own no less than 35% of the beneficial ownership of the Company.

As at the date of this report, the above specific performance obligation imposed on the controlling Shareholder of the Company under the aforesaid facilities continued to exist.



## 其他資料

### OTHER INFORMATION

#### 根據上市規則須持續披露之責任

除本中報所披露者外，本公司並無任何其他根據上市規則第13.20條、第13.21條及第13.22條須披露的責任。

#### 董事資料變更

於報告期間，本公司董事資料概無變更。

#### 購買、出售或贖回本公司上市證券

於報告期間，本公司或其任何附屬公司概無購買、出售或贖回本公司任何上市證券。

#### 企業管治常規

本公司深知在本集團管理架構及內部控制程序引入優良的企業管治元素的重要性，藉以達致有效的問責性。

本公司已應用上市規則附錄十四《企業管治守則》（「**企業管治守則**」）所載的原則並採納當中所述的守則條文。本公司堅信，董事會中執行董事與獨立非執行董事的組合應保持平衡，以使董事會有強大的獨立性，能夠有效作出獨立判斷。

本公司於報告期間一直遵守企業管治守則列載之所有適用守則條文。

#### CONTINUING DISCLOSURE OBLIGATIONS PURSUANT TO THE LISTING RULES

Save as disclosed in this interim report, the Company does not have any other disclosure obligations under Rules 13.20, 13.21 and 13.22 of the Listing Rules.

#### CHANGES IN DIRECTORS' INFORMATION

During the Reporting Period, there is no changes in Directors' information of the Company.

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

During the Reporting Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any listed securities of the Company.

#### CORPORATE GOVERNANCE PRACTICES

The Company recognizes the importance of incorporating elements of good corporate governance in the management structures and internal control procedures of the Group so as to achieve effective accountability.

The Company has applied the principles and adopted the code provisions stated in the Corporate Governance Code (the "**CG Code**") contained in Appendix 14 to the Listing Rules. The Company is committed to the view that the Board should include a balanced composition of executive Directors and independent non-executive Directors so that there is a strong independent element on the Board, which can effectively exercise independent judgment.

The Company has complied with all applicable code provisions set out in the CG Code throughout the Reporting Period.



## 進行證券交易的標準守則

本公司已採納上市規則附錄十所載之《上市發行人董事進行證券交易的標準守則》(「標準守則」)作為其證券交易之守則，以規管本公司董事及相關僱員的所有證券交易及標準守則涵蓋之其他事項。

本公司已向全體董事及相關僱員作出特定查詢，彼等確認於報告期間一直遵守標準守則。

## 審核委員會及對財務報表之審閱

本公司已遵照上市規則第3.21條及企業管治守則成立審核委員會。審核委員會已與本公司管理層審閱本集團截至二零二一年六月三十日止六個月的未經審核綜合財務報表，認為編製該等報表時已遵守適用會計準則及規定，並已作出足夠披露。

## 業績及股息

本集團截至二零二一年六月三十日止六個月之未經審核綜合業績載於綜合全面收益表第50頁。

董事會議決不宣派截至二零二一年六月三十日止六個月的中期股息。

代表董事會

李欣  
主席

香港，二零二一年八月二十五日

## MODEL CODE FOR SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix 10 to the Listing Rules as its own securities dealing code to regulate all dealings by Directors and relevant employees of securities in the Company and other matters covered by the Model Code.

Specific enquiry has been made by the Company to all the Directors and the relevant employees and they have confirmed that they have complied with the Model Code during the Reporting Period.

## AUDIT COMMITTEE AND REVIEW OF FINANCIAL STATEMENTS

The Company has established the Audit Committee in compliance with Rule 3.21 of the Listing Rules and the CG Code. The Audit Committee has reviewed the unaudited consolidated financial statements of the Group for the six months ended 30 June 2021 with the Company’s management and considered that such statements have been prepared in accordance with applicable accounting standards and requirements with sufficient disclosure.

## RESULTS AND DIVIDENDS

The unaudited consolidated results of the Group for the six months ended 30 June 2021 are set out on pages 50 of consolidated statement of comprehensive income.

The Board has resolved not to declare an interim dividend for the six months ended 30 June 2021.

On behalf of the Board

Li Xin  
Chairman

Hong Kong, 25 August 2021



## 獨立審閱報告

## INDEPENDENT REVIEW REPORT



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致華潤萬象生活有限公司全體股東

(於開曼群島註冊成立的有限公司)

### 緒言

吾等已審閱載列於第50頁至第88頁的中期財務資料，此財務資料包括華潤萬象生活有限公司（「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簡明綜合財務狀況表，以及截至該日止六個月之相關簡明綜合損益及其他全面收益表、權益變動表及現金流量表以及說明附註。香港聯合交易所有限公司證券上市規則規定，就中期財務資料編製的報告必須符合該規則的有關條文以及香港會計師公會（「香港會計師公會」）頒佈的香港會計準則第34號「中期財務申報」（「香港會計準則第34號」）。貴公司董事須負責根據香港會計準則第34號編製及列報本中期財務資料。吾等的責任是根據吾等的審閱對本中期財務資料作出結論，並按照委聘協定之條款僅向閣下（作為整體）報告，除此之外別無其他目的。吾等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。

### 審閱範圍

吾等已根據香港會計師公會頒佈的香港審閱聘用協定準則第2410號「由實體的獨立核數師執行的中期財務資料審閱」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，及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，故不能令吾等保證將知悉在審核中可能被發現的所有重大事項。因此，吾等不會發表審核意見。

**TO THE SHAREHOLDERS OF CHINA RESOURCES MIXC LIFESTYLE SERVICES LIMITED**

(Incorporated in the Cayman Islands with limited liability)

### INTRODUCTION

We have reviewed the interim financial information set out on pages 50 to 88, which comprises the condensed consolidated statement of financial position of China Resources Mixc Lifestyle Services Limited (the "Company") and its subsidiaries (the "Group") as at 30 June 2021 and the related condensed consolidated statements of profit or loss and other comprehensive income, changes in equity and cash flows for the six-month period then ended, and 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" ("HKAS 34") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA"). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with HKAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made 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.

### 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 HKICPA. 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.

## 結論

按照吾等的審閱，吾等並無發現任何事項，令吾等相信中期簡明綜合財務資料於各重大方面未有根據香港會計準則第34號編製。

安永會計師事務所  
執業會計師  
香港

二零二一年八月二十五日

## CONCLUSION

Based on our review, nothing has come to our attention that causes us to believe that the interim condensed consolidated financial information is not prepared, in all material respects, in accordance with HKAS 34.

**Ernst & Young**  
*Certified Public Accountants*  
Hong Kong

25 August 2021



## 中期簡明綜合損益及其他全面收益表

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

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

截至六月三十日止六個月  
Six months ended 30 June

			2021	2020
		附註 Notes	人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
收益	<b>REVENUE</b>	5	<b>4,014,403</b>	3,134,000
銷售成本	Cost of sales		<b>(2,721,728)</b>	(2,378,689)
毛利	<b>Gross profit</b>		<b>1,292,675</b>	755,311
投資物業公允價值變動的 收益／(虧損)	Gain/(loss) on changes in fair value of investment properties	8	<b>36,000</b>	(30,300)
應佔於合營企業投資之虧損	Share of loss of investment in a joint venture		<b>(187)</b>	—
其他收入及收益	Other income and gains	6	<b>223,305</b>	62,009
市場推廣開支	Marketing expenses		<b>(22,708)</b>	(19,569)
行政開支	Administrative expenses		<b>(387,692)</b>	(264,220)
其他費用	Other expenses		<b>(6,988)</b>	(1,678)
財務費用	Finance costs	7	<b>(38,122)</b>	(33,427)
除稅前溢利	<b>PROFIT BEFORE TAX</b>	8	<b>1,096,283</b>	468,126
所得稅開支	Income tax expenses	9	<b>(290,249)</b>	(129,561)
期內溢利	<b>PROFIT FOR THE PERIOD</b>		<b>806,034</b>	338,565
以下人士應佔： 母公司擁有人	Attributable to: Owners of the parent		<b>806,034</b>	338,565
母公司普通權益持有人 應佔每股盈利	<b>EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT</b>	11		
期內基本及攤薄溢利	Basic and diluted profit for the period		<b>RMB35.3 cents</b> 人民幣35.3分	RMB20.5 cents 人民幣20.5分
期內全面收入總額	<b>TOTAL COMPREHENSIVE INCOME FOR THE PERIOD</b>		<b>806,034</b>	338,565
以下人士應佔： 母公司擁有人	Attributable to: Owners of the parent		<b>806,034</b>	338,565

## 中期簡明綜合財務狀況表

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

二零二一年六月三十日  
30 June 2021

		二零二一年 六月三十日 June 30 2021	二零二零年 十二月三十一日 December 31 2020
	附註 Notes	人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>		
物業、廠房及設備	Property, plant and equipment	244,646	259,928
投資物業	Investment properties	12 2,270,000	2,234,000
無形資產	Intangible assets	1,685	2,238
使用權資產	Right-of-use assets	98,264	114,257
於合營企業之投資	Investment in a joint venture	2,143	2,330
遞延稅項資產	Deferred tax assets	40,369	45,367
購買物業、廠房及設備支付 的按金	Deposits paid for purchase of property, plant and equipment	16 85,931	86,065
定期存款	Time deposits	13 2,431,675	–
非流動資產總值	Total non-current assets	5,174,713	2,744,185
<b>流動資產</b>	<b>CURRENT ASSETS</b>		
存貨	Inventories	14 159,175	196,132
貿易應收款項	Trade receivables	15 1,113,304	822,240
預付款項、其他應收款項及 其他資產	Prepayments, other receivables and other assets	16 690,852	786,173
按公允價值計量且其變動計入 當期損益的金融資產	Financial assets at fair value through profit or loss	17 –	3,847,810
受限制銀行存款	Restricted bank deposits	18 304,206	366,955
現金及現金等價物	Cash and cash equivalents	18 12,457,415	10,312,459
流動資產總值	Total current assets	14,724,952	16,331,769
<b>流動負債</b>	<b>CURRENT LIABILITIES</b>		
貿易應付款項	Trade payables	19 744,989	700,378
其他應付款項及應計費用	Other payables and accruals	20 2,890,353	2,665,222
合同負債	Contract liabilities	1,061,763	1,006,947
租賃負債	Lease liabilities	60,126	63,041
應付稅項	Tax payable	72,122	97,927
計息銀行借貸	Interest-bearing bank borrowings	22 515,889	521,815
流動負債總額	Total current liabilities	5,345,242	5,055,330
<b>流動資產淨值</b>	<b>NET CURRENT ASSETS</b>	<b>9,379,710</b>	<b>11,276,439</b>
<b>總資產減流動負債</b>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>14,554,423</b>	<b>14,020,624</b>

