



**德信盛全服务**  
DEXIN SHENGQUAN SERVICE

**Dexin Services Group Limited**  
**德信服务集团有限公司**

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號 : 2215

**2021**

INTERIM REPORT

中期報告

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## BOARD OF DIRECTORS

### Executive Directors

Mr. Hu Yiping (*Chairman*)  
Mr. Tang Junjie  
Ms. Zhu Xiaoli

### Independent Non-executive Directors

Mr. Jia Shenghua  
Mr. Rui Meng  
Mr. Yang Xi

## AUDIT COMMITTEE

Mr. Rui Meng (*Chairman*)  
Mr. Jia Shenghua  
Mr. Yang Xi

## REMUNERATION COMMITTEE

Mr. Jia Shenghua (*Chairman*)  
Mr. Tang Junjie  
Mr. Rui Meng

## NOMINATION COMMITTEE

Mr. Hu Yiping (*Chairman*)  
Mr. Jia Shenghua  
Mr. Rui Meng

## AUTHORISED REPRESENTATIVES

Mr. Tang Junjie  
Ms. So Shuk Yi Betty

## COMPANY SECRETARY

Ms. So Shuk Yi Betty (*ACG, ACS*)

## REGISTERED OFFICE

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

## 董事會

### 執行董事

胡一平先生 (*主席*)  
唐俊杰先生  
朱曉莉女士

### 獨立非執行董事

賈生華先生  
芮萌先生  
楊熙先生

## 審計委員會

芮萌先生 (*主席*)  
賈生華先生  
楊熙先生

## 薪酬委員會

賈生華先生 (*主席*)  
唐俊杰先生  
芮萌先生

## 提名委員會

胡一平先生 (*主席*)  
賈生華先生  
芮萌先生

## 授權代表

唐俊杰先生  
蘇淑儀女士

## 公司秘書

蘇淑儀女士 (*ACG, ACS*)

## 註冊辦事處

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

## HEADQUARTERS IN THE PRC

Room 488, Building 2  
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Zhejiang Province  
PRC

## PRINCIPAL PLACE OF BUSINESS IN HONG KONG

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Wanchai  
Hong Kong

## CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

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

## HONG KONG SHARE REGISTRAR

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

## COMPLIANCE ADVISER

Giraffe Capital Limited  
3/F  
8 Wyndham Street  
Central  
Hong Kong

## 中國總部

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浙江省  
杭州市  
良渚街道  
金昌路2008–2010號  
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## 香港主要營業地點

香港  
灣仔  
皇后大道東248號  
大新金融中心  
40樓

## 開曼群島主要股份過戶登記處

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

## 香港股份過戶登記處

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

## 合規顧問

智富融資有限公司  
香港  
中環  
雲咸街8號  
3樓

## LEGAL ADVISERS

### As to Hong Kong law:

Paul Hastings  
22/F, Bank of China Tower  
1 Garden Road  
Hong Kong

### As to Cayman Islands law:

Conyers Dill & Pearman  
29th Floor  
One Exchange Square  
8 Connaught Place  
Central  
Hong Kong

## AUDITOR

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

## PRINCIPAL BANK

Bank of Communications  
Hangzhou Wenhui Branch  
No. 295 Wenhui Road  
Xiacheng District  
Hangzhou  
Zhejiang Province  
PRC

## STOCK CODE

2215

## COMPANY'S WEBSITE

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

## DATE OF LISTING

15 July 2021

## 法律顧問

### 香港法律：

普衡律師事務所  
香港  
花園道1號  
中銀大廈22樓

### 開曼群島法律：

康德明律師事務所  
香港  
中環  
康樂廣場8號  
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29樓

## 核數師

羅兵咸永道會計師事務所  
執業會計師及  
註冊公共利益實體核數師  
香港  
中環  
太子大廈22樓

## 主要往來銀行

交通銀行  
杭州文暉分行  
中國  
浙江省  
杭州市  
下城區  
文暉路295號

## 股份代碼

2215

## 公司網站

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

## 上市日期

2021年7月15日

# Financial Highlights

## 財務摘要

		For the six months ended 30 June 截至6月30日止六個月		
		2021 2021年 RMB'000 人民幣千元	2020 2020年 RMB'000 人民幣千元	Changes 變動
<b>Key financial information</b>	<b>主要財務資料</b>			
Revenue	收入	456,432	271,850	67.9%
Gross profit	毛利	165,531	86,703	90.9%
Profit for the period	期間利潤	72,626	39,980	81.5%
— Including non-controlling interests	— 包括非控股權益	7,480	2,416	209.6%
— Attributable to owners of the Company	— 本公司擁有人應佔	65,146	37,564	73.1%