## 中期簡明綜合財務狀況表

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

二零二一年六月三十日  
30 June 2021

		二零二一年 六月三十日 June 30 2021	二零二零年 十二月三十一日 December 31 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>		
租賃負債	Lease liabilities	1,304,014	1,319,331
其他負債	Other liabilities	12,398	12,552
遞延稅項負債	Deferred tax liabilities	269,022	225,709
非流動負債總額	Total non-current liabilities	1,585,434	1,557,592
<b>資產淨值</b>	<b>NET ASSETS</b>	12,968,989	12,463,032
<b>權益</b>	<b>EQUITY</b>		
母公司擁有人應佔權益	Equity attributable to owners of the parent		
股本	Share capital	152	152
儲備	Reserves	12,968,837	12,462,880
權益總額	Total equity	12,968,989	12,463,032

附註  
Notes

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## 中期簡明綜合權益變動表

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

		股本	股份溢價	合併儲備	法定盈餘 儲備	留存收益	權益總額
		Share capital	Share premium	Merger Reserve	Statutory surplus reserve	Retained profits	Total equity
		人民幣千元 RMB'000 (附註23) (note 23)	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
於二零二一年一月一日 (經審核)	At 1 January 2021 (audited)	152	11,640,394	(638,191)	192,151	1,268,526	12,463,032
期內溢利	Profit for the period	-	-	-	-	806,034	806,034
期內全面收入總額	Total comprehensive income for the period	-	-	-	-	806,034	806,034
已宣派二零二零年末期股息	Final 2020 dividends declared	-	-	-	-	(300,077)	(300,077)
於二零二一年六月三十日 (未經審核)	At 30 June 2021 (unaudited)	152	11,640,394*	(638,191)*	192,151*	1,774,483*	12,968,989
於二零二零年一月一日 (經審核)	At 1 January 2020 (audited)	88	-	(46,237)	98,011	979,722	1,031,584
期內溢利	Profit for the period	-	-	-	-	338,565	338,565
期內全面收入總額	Total comprehensive income for the period	-	-	-	-	338,565	338,565
已宣派股息	Dividends declared	-	-	-	-	(434,766)	(434,766)
於二零二零年六月三十日 (經審核)	At 30 June 2020 (audited)	88	-	(46,237)*	98,011*	883,521*	935,383

\* 該等儲備賬包括中期簡明綜合財務狀況表中的綜合儲備人民幣12,968,837,000元(二零二零年六月三十日：人民幣935,295,000元)。

\* These reserve accounts comprise the consolidated reserves of RMB12,968,837,000 (30 June 2020: RMB935,295,000) in the interim condensed consolidated statements of financial position.

## 中期簡明綜合現金流量表

### INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

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

截至六月三十日止六個月  
Six months ended 30 June

		2021	2020
		(未經審核) (Unaudited)	(經審核) (audited)
	附註 Notes	人民幣千元 RMB'000	人民幣千元 RMB'000
<b>經營活動現金流量</b>	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
除稅前溢利	Profit before tax	<b>1,096,283</b>	468,126
調整：	Adjustments for:		
財務費用	Finance costs	<b>38,122</b>	33,427
匯兌收益淨額	Exchange gains, net	<b>(4,346)</b>	-
利息收入	Interest income	<b>(148,522)</b>	(1,615)
貿易應收款項減值	Impairment of trade receivables	<b>3,270</b>	2,573
預付款項、其他應收款項及 其他資產減值/(減值撥回)	Impairment/(reversal of impairment) for prepayments, other receivables and other assets	<b>477</b>	(1,335)
投資物業公允價值變動的 (收益)/虧損	(Gain)/loss on changes in fair value of investment properties	<b>(36,000)</b>	30,300
應佔於合營企業投資之虧損	Share of loss of investment in a joint venture	<b>187</b>	-
按公允價值計量且其變動 計入當期損益之金融資產 的公允價值收益	Fair value gains from financial assets at fair value through profit or loss	<b>(28,470)</b>	-
物業、廠房及設備折舊	Depreciation of property, plant and equipment	<b>29,053</b>	22,660
使用權資產折舊	Depreciation of right-of-use assets	<b>26,744</b>	7,461
無形資產攤銷	Amortisation of intangible assets	<b>1,054</b>	656
出售物業、廠房及設備的 收益	Gain on disposal of items of property, plant and equipment	<b>(6,538)</b>	(18,131)
		<b>971,314</b>	544,122
貿易應收款項增加	Increase in trade receivables	<b>(294,334)</b>	(651,783)
預付款項、按金及其他應收 款項減少/(增加)	Decrease/(increase) in prepayments, deposits and other receivables	<b>94,844</b>	(16,530)
存貨減少/(增加)	Decrease/(increase) in inventories	<b>36,957</b>	(67,336)
貿易應付款項增加	Increase in trade payables	<b>43,447</b>	92,515
其他應付款項及應計費用 增加/(減少)	Increase/(decrease) in other payables and accruals	<b>131,183</b>	(74,326)
合約負債增加/(減少)	Increase/(decrease) in contract liabilities	<b>54,816</b>	(29,357)
其他負債(減少)/增加	(Decrease)/increase in other liabilities	<b>(154)</b>	3,697
經營所得/(所用)現金	Cash generated from/(used in) operations	<b>1,038,073</b>	(198,998)
已付稅項	Taxes paid	<b>(265,653)</b>	(57,889)
經營活動所得/(所用)現金 流量淨額	Net cash flows from/(used in) operating activities	<b>772,420</b>	(256,887)

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

截至六月三十日止六個月  
Six months ended 30 June

		2021	2020
		(未經審核) (Unaudited)	(經審核) (audited)
		人民幣千元 RMB'000	人民幣千元 RMB'000
	附註 Notes		
經營活動所得/(所用)現金 流量淨額	Net cash flows from/(used in) operating activities	772,420	(256,887)
<b>投資活動現金流量</b>	<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
已收利息	Interest received	116,847	1,615
購買投資物業	Purchases of investment property	-	(20,194)
購買物業、廠房及設備項目	Purchases of items of property, plant and equipment	(28,591)	(30,219)
購買無形資產項目	Purchases of items of intangible assets	(501)	(1,569)
墊款予華潤置地投資有限公司	Advance to China Resources Land Investment Limited	-	(165,928)
墊款予關聯方	Advances to related parties	-	(1,419,482)
關聯方還款	Repayment from related parties	-	1,645,116
出售物業、廠房及設備項目 所得款項	Proceeds from disposal of items of property, plant and equipment	6,538	19,492
購買按公允價值計量且其變動計入 當期損益的金融資產	Purchase of financial assets at fair value through profit or loss	(2,380,000)	-
定期存款增加	Increase in time deposits	(2,400,000)	-
出售按公允價值計量且其變動計入 當期損益的金融資產所得款項	Proceeds from disposal of financial assets at fair value through profit or loss	6,256,280	-
投資活動所用現金流量淨額	Net cash flows used in investing activities	1,570,573	28,831
<b>融資活動所得現金流量</b>	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
股份發行開支	Share issue expenses	(126,723)	-
已付股息	Dividends paid	-	(129,347)
關聯方墊款	Advances from related parties	-	1,461,692
向關聯方還款	Repayment to related parties	-	(1,289,421)
租賃付款的本金部分	Principal portion of lease payments	(64,409)	(46,209)
因進行集團重組向華潤置地 有限公司支付現金	Cash payment to China Resources Land Limited upon group reorganisation	-	(7,756)
已付利息	Interest paid	(4,542)	-
融資活動所用現金流量淨額	Net cash flows used in financing activities	(195,674)	(11,041)
<b>現金及現金等價物增加/(減少) 淨額</b>	<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>2,147,319</b>	<b>(239,097)</b>
期初現金及現金等價物	Cash and cash equivalents at beginning of period	10,312,459	605,489
外幣匯率變動影響淨額	Effect of foreign exchange rate changes, net	(2,363)	-
<b>期末現金及現金等價物</b>	<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>12,457,415</b>	<b>366,392</b>

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## 中期簡明綜合財務資料附註

### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

二零二一年六月三十日  
30 June 2021

#### 1. 一般資料

本公司為於二零一七年五月十八日在開曼群島註冊成立的有限公司。本公司的註冊辦事處地址為PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands。

期內，本集團主要在中華人民共和國（「中國」）從事提供住宅物業管理服務與商業運營及物業管理服務。

本公司股份於二零二零年十二月九日於香港聯合交易所有限公司（「聯交所」）主板上市。

本公司董事認為，本公司的直接控股公司為華潤置地有限公司（「華潤置地」），該公司為於開曼群島註冊成立的公眾有限公司，其股份於聯交所上市。本公司的最終控股公司為中國華潤有限公司（「中國華潤」），該公司為於中國註冊成立的公司。

#### 2. 編製基準

截至二零二一年六月三十日止六個月的中期簡明綜合財務資料已根據香港會計準則第34號中期財務報告編製。中期簡明綜合財務資料不包括年度財務報表內所規定的全部資料及披露事項，並應與本集團截至二零二零年十二月三十一日止年度之年度綜合財務報表一併閱讀。

#### 3. 會計政策變動

編製中期簡明綜合財務資料所使用的會計政策乃與編製本集團於截至二零二零年十二月三十一日止年度之年度綜合財務報表所應用者相同，惟於本期間的財務資料中首次採納以下經修訂香港財務報告準則（「香港財務報告準則」）時除外。

香港財務報告準則  
第9號、香港會計  
準則第39號、香港  
財務報告準則第7號、  
香港財務報告準則  
第4號及香港財務  
報告準則第16號修訂  
香港財務報告準則  
第16號修訂

利率基準改革  
— 第2階段

於二零二一年  
六月三十日後的  
Covid-19  
相關租金減讓  
(提早採納)

#### 1. GENERAL INFORMATION

The Company is a limited liability company incorporated in the Cayman Islands on 18 May 2017. The registered office address of the Company is PO Box 309, Ugland House, Grand Cayman, KY1-1104, Cayman Islands.

During the period, the Group was mainly engaged in the provision of residential property management services and commercial operational and property management services in the People's Republic of China (the "PRC").

The Company's shares became listed on the main board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") on 9 December 2020.

In the opinion of the Company's directors, the immediate holding company of the Company is China Resources Land Limited ("CR Land"), a public limited company incorporated in the Cayman Islands and its shares are listed on the Stock Exchange. The ultimate holding company of the Company is China Resources Company Limited ("CRCL"), a company incorporated in the PRC.

#### 2. BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2021 has been prepared in accordance with HKAS 34 *Interim Financial Reporting*. The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual consolidated financial statements for the year ended 31 December 2020.

#### 3. CHANGES IN ACCOUNTING POLICIES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2020, except for the adoption of the following revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

Amendments to HKFRS 9,  
HKAS 39, HKFRS 7,  
HKFRS 4 and HKFRS 16

Interest Rate Benchmark  
Reform — Phase 2

Amendment to HKFRS 16

Covid-19-Related Rent  
Concessions beyond  
30 June 2021 (early adopted)

### 3. 會計政策變動(續)

經修訂香港財務報告準則的性質及影響如下：

- (a) 當現有利率基準被可替代無風險利率(「無風險利率」)替代時，香港財務報告準則第9號、香港會計準則第39號、香港財務報告準則第7號、香港財務報告準則第4號及香港財務報告準則第16號修訂解決先前影響財務報告之修訂未處理的問題。第二階段修訂提供對於釐定金融資產及負債之合約現金流量之基準之變動進行會計處理時無需調整金融資產或負債的賬面值而更新實際利率的可行權宜方法，前提為該變動為利率基準改革之直接後果且釐定合約現金流量的新基準於經濟上等同於緊接變動前的先前基準。此外，該等修訂允許利率基準改革所規定對沖指定及對沖文件進行更改，而不會中斷對沖關係。過渡期間可能產生的任何損益均通過香港財務報告準則第9號的一般規定進行處理，以計量及確認對沖無效性。倘無風險利率被指定為風險組成部分時，該等修訂亦暫時寬免實體必須滿足可單獨識別的要求。倘實體合理地預期無風險利率風險組成部分於未來24個月內將可單獨識別，則該寬免允許實體於指定對沖後假定已滿足可單獨識別之規定。此外，該等修訂亦規定實體須披露額外資料，以使財務報表的使用者能夠了解利率基準改革對實體的金融工具及風險管理策略的影響。

### 3. CHANGES IN ACCOUNTING POLICIES (continued)

The nature and impact of the revised HKFRSs are described below:

- (a) Amendments to HKFRS 9, HKAS 39, HKFRS 7, HKFRS 4 and HKFRS 16 address issues not dealt with in the previous amendments which affect financial reporting when an existing interest rate benchmark is replaced with an alternative risk-free rate ("RFR"). The phase 2 amendments provide a practical expedient to allow the effective interest rate to be updated without adjusting the carrying amount of financial assets and liabilities when accounting for changes in the basis for determining the contractual cash flows of financial assets and liabilities, if the change is a direct consequence of the interest rate benchmark reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change. In addition, the amendments permit changes required by the interest rate benchmark reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued. Any gains or losses that could arise on transition are dealt with through the normal requirements of HKFRS 9 to measure and recognise hedge ineffectiveness. The amendments also provide a temporary relief to entities from having to meet the separately identifiable requirement when an RFR is designated as a risk component. The relief allows an entity, upon designation of the hedge, to assume that the separately identifiable requirement is met, provided the entity reasonably expects the RFR risk component to become separately identifiable within the next 24 months. Furthermore, the amendments require an entity to disclose additional information to enable users of financial statements to understand the effect of interest rate benchmark reform on an entity's financial instruments and risk management strategy.

## 中期簡明綜合財務資料附註

### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

二零二一年六月三十日  
30 June 2021

#### 3. 會計政策變動(續)

(a) (續)

本集團於二零二一年六月三十日持有根據香港銀行同業拆息(「香港銀行同業拆息」)以港元計值的若干計息銀行借款。由於該等借款的利率並無於該期間由無風險利率代替，該修訂並無對本集團財務狀況及表現造成任何影響。倘於未來期間該等借款的利率由無風險利率代替，則本集團將在滿足「經濟上相當」標準的前提下修改該等借款時採用此實際權宜方法。

(b) 二零二一年四月頒佈的香港財務報告準則第16號修訂擴大權宜方法的適用範圍，承租人可就12個月內Covid-19疫情直接導致的租金減讓選擇不應將租賃變更會計處理。因此，權宜方法適用於租賃付款的任何減少僅影響原定於二零二二年六月三十日或之前到期的付款而產生的租金減讓，前提是應用權宜方法的其他條件已獲達成。該修訂於二零二一年四月一日或之後開始的年度期間追溯生效，並將首次應用該修訂的任何累積影響確認為本會計期間初留存收益期初結餘的一項調整。該修訂允許提早採納。由於本期間出租人並無因Covid-19疫情而減少或豁免租賃付款，該修訂並無對本集團財務狀況及表現造成任何影響。

#### 3. CHANGES IN ACCOUNTING POLICIES (continued)

(a) (continued)

The Group had certain interest-bearing bank borrowings denominated in Hong Kong dollars based on the Hong Kong Interbank Offered Rate and the Hong Kong Interbank Offered Rate (“HIBOR”) as at 30 June 2021. Since the interest rates of these borrowings were not replaced by RFRs during the period, the amendment did not have any impact on the financial position and performance of the Group. If the interest rates of these borrowings are replaced by RFRs in a future period, the Group will apply this practical expedient upon the modification of these borrowings provided that the “economically equivalent” criterion is met.

(b) Amendment to HKFRS 16 issued in April 2021 extends the availability of the practical expedient for lessees to elect not to apply lease modification accounting for rent concessions arising as a direct consequence of the Covid-19 pandemic by 12 months. Accordingly, the practical expedient applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met. The amendment is effective retrospectively for annual periods beginning on or after 1 April 2021 with any cumulative effect of initially applying the amendment recognised as an adjustment to the opening balance of retained profits at the beginning of the current accounting period. Earlier application is permitted. The amendment did not have any impact on the financial position and performance of the Group as there were no lease payments reduced or waived by the lessors as a result of the Covid-19 pandemic during the period.

#### 4. 分部資料

向本公司執行董事(為本集團主要經營決策者(「主要經營決策者」))報告的資料特別專注於住宅物業管理服務與商業運營及物業管理服務分部。該等劃分為本集團根據香港財務報告準則第8號經營分部報告分部資料的依據。

##### 住宅物業管理服務

本集團為住宅物業及其他物業提供住宅物業管理服務。該等服務包括(i)物業管理服務；(ii)針對物業開發商的增值服務；及(iii)社區增值服務。

##### 商業運營及物業管理服務

商業運營及物業管理服務提供予物業開發商、購物中心及寫字樓的業主或租戶。就購物中心而言，本集團提供物業管理及其他服務、商業運營服務及商業分租服務。就寫字樓而言，本集團提供物業管理及其他服務。

分部業績指各分部除稅前賺取的溢利或產生的虧損，未分配非經常性或與主要經營決策者評估本集團經營表現無關的收入或開支，如其他收入及收益、分佔於合營企業之投資的虧損、投資物業公允價值變動的收益、未分配開支及財務費用。分部收入及業績為向主要經營決策者報告以分配資源及評估表現的衡量標準。

分部資產不包括未分配總部及公司資產，原因是該等資產乃於集團層面管理。

分部負債不包括未分配總部及公司負債，原因是該等負債乃於集團層面管理。

#### 4. SEGMENT INFORMATION

Information reported to the executive directors of the Company, being the chief operating decision makers (“CODM”) of the Group, was specifically focused on the segments of the residential property management services and commercial operational and property management services. These divisions are the basis on which the Group reports its segment information under HKFRS 8 *Operating Segments*.

##### RESIDENTIAL PROPERTY MANAGEMENT SERVICES

The Group provides residential property management services of residential properties and other properties. Such services include (i) property management services; (ii) value-added services to property developers; and (iii) community value-added services.

##### COMMERCIAL OPERATIONAL AND PROPERTY MANAGEMENT SERVICES

Commercial operational and property management services are provided to property developers, owners or tenants of shopping malls and office buildings. For shopping malls, the Group provide property management and other services, commercial operational services and commercial subleasing services. For office buildings, the Group provides property management and other services.