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元
Total assets	資產總額	558,727	444,943
Total liabilities	負債總額	397,673	356,515
Cash and bank balance	現金及銀行餘額	254,129	229,212
Total equity	權益總額	161,054	88,428
Interest attributable to the owners of the Company	本公司擁有人應佔權益	141,016	75,870

		For the six months ended 30 June 截至6月30日止六個月	
		2021 2021年	2020 2020年
<b>Key financial ratios</b>	<b>主要財務比率</b>		
Gross profit margin	毛利率	36.3%	31.9%
Net profit margin	淨利率	15.9%	14.7%
Net profit margin attributable to the owners of the Company	本公司擁有人應佔淨利潤率	14.3%	13.8%
Basic and diluted earnings per share (RMB cent)	每股基本及攤薄盈利，人民幣分	9	5

		As at 30 June 2021 於2021年 6月30日	As at 31 December 2020 於2020年 12月31日
<b>Key operating data</b>	<b>主要營運數據</b>		
Total property management contracted GFA as at the end of reporting period (million sq.m.)	於期末物業管理總合約建築面積 (百萬平方米)	43,321	38,032

### OVERVIEW

**Deeply rooted in the Yangtze River Delta Region.** Our Group has been deeply rooted in the Yangtze River Delta Region over the years, especially in several regions in Zhejiang Province with important market positions. We have successfully expanded our business to cities in the Yangtze River Delta Region and other parts of the PRC that have high growth potential. As at 31 December 2020, the gross floor area (“GFA”) under our Group’s management amounted to approximately 24.9 million sq.m., which ranked 13th among the Top 100 Property Management Service Companies headquartered in the Yangtze River Delta Region and 4th among the Top 100 Property Management Service Companies headquartered in Zhejiang Province. In the first half of 2021, our management scale continued to grow. As at 30 June 2021, we had 198 projects under management with the GFA under management of approximately 27.0 million sq.m. in the Yangtze River Delta Region and Zhejiang Province. The Group was ranked 25th among Top 100 Property Management Companies in the PRC by China Index Academy (“CIA”) in terms of comprehensive strength, and was successively shortlisted as “2021 Property Management Companies with Greatest Potential (2021年中國物業服務企業潛力獨角獸)”, “Top 100 Most Valuable Brand of China Property Management Service Providers (中國物業服務企業品牌價值100強)” and “Top 30 Most Valuable Brand of Property Management Service Providers in East China (華東物業服務企業品牌價值30強)”.

We are primarily engaged in property management services, value-added services to non-property owners, and community value-added services. Persisting in our philosophy of “Your Life Companion”, we have strived to constantly improve our revenue structure and steadily enhance our operating efficiency through a diversified portfolio of properties and services. The Group’s revenue for the Reporting Period amounted to approximately RMB456.4 million, representing an increase of 67.9% as compared with the 2020 Interim Period. Profit for the Reporting Period amounted to approximately RMB72.6 million, representing an increase of 81.5% as compared with the 2020 Interim Period.

### 整體概覽

**深耕於長三角地區。**多年來，我們紮根於浙江省幾處重要市場地位的長江三角洲地區，我們已將業務成功拓展至長江三角洲地區及中國其他地區具有高增長潛力的城市。於2020年12月31日，本集團的在管建築面積（「**建築面積**」）約為24.9百萬平方米，在總部位於長江三角洲地區的物業管理服務百強企業中排名第13，在總部位於浙江省的物業服務百強企業中排名第4。2021年上半年，我們管理規模獲得了持續的增長。於2021年6月30日，我們在長三角及浙江省的在管建築面積約為27.0百萬平方米，在管項目數量198個。就綜合實力而言獲中指研究院（「**中指院**」）認可為中國物業服務百強企業TOP25，先後成功入圍「2021年『中國物業服務企業潛力獨角獸』」、「中國物業服務企業品牌價值100強」和「華東物業服務企業品牌價值30強」。

我們的主要業務包括物業管理服務、非業主增值服務、社區增值服務。我們秉承「做你的生活知己」的理念，努力通過多元物業與服務組合，使得我們的收入結構持續改善，經營效益穩步提升。於本報告期間，本集團收入約為人民幣456.4百萬元，較2020年中期增加67.9%。本報告期間的利潤約為人民幣72.6百萬元，較2020年中期增加81.5%。