Segment results represent the profit earned or loss incurred before taxation by each segment without allocation of income or expenses which are not recurring in nature or unrelated to the CODM’s assessment of the Group’s operating performance, e.g., other income and gains, share of loss of investment in a joint venture, gain on changes in fair value of investment properties, unallocated expenses, and finance costs. Segment revenues and results are the measures reported to the CODM for the purposes of resource allocation and performance assessment.

Segment assets exclude unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

## 中期簡明綜合財務資料附註

### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

二零二一年六月三十日  
30 June 2021

#### 4. 分部資料(續)

以下為本集團收入及業績按經營及可報告分部劃分的分析：

#### 4. SEGMENT INFORMATION (continued)

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

	住宅物業 管理服務	商業運營及 物業管理服務	合併
	Residential property management services	Commercial operational and property management services	Total
截至二零二一年六月三十日止六個月 (未經審核) Six months ended 30 June 2021 (unaudited)	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
<b>收益</b>	<b>Revenue</b>		
來自客戶合同的收入	Revenue from contracts with customers		
在某一點點確認	Recognised at a point in time	190,079	–
在一段時間內確認	Recognised over time	2,184,911	1,482,095
來自其他來源的收入	Revenue from other sources		
租金收入	Rental income	16,554	140,764
來自外部客戶的收入	Revenue from external customers	2,391,544	1,622,859
<b>業績</b>	<b>Result</b>		
分部業績	Segment results	428,872	863,803
投資物業公允價值變動的收益	Gain on changes in fair value of investment properties		36,000
分佔於合營企業之投資的虧損	Share of loss of investment in a joint venture		(187)
其他收入及收益	Other income and gains		223,305
未分配開支	Unallocated expenses		(417,388)
財務費用	Finance costs		(38,122)
除稅前溢利	Profit before tax		1,096,283
於二零二一年六月三十日 (未經審核)	As at 30 June 2021 (unaudited)		
<b>分部資產</b>	<b>Segment assets</b>	3,460,935	3,282,920
對賬	Reconciliation		
公司及其他未分配資產	Corporate and other unallocated assets		13,155,810
<b>總資產</b>	<b>Total assets</b>		19,899,665
<b>分部負債</b>	<b>Segment liabilities</b>	3,378,933	2,786,847
對賬	Reconciliation		
公司及其他未分配負債	Corporate and other unallocated liabilities		764,896
<b>總負債</b>	<b>Total liabilities</b>		6,930,676

## 4. 分部資料(續)

## 4. SEGMENT INFORMATION (continued)

	住宅物業 管理服務	商業運營及 物業管理服務	合併
	Residential property management services	Commercial operational and property management services	Total
截至二零二零年六月三十日止六個月 (經審核) Six months ended 30 June 2020 (audited)	人民幣千元 RMB'000	人民幣千元 RMB'000	人民幣千元 RMB'000
<b>收益</b>	<b>Revenue</b>		
來自客戶合同的收入	Revenue from contracts with customers		
在某一時點確認	Recognised at a point in time	71,685	–
在一段時間內確認	Recognised over time	1,604,741	1,367,232
來自其他來源的收入	Revenue from other sources		
租金收入	Rental income	4,368	85,974
來自外部客戶的收入	Revenue from external customers	1,680,794	1,453,206
<b>業績</b>	<b>Result</b>		
分部業績	Segment results	235,218	520,093
投資物業公允價值變動的 虧損	Loss on changes in fair value of investment properties		(30,300)
其他收入及收益	Other income and gains		62,009
未分配開支	Unallocated expenses		(285,467)
財務費用	Finance costs		(33,427)
除稅前溢利	Profit before tax		468,126
於二零二零年十二月三十一日 (經審核)	As at 31 December 2020 (audited)		
<b>分部資產</b>	<b>Segment assets</b>	3,309,553	4,622,468
對賬	Reconciliation		
公司及其他未分配資產	Corporate and other unallocated assets		11,143,933
總資產	Total assets		19,075,954
<b>分部負債</b>	<b>Segment liabilities</b>	3,498,673	2,643,070
對賬	Reconciliation		
公司及其他未分配負債	Corporate and other unallocated liabilities		471,179
總負債	Total liabilities		6,612,922

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#### 4. 分部資料(續)

- (1) 由於本集團來自外部客戶的收入全部源自中國內地業務，且本集團非流動資產概無位於中國內地之外，因此並無呈列地區資料。
- (2) 截至二零二一年六月三十日止六個月，來自最終控股公司及同系附屬公司的收入分別佔本集團收入的38%（截至二零二零年六月三十日止六個月：36%）。除來自最終控股公司及同系附屬公司的收入外，截至二零二一年及二零二零年六月三十日止六個月，概無來自對單一客戶或受共同控制的一組客戶銷售的收入佔本集團收入的10%或以上。

#### 5. 收益

收益主要包括來自住宅物業管理服務與商業運營及物業管理服務的收益。截至二零二一年及二零二零年六月三十日止六個月，本集團按類別劃分的收益及服務成本分析如下：

收益分析如下：

#### 4. SEGMENT INFORMATION (continued)

- (1) No geographical information is presented as the Group's revenue from the external customers is derived solely from its operation in Mainland China and no non-current assets of the Group are located outside Mainland China.
- (2) For the six months ended 30 June 2021, revenue from the ultimate holding company and the fellow subsidiaries contributed 38% (six months ended 30 June 2020: 36%) of the Group's revenue, respectively. Other than the revenue from the ultimate holding company and the fellow subsidiaries, no revenue derived from sales to a single customer or a group of customers under common control accounted for 10% or more of the Group's revenue for six months ended 30 June 2021 and 2020.

#### 5. REVENUE

Revenue mainly comprises proceeds from residential property management services and commercial operational and property management services. An analysis of the Group's revenue and cost of services by category for the six months ended 30 June 2021 and 2020 is as follows:

An analysis of revenue is as follows:

		截至六月三十日止六個月 Six months ended 30 June	
		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
來自客戶合同的收入	Revenue from contracts with customers	3,857,085	3,043,658
來自其他來源的收入：	Revenue from other sources:		
— 不取決於指數或利率的可變租賃付款	— Variable lease payments that do not depend on an index or rate	42,491	20,523
— 其他租賃付款，包括固定付款	— Other lease payments, including fixed payments	114,827	69,819
		<b>4,014,403</b>	3,134,000

## 5. 收益(續)

## 5. REVENUE (continued)

來自客戶合同的收入：

Revenue from contracts with customers:

截至六月三十日止六個月

Six months ended 30 June

		2021	2020
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(經審核)
		(Unaudited)	(Audited)
<b>貨品及服務類型</b>	<b>Type of goods and services</b>		
<b>住宅物業管理服務</b>	<b>Residential property management services</b>		
物業管理服務	Property management services	1,736,233	1,317,109
社區增值服務	Community value-added services	298,824	122,112
針對物業開發商的增值服務	Value-added services to property developers	339,933	237,205
		<b>2,374,990</b>	1,676,426
<b>商業運營及物業管理服務</b>	<b>Commercial operational and property management services</b>		
購物中心*	Shopping malls*	792,112	919,045
寫字樓**	Office buildings**	689,983	448,187
		<b>1,482,095</b>	1,367,232
來自客戶合同的收入總額	Total revenue from contracts with customers	<b>3,857,085</b>	3,043,658
<b>收入確認的時間</b>	<b>Timing of revenue recognition</b>		
在某一時點轉移的貨品	Goods transferred at a point in time	93,270	20,485
在某一時點轉移的服務	Services transferred at a point in time	96,809	51,200
在一段時間內轉移的服務	Services transferred over time	3,667,006	2,971,973
來自客戶合同的收入總額	Total revenue from contracts with customers	<b>3,857,085</b>	3,043,658

\* 本集團自二零二零年一月起開始向購物中心收取商業運營費。同時自二零二零年七月起，本集團已將購物中心物業管理服務收入模式改為酬金制。就根據酬金制管理的物業之物業管理服務收入，本集團認為其責任僅限於以代理人的身份安排及監察其他各方向業主提供的服務，因此將酬金確認為其收入。

\* The Group started to charge commercial operational fees on shopping malls since January 2020. Meanwhile, starting from July 2020, the Group had changed revenue model for property management services to shopping malls to commission basis. For property management services income from properties managed under commission basis, the Group considers its obligation is only limited to arranging and monitoring the services provided by other parties to the property owners as an agent and accordingly recognises the commission as its revenue.

\*\* 自二零二零年下半年起，本集團開始向寫字樓收取商業運營費。

\*\* The Group started to charge commercial operational fees on office buildings in the second half of 2020.



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#### 6. 其他收入及收益

#### 6. OTHER INCOME AND GAINS

截至六月三十日止六個月  
Six months ended 30 June

		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
利息收入	Interest income	148,522	1,615
政府補助*	Government grants*	34,088	34,379
出售物業、廠房及設備項目的 收益	Gain on disposal of items of property, plant and equipment	6,538	18,131
匯兌收益淨額	Exchange gains, net	4,346	–
按公允價值計量且其變動計入當期 損益之金融資產的公允價值收益	Fair value gains from financial assets at fair value through profit or loss	28,470	–
營運補助**	Operating subsidies**	–	5,725
其他	Others	1,341	2,159
		<b>223,305</b>	<b>62,009</b>

\* 收到的政府補助(尚未因此承擔相關開支)列入簡明綜合財務狀況表的遞延收入。概無與該等補助有關的未達成條件或或然事項。

\*\* 營運補助指就根據國務院國有資產監督管理委員會(「國資委」)通知管理若干物業項目而收取的現金，該通知規定國有企業須將分開管理其業務與其職工住宅物業的水、電、熱暖管理及其他物業管理服務，並移交至專業的物業管理服務供應商進行管理(「國企改革項目」)。

\* Government grants received for which related expenditure has not yet been undertaken are included in deferred income in the condensed consolidated statements of financial position. There are no unfulfilled conditions or contingencies relating to these grants.

\*\* Operating subsidies refer to cash received for managing certain property projects managed in accordance with the Notice from the State-Owned Assets Supervision and Administration Commission of the State Council (“SASAC”) that required state-owned enterprises to separate the management of water, electricity and heat supply and other property management services of their employees’ residential properties from their own businesses and transfer them to specialised property management service providers for management (“SOE Reform Projects”).

## 7. 財務費用

財務費用分析如下：

		截至六月三十日止六個月 Six months ended 30 June	
		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
其他利息開支	Other interest expense	4,542	1,354
租賃負債利息	Interest on lease liabilities	33,580	32,073
		<b>38,122</b>	33,427

## 7. FINANCE COSTS

An analysis of finance costs is as follows:

## 8. 除稅前溢利

本集團的除稅前溢利乃經扣除／(計入)下列各項後計算：

		截至六月三十日止六個月 Six months ended 30 June	
		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
已提供服務的成本	Cost of services provided	2,670,999	2,368,305
已售存貨的成本	Cost of inventories sold	50,728	10,384
物業、廠房及設備折舊	Depreciation of property, plant and equipment	29,053	22,660
使用權資產折舊	Depreciation of right-of-use assets	26,744	7,461
無形資產攤銷	Amortization of intangible assets	1,054	656
貿易應收款項減值	Impairment of trade receivables	3,270	2,573
預付款項、其他應收款項及 其他資產減值／(減值撥回)	Impairment/(reversal of impairment) for prepayments, other receivables and other assets	477	(1,335)
投資物業公允價值變動的 (收益)／虧損	(Gain)/loss on changes in fair value of investment properties	(36,000)	30,300
匯兌差額，淨額	Exchange differences, net	(4,346)	-

The Group's profit before tax is arrived at after charging/(crediting):

截至六月三十日止六個月  
Six months ended 30 June

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#### 9. 所得稅開支

本集團須按實體基準就產生自或源自本集團成員公司所處及經營所在稅務管轄區的溢利繳納所得稅。根據開曼群島及英屬處女群島的規定及法規，本集團於開曼群島及英屬處女群島註冊成立的實體無須繳納任何所得稅。本集團於香港註冊成立的附屬公司須就於香港產生的估計應評稅溢利按16.5%的稅率繳納香港利得稅。由於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並無於香港產生應評稅溢利，故並無就香港利得稅作出撥備。

截至二零二一年及二零二零年六月三十日止六個月，本集團於中國內地營運的附屬公司一般須按25%稅率繳納中國企業所得稅（「企業所得稅」），惟本集團的若干中國附屬公司（位於西部城市或獲認定為小微企業者）可於截至二零二一年及二零二零年六月三十日止六個月按15%或20%的優惠稅率繳納企業所得稅。

根據《中華人民共和國企業所得稅法》，於中國內地成立的外商投資企業向外國投資者宣派的股息須按10%的稅率繳納預扣稅。該規定自二零零八年一月一日起生效，適用於二零零七年十二月三十一日後的盈利。倘中國內地與外國投資者所在司法管轄區訂有稅收協定，可適用較低的預扣稅稅率。對本集團而言，適用稅率為5%。

中國土地增值稅（「土地增值稅」）撥備乃根據中國相關稅務法律及法規的規定估計。土地增值稅已就增值部分按累進稅率作出撥備，並扣除若干可扣除項目。

#### 9. INCOME TAX EXPENSES

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. Pursuant to the rules and regulations of the Cayman Islands and British Virgin Islands, the entities within the Group incorporated in the Cayman Islands and British Virgin Islands are not subject to any income tax. The Group's subsidiaries incorporated in Hong Kong are subject to Hong Kong profits tax at the rate of 16.5% on the estimated assessable profits arising in Hong Kong. No provision for Hong Kong profits tax has been made as the Group had no assessable profits arising in Hong Kong during the six months ended 30 June 2021 and 2020.

Subsidiaries of the Group operating in Mainland China are generally subject to the PRC corporate income tax ("CIT") rate of 25% for the six months ended 30 June 2021 and 2020, excluding certain subsidiaries of the Group in the PRC which are either located in western cities or qualified as Small and Micro Enterprises and subject to a preferential income tax rate of 15% or 20% during the six months ended 30 June 2021 and 2020.

Pursuant to the PRC Corporate Income Tax Law, a 10% withholding tax is levied on dividends declared to foreign investors from the foreign investment enterprises established in Mainland China. The requirement is effective from 1 January 2008 and applies to earnings after 31 December 2007. A lower withholding tax rate may be applied if there is a tax treaty between Mainland China and the jurisdiction of the foreign investors. For the Group, the applicable rate is 5%.

The provision for PRC Land Appreciation Tax ("LAT") is estimated according to the requirements set forth in the relevant PRC tax laws and regulations. LAT has been provided at ranges of progressive rates of the appreciation value, with certain allowable deductions.

## 9. 所得稅開支(續)

期內所得稅開支的主要組成部分如下：

		截至六月三十日止六個月 Six months ended 30 June	
		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
即期所得稅	Current income tax	240,766	120,250
土地增值稅	LAT	1,172	633
遞延所得稅	Deferred income tax	48,311	8,678
期內稅項支出總額	Total tax charge for the period	290,249	129,561

## 9. INCOME TAX EXPENSES (continued)

The major components of income tax expenses for the periods are as follows:

## 10. 股息

截至二零二零年十二月三十一日止年度之每股普通股股息人民幣0.132元(相當於港幣0.158元)，合共人民幣300.1百萬元(相當於約港幣360.6百萬元)，已於截至二零二一年六月三十日止六個月確認，並已於二零二一年七月派付。

董事會不建議向本公司股東分派截至二零二一年六月三十日止六個月的中期股息。於二零二零年六月，本公司向股東華潤置地宣派股息人民幣434.8百萬元，已於二零二零年十月二十三日支付。

## 10. DIVIDENDS

A dividend of RMB0.132 (equivalent to HK\$0.158) per ordinary share that relates to the year ended 31 December 2020 amounting to RMB300.1 million (equivalent to approximately HK\$360.6 million) was recognised during the six months ended 30 June 2021 and paid in July 2021.

The Board does not recommend the distribution of an interim dividend to the shareholders of the Company in respect of the six months ended 30 June 2021. In June 2020, the Company declared a dividend in the amount of RMB434.8 million to the shareholder, CR Land, which was paid on 23 October 2020.

## 11. 母公司普通權益持有人應佔每股盈利

於釐定截至二零二零年六月三十日止六個月已發行普通股的加權平均數時，於二零二零年七月十七日就向華潤置地換取Golden Key Resources Limited (「Golden Key」)的全部權益而發行一股股份(附註23)、於二零二零年十月十九日之股份拆細(附註23)及於二零二零年十一月十九日之資本化發行(附註23)均被視為於二零二零年一月一日發行。

## 11. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT

In determining the weighted average number of ordinary shares in issue during the six months ended 30 June 2020, the one share issued in exchange for the 100% of the equity interest of Golden Key Resources Limited ("Golden Key") from CR Land on 17 July 2020 (Note 23), the Share Subdivision on 19 October 2020 (Note 23) and the Capitalisation Issue on 19 November 2020 (Note 23), were deemed to be issued on 1 January 2020.

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#### 11. 母公司普通權益持有人應佔每股盈利(續)

每股基本及攤薄盈利金額乃根據母公司普通權益持有人應佔期內溢利及期內已發行普通股的加權平均數2,282,500,000股(截至二零二零年六月三十日止六個月:1,650,000,000股)計算。

本集團分別於截至二零二一年及二零二零年六月三十日止期間並無任何已發行潛在攤薄普通股。

#### 11. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (continued)

The calculation of the basic and diluted earnings per share amount is based on the profit for the period attributable to ordinary equity holders of the parent and the weighted average number of ordinary shares of 2,282,500,000 (six months ended 30 June 2020: 1,650,000,000) in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during the periods ended 30 June 2021 and 2020, respectively.

截至六月三十日止六個月  
Six months ended 30 June

		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
盈利	Earnings		
母公司普通權益持有人應佔溢利	Profit attributable to ordinary equity holders of the parent	806,034	338,565

股份數目  
Number of shares  
截至六月三十日止六個月  
Six months ended 30 June

		2021	2020
		(未經審核) (Unaudited)	(經審核) (Audited)
股份	Shares		
期內已發行普通股的加權平均數	Weighted average number of ordinary shares in issue during the period	2,282,500,000	1,650,000,000

## 12. 投資物業

期內，投資物業的變動概述如下：

		根據租賃持有 Held under leases
		人民幣千元 RMB'000
於二零二一年一月一日（經審核）	At 1 January 2021 (audited)	2,234,000
投資物業公允價值變動的收益	Gain on changes in fair value of investment properties	36,000
於二零二一年六月三十日（未經審核）	At 30 June 2021 (unaudited)	2,270,000

附註：

(a) 本集團的估值程序

本集團投資物業位於中國內地。本集團按公允價值計量其投資物業。本集團投資物業於二零二一年六月三十日及二零二零年十二月三十一日的公允價值乃基於獨立專業合資格估值師世邦魏理仕有限公司進行的估值釐定。

(b) 估值技術

估值中採用的估值方法為收入法。

收入法的運作考慮來自現有租賃的物業租賃收入（就潛在的租賃復歸收入作出適當撥備），然後以適當的資本化率資本化為價值。

在估計物業公允價值時，物業的最高及最佳用途為現有用途。

(c) 於期內，公允價值計量第1級與第2級之間並無轉撥，亦並無轉入或轉出第3級（截至二零二零年六月三十日止六個月：無）。

The movements in investment property during the period is summarised as follows:

Notes:

(a) Valuation processes of the Group

The Group's investment property is situated in Mainland China. The Group measures its investment properties at fair value. The fair value of the Group's investment property as at 30 June 2021 and 31 December 2020 has been determined on the basis of valuation carried out by CBRE Limited, an independent and professionally qualified valuer.

(b) Valuation techniques

The valuation methodology adopted in valuation is the income approach.

The income approach operates by taking into account the rental income of the property derived from the existing tenancy with due allowance for the reversionary income potential of the tenancy, which is then capitalized into the value at an appropriate capitalization rate.

In estimating the fair value of the properties, the highest and best use of the properties is their current use.

(c) During the period, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 (six months ended 30 June 2020: Nil).



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#### 13. 定期存款

餘額指從中國內地信譽卓著的持牌銀行購買的大額存單，固定年利率為3.5%，原訂期限為36個月。大額存單於持有超過三個月時可予以贖回。定期存款的合同條款於特定日期產生的現金流量僅為對本金及未償還本金利息的付款，並按目標為持有及獲取合同現金流量的業務模式持有。因此，定期存款入賬列作按攤餘成本計量的金融資產。

#### 13. TIME DEPOSITS

The balance represents deposit certificates purchased from a creditworthy licensed bank in Mainland China earning interest at a fixed rate of 3.5% per annum with original maturity period of 36 months. The deposit certificates are redeemable upon holding for longer than three months. The contractual terms of the time deposits give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding and are held on basis of a business model with the objective to hold and collect contractual cash flows. For such purpose, the time deposits are accounted for as financial assets at amortised cost.

#### 14. 存貨

#### 14. INVENTORIES

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
停車位	Parking spaces	136,794	160,894
其他存貨	Other Inventories	22,381	35,238
		<b>159,175</b>	196,132

#### 15. 貿易應收款項

#### 15. TRADE RECEIVABLES

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
貿易應收款項	Trade receivables		
— 關聯方 (附註24)	— Related parties (note 24)	675,014	600,912
— 第三方	— Third parties	445,361	225,129
		<b>1,120,375</b>	826,041
減值	Impairment	(7,071)	(3,801)
		<b>1,113,304</b>	822,240

## 15. 貿易應收款項(續)

貿易應收款項主要因按包幹制及酬金制管理的物業管理服務及增值服務而產生。

包幹制及酬金制物業管理服務收入按照相關物業服務協議的條款收取。物業管理服務的服務收入須由業主在提供服務時支付。本集團力求嚴格控制其未收回的應收款項。逾期結餘由管理層定期審閱。鑒於上文所述，且本集團與第三方的貿易應收款項涉及大量分散的客戶，故並無信貸風險重大集中。本集團並無就其貿易應收款項結餘持有任何抵押品或其他信用增級。貿易應收款項不計息。

貿易應收款項基於發票日期的賬齡分析如下：

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
1年內	Within 1 year	1,054,878	798,295
1至2年	1 to 2 years	49,810	25,580
2至3年	2 to 3 years	14,577	1,563
3年以上	Over 3 years	1,110	603
		<b>1,120,375</b>	826,041
減值	Impairment	<b>(7,071)</b>	(3,801)
		<b>1,113,304</b>	822,240

貿易應收款項以人民幣計值，貿易應收款項的公允價值與其賬面值相若。

## 15. TRADE RECEIVABLES (continued)

Trade receivables mainly arise from property management services managed on a lump sum basis and commission basis and value-added services.

Property management services income on a lump sum basis and commission basis are received in accordance with the term of the relevant property service agreements. Service income from property management services is due for payment by the property owners upon rendering of services. The Group seeks to maintain strict control over its outstanding receivables. Overdue balances are reviewed regularly by management. In view of the aforementioned and the fact that the Group's trade receivables with third parties relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

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

The trade receivables were denominated in RMB, and the fair values of trade receivables approximated to their carrying amounts.



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#### 16. 預付款項、其他應收款項及其他資產 16. PREPAYMENTS, OTHER RECEIVABLES AND OTHER ASSETS

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
<i>流動</i>	<i>Current</i>		
預付款項	Prepayments	137,515	116,201
按金	Deposits	16,627	17,387
其他應收款項	Other receivables	97,130	137,613
應收關聯方款項 (附註24)	Amounts due from related parties (note 24)	445,358	520,273
		696,630	791,474
減值	Impairment	(5,778)	(5,301)
		690,852	786,173
<i>非流動</i>	<i>Non-current</i>		
預付款項	Prepayments	85,931	86,065

其他應收款項以人民幣計值，其他應收款項的公允價值與其賬面值相若。應收第三方的其他應收款項為無抵押、免息及須按要求償還。應收關聯方的其他應收款項免息，詳情披露於附註24。

The other receivables were denominated in RMB, and the fair value of other receivables approximated to their carrying amounts. Other receivables with third parties are unsecured, non-interest-bearing and repayable on demand. Other receivables with related parties are interest-free, details of which are disclosed in note 24.

## 17. 按公允價值計量且其變動計入當期損益之金融資產

## 17. FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
浮動利率的結構性銀行存款	Structured bank deposits with floating interest rates	-	3,847,810

結構性銀行存款產品為保本投資，收益率浮動且有到期日。結構性銀行存款產品的合同條款於特定日期產生的現金流量並非僅為對本金及未償還本金利息的付款。因此，結構性銀行存款產品分類為按公允價值計量且其變動計入當期損益之金融資產。

Structured bank deposits products are principal guaranteed investments with floating rate of return with a maturity period. The contractual terms of the structured bank deposits products give rise on specified dates to cash flows are not solely payments of principal and interest on the principal amount outstanding. Accordingly, the structured bank deposits products are classified as financial assets at fair value through profit or loss.

## 18. 現金及現金等價物及受限制銀行存款

## 18. CASH AND CASH EQUIVALENTS AND RESTRICTED BANK DEPOSITS

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
現金及銀行結餘	Cash and bank balances	12,761,621	10,679,414
人民幣	RMB	12,593,349	10,364,563
港元	Hong Kong dollar	168,187	314,718
美元	United States dollar	85	133
減：受限制銀行存款	Less: Restricted bank deposits	(304,206)	(366,955)
現金及現金等價物	Cash and cash equivalents	12,457,415	10,312,459

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#### 18. 現金及現金等價物及受限制銀行存款(續)

於報告期末，本集團以人民幣計值的現金及銀行結餘金額為人民幣12,593,349,000元(二零二零年十二月三十一日：人民幣10,364,563,000元)。人民幣不可自由兌換為其他貨幣，然而，根據中國內地的《外匯管理條例》及《結匯、售匯及付匯管理規定》，本集團獲准透過獲授權進行外匯業務的銀行將人民幣兌換為其他貨幣。

銀行現金基於每日銀行存款利率以浮動利率計息。銀行結餘存放於近期並無違約歷史的信譽良好的銀行。現金及現金等價物及受限制銀行存款的賬面值與其公允價值相若。

按照相關政府規定，本集團若干公司須將收到的有關國企改革項目(一般稱為「三供一業」)的款項存入相關物業建設的指定銀行賬戶。受限制現金只能在取得相關政府部門批准後用於支付相關物業的建設成本。於二零二一年六月三十日，該等受限制現金金額為人民幣266,703,000元(二零二零年十二月三十一日：人民幣352,263,000元)。於二零二一年六月三十日，受限制銀行存款亦包括於二零二一年六月三十日金額為人民幣4,287,000元(二零二零年十二月三十一日：人民幣4,713,000元)的僅限用於物業建設的已收業主現金及包括於二零二一年六月三十日金額為人民幣3,722,000元(二零二零年十二月三十一日：人民幣2,898,000元)的僅限用於按酬金制管理的項目的現金。

於二零二一年六月三十日，人民幣29,494,000元(二零二零年十二月三十一日：人民幣7,081,000元)的銀行存款已抵押作為本集團附屬公司提供經紀服務及住宅物業管理服務的履約擔保。

#### 18. CASH AND CASH EQUIVALENTS AND RESTRICTED BANK DEPOSITS (continued)

At the end of the reporting period, the cash and bank balances of the Group denominated in RMB amounted to RMB12,593,349,000 (31 December 2020: RMB10,364,563,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorized to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default. The carrying amounts of the cash and cash equivalents and restricted bank deposits approximated to their fair values.

In accordance with relevant government requirements, certain companies of the Group are required to place the amounts received from the SOE Reform Projects, commonly known as the "Three Supplies and Property Management Projects", in designated bank accounts for the constructions of the related properties. The restricted cash can only be used for payments for construction costs of the relevant properties when approval from the related government authority has been obtained. As at 30 June 2021, such restricted cash amounted to RMB266,703,000 (31 December 2020: RMB352,263,000). The restricted bank deposits at 30 June 2021 also included cash received from property owners that is restricted to use in construction of properties amounting to RMB4,287,000 as at 30 June 2021 (31 December 2020: RMB4,713,000) and cash restricted to use for projects managed on commission basis amounting to RMB3,722,000 at 30 June 2021 (31 December 2020: RMB2,898,000).

Bank deposits of RMB29,494,000 were pledged as security as at 30 June 2021 (31 December 2020: RMB7,081,000), for the brokerage service and residential property management services conducted by subsidiaries of the Group.

## 19. 貿易應付款項

## 19. TRADE PAYABLES

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
貿易應付款項	Trade payables		
— 關聯方 (附註24)	— Related parties (note 24)	86,863	119,104
— 第三方	— Third parties	658,126	581,274
		<b>744,989</b>	700,378

貿易應付款項基於發票日期的賬齡分析如下：

The aging analysis of the trade payables based on the invoice date are as follows:

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
一年內	Within 1 year	691,043	659,255
1至2年	1 to 2 years	34,137	20,248
2至3年	2 to 3 years	14,194	19,948
3年以上	Over 3 years	5,615	927
		<b>744,989</b>	700,378

貿易應付款項為無抵押、免息及一般於90天內結算。

The trade payables are unsecured, non-interest-bearing and are normally settled within 90 days.

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#### 20. 其他應付款項及應計費用

#### 20. OTHER PAYABLES AND ACCRUALS

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
其他應付款項及應計費用	Other payables and accruals		
— 關聯方 (附註24)	— Related parties (note 24)	278,889	245,470
— 第三方	— Third parties	1,475,219	1,678,726
		1,754,108	1,924,196
應付股息	Dividend payable		
— 關聯方 (附註24)	— Related parties (note 24)	216,925	—
— 第三方	— Third parties	83,152	—
		300,077	—
應付薪金	Salaries payables	747,788	640,457
即期所得稅負債以外的應付稅項	Tax payables other than current income tax liabilities	88,380	100,569
		2,890,353	2,665,222

應付第三方的其他應付款項及應計費用為無抵押、免息及須按要求償還。其他應付款項於各報告期間末的公平值與其相應的賬面值相若。

應付第三方款項包括於二零二一年六月三十日與「三供一業項目」(附註18)有關的應付款項人民幣266,703,000元(二零二零年十二月三十一日：人民幣352,263,000元)及於二零二一年六月三十日與業主建設有關的應付款項人民幣4,287,000元(二零二零年十二月三十一日：人民幣4,713,000元)。

Other payables and accruals with third parties are unsecured, non-interest-bearing and repayable on demand. The fair values of other payables at the end of each of the reporting period approximated to their corresponding carrying amounts.

The amount due to third parties includes the payable related to "Three Supplies and Property Management Projects" (note 18) of RMB266,703,000 as at 30 June 2021 (31 December 2020: RMB352,263,000) and the payable related to construction of properties on behalf of property owners of RMB4,287,000 as at 30 June 2021(31 December 2020: RMB4,713,000).

## 21. 承擔

本集團已訂約但未於簡明合併財務報表中作出撥備的重大承擔如下：

## 21. COMMITMENTS

The Group has following material commitments, which are contracted for but not provided in the condensed consolidated financial information as follows:

	二零二一年 六月三十日	二零二零年 十二月三十一日
	30 June 2021	31 December 2020
	人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
有關以下項目的資本開支：		
— 在建工程	19,471	30,773
— 無形資產*	116,007	—
— 物業、廠房及設備#	192,498	192,498
	<b>327,976</b>	<b>223,271</b>

\* 於二零二一年三月三十日，本公司之附屬公司華潤萬象商業(深圳)有限公司(「華潤萬象深圳」) (i) 與同系附屬公司深圳前海橙倉科技互聯有限公司(「深圳前海」，本集團之關聯方) 訂立版權轉讓協議，代價為人民幣116,005,400元，據此，深圳前海同意將(其中包括)與53個程式有關之所有權、經營權及軟件版權轉讓予華潤萬象深圳；及(ii) 與華潤置地(深圳)有限公司(「華潤深圳」) 訂立域名轉讓協議，據此，華潤深圳同意轉讓(其中包括)六個與「一點萬象」平台有關的域名的所有權，代價為人民幣1,600元。於批准本中期財務資料之日期，該交易並未完成。

# 於二零二零年八月二十日，本公司之附屬公司華潤萬象深圳與本集團之關聯方華潤置地(深圳)有限公司訂立辦公室購買合同，按代價上限人民幣274,996,000元購買辦公室物業。於二零二零年八月二十四日，華潤萬象深圳支付代價人民幣82,498,000元(附註24(3))。人民幣192,498,000元將於二零二一年八月三十一日前支付。

\* On 30 March 2021, CR Mixc Commercial (Shenzhen) Co. Ltd ("CR Mixc Shenzhen"), a subsidiary of the Company, entered into (i) a copyrights transfer agreement with a fellow subsidiary Shenzhen Qianhai Chengcang Technology Internet Co., Ltd. ("Shenzhen Qianhai"), a related party of the Group, at a consideration of RMB116,005,400, where Shenzhen Qianhai agrees to transfer, among others, the ownership, operating rights and software copyrights pertaining to 53 programmes to CR Mixc Shenzhen; and (ii) a domain names transfer agreement with China Resources Land (Shenzhen) Company Limited ("CR Shenzhen"), where CR Shenzhen agrees to transfer, among others, the ownership of six domain names in connection with the "E-MIXC" platform for a consideration of RMB1,600. As at the date of approval of this interim financial information, the transaction has not yet been completed.

# On 20 August 2020, CR Mixc Shenzhen, a subsidiary of the Company, entered into an office purchasing contract with China Resources Land Limited (Shenzhen), a related party of the Group, for the purchase of an office property at a consideration capped at RMB274,996,000. On 24 August 2020, CR Mixc Shenzhen paid an amount of RMB82,498,000 of the consideration (note 24(3)). An amount of RMB192,498,000 will be paid by 31 August 2021.

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#### 22. 計息銀行借貸

本集團銀行借貸的條款詳情載列如下：

#### 22. INTEREST-BEARING BANK BORROWINGS

Details of the terms of the Group's bank borrowings as set out below:

			二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		實際利率(%) Effective interest rate (%)	到期日 Maturity	人民幣千元 RMB'000
銀行貸款 — 無抵押	Bank loans-unsecured	香港銀行 同業拆息+1.65 HIBOR+1.65	二零二一年 2021	515,889
				521,815

於二零二一年六月三十日，本集團銀行借貸金額為人民幣515,889,000元（二零二零年十二月三十一日：人民幣521,815,000元）以港元計值。按照相關貸款協議之條款，華潤置地及華潤（集團）有限公司（「華潤集團」）須於該貸款期內不時分別直接或間接持有不少於51%及35%的本公司已發行股本。

As at 30 June 2021, the Group's bank borrowings amounting to RMB515,889,000 (31 December 2020: RMB521,815,000) are denominated in Hong Kong dollars. CR Land and China Resources (Holdings) Company Limited ("CRH") are required to hold, directly or indirectly, not less than 51% and 35%, respectively, of the issued share capital of the Company at any time during the period of the loan in accordance with the terms of the respective loan agreements.

## 23. 股本

## 23. SHARE CAPITAL

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
法定：	Authorised:		
5,000,000,000股（二零二零年 十二月三十一日：5,000,000,000股） 每股面值0.00001美元之普通股	5,000,000,000 (31 December 2020: 5,000,000,000) ordinary shares of USD0.00001 each	338	338
已發行及繳足：	Issued and fully paid:		
2,282,500,000股（二零二零年 十二月三十一日：2,282,500,000股） 每股面值0.00001美元之普通股	2,282,500,000 (31 December 2020: 2,282,500,000) ordinary shares of USD0.00001 each	152	152
		已發行股份數目 Number of Shares in issue	股本 Share capital 人民幣千元 RMB'000
於二零二零年一月一日	At 1 January 2020	13,000	88
於二零二零年六月三十日發行之股份(a)	Issue of share at 30 June 2020 (a)	1	–
		13,001	88
股份拆細(b)	Subdivision of shares (b)	1,300,100,000	88
資本化發行(c)	Capitalisation issue (c)	349,900,000	23
首次公開發售	Initial public offering	550,000,000	36
超額配股	Over-allotment	82,500,000	5
於二零二零年十二月三十一日、 二零二一年一月一日及 二零二一年六月三十日	At 31 December 2020, 1 January 2021 and 30 June 2021	2,282,500,000	152



## 中期簡明綜合財務資料附註

### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

二零二一年六月三十日  
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#### 23. 股本(續)

- (a) 於二零二零年七月十七日，本公司自華潤置地收購Golden Key之全部股權，代價為一股1美元之股份，有關代價於二零二零年七月十七日以向華潤置地配發及發行一股份的方式支付。
- (b) 於二零二零年十月十九日，華潤置地議決(其中包括)，將當時每股面值1美元的已發行及未發行普通股各自拆分為100,000股每股面值0.00001美元之股份(「股份拆細」)，因此，華潤置地持有1,300,100,000股每股面值0.00001美元之股份。
- (c) 於二零二零年十一月十九日，華潤置地亦議決，在本公司股份溢價賬因根據上市發行股份而有所進賬後，本公司董事獲授權於緊接上市日期前向華潤置地配發及發行合共349,900,000股於二零二零年十二月九日(「上市日期」)入賬列作繳足股款的股份(「資本化發行」)。

由於股份拆細及資本化發行，緊接發售完成前，本公司法定股本將為50,000美元，分為5,000,000,000股每股面值0.00001美元的普通股，其中1,650,000,000股為已發行及全部繳足。

#### 24. 關聯方交易及結餘

##### (1) 關聯方的名稱及關係

最終控股公司為中國華潤有限公司，直接控股公司為華潤置地有限公司。

##### (2) 與關聯方的交易

除中期簡明綜合財務資料中其他地方詳述的交易外，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已與關聯方進行以下交易：

#### 23. SHARE CAPITAL (continued)

- (a) On 17 July 2020, the Company acquired 100% of the equity interest of Golden Key from CR Land at a consideration of one share USD1, which was satisfied by the allotment and issue of one share to CR Land on 17 July 2020.
- (b) On 19 October 2020, CR Land resolved, among other things, that each issued and unissued ordinary share then of USD1 par value be subdivided into 100,000 shares of USD0.00001 par value each ("Share Subdivision"), so that CR Land holds 1,300,100,000 shares of USD0.00001 par value each.
- (c) On 19 November 2020, CR Land also resolved that, subject to the share premium account of the Company being credited as a result of the issue of shares pursuant to the Listing, the directors of the Company are authorised to allot and issue a total of 349,900,000 shares credited as fully paid at par on 9 December 2020 (the "Listing Date") to CR Land, as of the date immediately preceding the Listing Date (the "Capitalisation Issue").

As a consequence of the Share Subdivision and the Capitalisation Issue, and immediately before the completion of the offering, the authorised share capital of the Company shall be USD50,000 divided into 5,000,000,000 ordinary shares of par value USD0.00001 each, of which 1,650,000,000 shares were issued and fully paid-up.

#### 24. RELATED PARTY TRANSACTIONS AND BALANCES

##### (1) NAME AND RELATIONSHIP WITH A RELATED PARTY

The ultimate holding company is China Resources Company Limited and the immediate holding company is China Resources Land Limited.

##### (2) TRANSACTIONS WITH RELATED PARTIES

In addition to the transactions detailed elsewhere in the interim condensed consolidated financial information, the Group had the following transactions with related parties during the six months ended 30 June 2021 and 2020:

## 24. 關聯方交易及結餘(續)

## (2) 與關聯方的交易(續)

a)

## 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

## (2) TRANSACTIONS WITH RELATED PARTIES (continued)

a)

截至六月三十日止六個月

Six months ended 30 June

		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
住宅物業管理及增值服務	Residential property management and value added services		
物業管理服務	Property management services		
— 最終控股公司及其附屬公司 (「華潤集團」)及其聯營公司 (不包括華潤置地集團)	— The ultimate holding company and its subsidiaries (the "CRH Group"), and its associates (excluding the CR Land Group)	14,434	17,390
— 直接控股公司及其附屬公司 (「華潤置地集團」)、合營 企業及聯營公司	— The immediate holding company and its subsidiaries (the "CR Land Group"), joint venture and associates	79,295	84,108
		93,729	101,498
給非業主的增值服務	Value-added services to non-property owners		
— 華潤集團及其聯營公司與 合營企業(不包括華潤 置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	541	5,722
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	307,568	217,974
		308,109	223,696
給業主的增值服務	Value-added services for property owners		
— 華潤集團及其聯營公司與 合營企業(不包括華潤 置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	164	38
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	45,937	4,307
		46,101	4,345
零售物業的物業管理及 運營服務	Property management and operational services for retail properties		
— 華潤集團及其聯營公司與 合營企業(不包括華潤 置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	23,567	15,327
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	704,646	620,835
		728,213	636,162

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### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

二零二一年六月三十日  
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#### 24. 關聯方交易及結餘 (續)

##### (2) 與關聯方的交易 (續)

a) (續)

#### 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

##### (2) TRANSACTIONS WITH RELATED PARTIES (continued)

a) (continued)

截至六月三十日止六個月

Six months ended 30 June

		2021	2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
辦公物業的物業管理服務	Property management services for office properties		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	101,995	66,436
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	234,744	99,009
		336,739	165,445
購買貨品及服務	Purchase of goods and services		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	16,065	40,364
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	75,419	146,706
		91,484	187,070
利息開支	Interest expense		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	—	1,354
墊款予華潤置地投資有限公司	Advances to China Resources Land Investment Limited	—	165,928
墊款予關聯方	Advances to related parties		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	—	1,372,049
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	—	47,433
		—	1,419,482

## 24. 關聯方交易及結餘(續)

## (2) 與關聯方的交易(續)

a) (續)

## 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

## (2) TRANSACTIONS WITH RELATED PARTIES (continued)

a) (continued)

截至六月三十日止六個月

Six months ended 30 June

		2021	2020
		人民幣千元	人民幣千元
		RMB'000	RMB'000
		(未經審核)	(經審核)
		(Unaudited)	(Audited)
關聯方還款	Repayment from related parties		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	—	1,009,359
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	—	635,757
		—	1,645,116
關聯方墊款	Advances from related parties		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	—	1,338,346
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	—	123,346
		—	1,461,692
向關聯方還款	Repayment to related parties		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	—	1,018,073
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	—	271,348
		—	1,289,421

## 中期簡明綜合財務資料附註

### NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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#### 24. 關聯方交易及結餘(續)

##### (2) 與關聯方的交易(續)

- b) 於珠海華潤銀行股份有限公司(「華潤銀行」, 為本集團的同系附屬公司)的存款

於二零二一年六月三十日, 現金及銀行結餘包括本集團存放於華潤銀行的存款人民幣439,336,000元(二零二零年十二月三十一日: 人民幣244,435,000元)。截至二零二一年六月三十日止六個月, 該等存款產生的總利息收入為人民幣125,997元(截至二零二零年六月三十日止六個月: 人民幣4,000元)。

- c) 截至二零二一年及二零二零年六月三十日止六個月, 本集團有權免費使用華潤置地開發的部分軟件。

上述服務費及其他交易的價格乃按照訂約方共同商定的條款釐定。

上述關聯方交易(不包括租賃負債增加)亦構成聯交所證券上市規則第14A章界定的關連交易或持續關連交易。

#### 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

##### (2) TRANSACTIONS WITH RELATED PARTIES (continued)

- b) Deposits with Zhuhai China Resources Bank Co., Ltd. ("CR Bank"), a fellow subsidiary of the Group.

As at 30 June 2021, cash and bank balances included deposits of RMB439,336,000 (31 December 2020: RMB244,435,000) which were made by the Group to CR Bank. The aggregate interest income arising from such deposits amounted to RMB125,997 for the six months ended 30 June 2021 (six months ended 30 June 2020: RMB4,000).

- c) During the six months ended 30 June 2021 and 2020, the Group was entitled to use some software developed by CR Land for free.

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

The related party transactions listed above (excluding addition of lease liabilities) also constitute connected transactions or continuing connected transactions as defined in Chapter 14A of the Rules Governing the Listing of Securities on the Stock Exchange.

## 24. 關聯方交易及結餘(續)

## (3) 與關聯方的結餘

## 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

## (3) BALANCES WITH RELATED PARTIES

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
應收關聯方款項	Receivables from related parties		
貿易應收款項	Trade receivables		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	68,301	18,409
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	606,713	582,503
		<b>675,014</b>	600,912
其他應收款項(附註(i))	Other receivables (Note (i))		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	29,531	23,663
— 華潤置地集團及其聯營公司與合營企業(不包括華潤置地投資有限公司)	— The CR Land Group and its associates and joint ventures (excluding China Resources Land Investment Limited)	324,289	395,489
		<b>353,820</b>	419,152
預付款項	Prepayments		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	649	72
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	90,889	101,049
		<b>91,538</b>	101,121
應收關聯方款項總額	Total receivables from related parties	<b>1,120,372</b>	1,121,185

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#### 24. 關聯方交易及結餘 (續)

##### (3) 與關聯方的結餘 (續)

#### 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

##### (3) BALANCES WITH RELATED PARTIES (continued)

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
就購買物業、廠房及設備 已付按金	Deposits paid for purchase of property, plant, and equipment		
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	<b>82,498</b>	82,498
應付關聯方款項	Payables to related parties		
貿易應付款項	Trade payables		
— 華潤集團及其聯營公司與 合營企業 (不包括華潤 置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	<b>17,257</b>	26,819
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	<b>69,606</b>	92,285
		<b>86,863</b>	119,104
其他應付款項 (附註(i))	Other payables (Note (i))		
— 華潤集團及其聯營公司與 合營企業 (不包括華潤 置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	<b>15,226</b>	7,567
— 華潤置地集團及其聯營 公司與合營企業	— The CR Land Group and its associates and joint ventures	<b>263,663</b>	237,903
— 應付華潤置地集團股息	— Dividend payable to CR Land Group	<b>216,925</b>	—
		<b>495,814</b>	245,470

## 24. 關聯方交易及結餘(續)

## (3) 與關聯方的結餘(續)

## 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

## (3) BALANCES WITH RELATED PARTIES (continued)

		二零二一年 六月三十日 30 June 2021	二零二零年 十二月三十一日 31 December 2020
		人民幣千元 RMB'000 (未經審核) (Unaudited)	人民幣千元 RMB'000 (經審核) (Audited)
合同負債	Contract liabilities		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	446	183
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	32,356	11,030
		32,802	11,213
應付關聯方款項總額	Total payables to related parties	615,479	375,787
租賃負債(附註(ii))	Lease liabilities (Note (ii))		
— 華潤集團及其聯營公司與合營企業(不包括華潤置地集團)	— The CRH Group and its associates and joint ventures (excluding the CR Land Group)	443	—
— 華潤置地集團及其聯營公司與合營企業	— The CR Land Group and its associates and joint ventures	47,971	73,875
		48,414	73,875



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#### 24. 關聯方交易及結餘 (續)

##### (3) 與關聯方的結餘 (續)

- (i) 應收直接控股公司控制的實體的其他應收款項及其他應付款項為無抵押及預期於一年內結算。於二零二零年十二月三十一日及二零二一年六月三十日，應收最終控股公司控制的實體的其他應收款項為免息。
- (ii) 期內，租賃付款為人民幣14,805,000元。於二零二一年六月三十日，本集團與該等租賃合同相關之使用權資產為人民幣57,500,000元(二零二零年十二月三十一日：人民幣68,045,000元)。

#### 25. 批准中期簡明綜合財務資料

本中期簡明綜合財務資料已於二零二一年八月二十五日獲董事會批准及授權刊發。

#### 24. RELATED PARTY TRANSACTIONS AND BALANCES (continued)

##### (3) BALANCES WITH RELATED PARTIES (continued)

- (i) Other receivables and other payables due from entities controlled by the immediate holding company are unsecured and expected to be settled within one year. As at 31 December 2020 and 30 June 2021, the other receivables due from entities controlled by the ultimate holding company were interest-free.
- (ii) The lease payment during the period amounted to RMB14,805,000. As at 30 June 2021, the Group's right-of-use assets relating to such rental contracts amounted to RMB57,500,000 (31 December 2020: RMB68,045,000).

#### 25. APPROVAL OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

This interim condensed consolidated financial information was approved and authorised for issue by the board of directors on 25 August 2021.

華潤萬象生活有限公司  
**China Resources Mixc Lifestyle Services Limited**

此中期報告以環保紙張印製  
This interim report is printed on environmental friendly paper