**Strong group support and independent business development capabilities.**

With our strong business development capabilities in place, our growth is driven by our close and extensive collaboration with Dexin Group, thereby laying the foundation for our continuing growth. On the other hand, we have achieved excellent results from our business with independent third-party property developers, hence maximizing the potential synergies of our existing business operations. In the Reporting Period, to secure engagements from independent third-party property developers, we have adopted a market-oriented approach of which we have invested a significant amount of resources and set up dedicated investment and expansion departments at headquarters and regional level to execute our investment and expansion strategies, which are expected to capture future opportunities in the industry and expand our cooperation with independent third-party property developers. As at 30 June 2021, we have entered into 279 contracted projects covering 37 cities, with a total contracted area of approximately 43.3 million sq.m., which is mainly distributed in new first-tier and second-tier cities such as Xi'an, Chengdu, Wuhan and other central cities. In the future, as projects will be successively carried out, they will generate stronger revenue momentum in terms of basic properties and value-added services. By virtue of excellent quality and market reputation, in the first half of 2021, we rapidly expanded our property management service portfolio and increased our business scale and market share through a combination of organic expansion and independent third-party developers, as well as strategic joint venture opportunities, with diversified business scope.

The following table sets forth our property management contracted GFA and GFA under management as at the dates indicated:

**強大的集團支持和獨立業務發展能力。**我們擁有強大的業務開發能力，憑借我們與德信集團緊密而廣泛的合作推動了我們的發展，為我們的持續增長奠定了基礎。另一方面，我們於獨立第三方物業開發商的業務方面同樣取得卓越的成績，最大程度地發揮我們現有的業務運營的潛在協同效應。於本報告期間，為取得獨立第三方物業開發商的業務，我們已採取以市場導向的方法，亦已投入了大量資源並已經總部及區域層面成立專門的投拓部門來執行投拓戰略，預計將能夠把握行業的未來機遇和擴大獨立第三方的合作。於2021年6月30日，我們已訂立合約項目279個，覆蓋了37城市，總合約面積約43.3百萬平方米，主要分佈在新一線以及二線城市，如西安、成都、武漢等中心城市，未來隨着項目陸續開展，會在基礎物業以及增值服務上帶來更強勁的營收動能。憑藉良好的質量與市場口碑，於2021年上半年，我們快速擴大物業管理服務組合，通過內生擴展與獨立第三方外拓相結合以及戰略性的合資機會來增加我們的業務規模和市場份額，以及多樣化的業務範圍。

下表載列所示日期我們的物業管理合約建築面積及在管建築面積：

		As at 30 June 2021 於2021年6月30日				As at 31 December 2020 於2020年12月31日			
		Contracted projects 簽約項目		Projects under management 在管項目		Contracted projects 簽約項目		Projects under management 在管項目	
		Number of properties 項目數量	GFA 建築面積	Number of properties 項目數量	GFA 建築面積	Number of properties 項目數量	GFA 建築面積	Number of properties 項目數量	GFA 建築面積
As at the beginning of the Reporting Period	截至報告期初	241	38,032	175	24,905	201	31,113	144	20,652
New engagements	新訂約	39	5,533	30	3,340	53	9,082	44	6,416
Acquisitions	收購	—	—	—	—	—	—	—	—
Terminations	終止	1	244	1	244	13	2,163	13	2,163
As at the end of the Reporting Period	截至報告期末	279	43,321	204	28,001	241	38,032	175	24,905



**Diversified property and service portfolio.** As a majority of residential properties managed by us targets mid-end to high-end customers with home upgrade needs, we focus on providing quality property management services that meet the demands of the owners of such properties. Our business expansion also extends to non-residential properties. In the first half of 2021, we continued to diversify our non-residential property portfolio. As at 30 June 2021, we added 13 new non-residential projects, and then further extended our services to industrial parks and municipal facilities.

**Smart community solutions that improve management efficiency.**

The Ministry of Housing and Urban-Rural Development with a number of other ministries jointly issued the Opinions on Supporting Property Management Companies to Develop and Integrate Online and Offline Services (《關於推動物業服務企業加快發展線上線下生活服務的意見》) in 2020. We offer smart community solutions through our subsidiary, Hangzhou Xier Technology Co., Ltd., including (i) community management tools on visitors, traffic, security and energy management; and (ii) data processing capacity that turns data collected during business operations into information that can be used to analyze and enhance the living experiences of their customers, thus to reduce our dependence on labor. Moreover, its building management system monitors energy consumption level in real time, enabling us to optimize utility use and save energy by timely identifying energy waste in our business operations. Taking into account these themes in the service area, including living, entertainment, care, environment, security, comfort and convenience, we continued to develop the “Dexin Life App”, and a “Smart Companion Service System” by utilizing our information technology capabilities. With the “four” technical solutions adopted, including intelligent equipment, online mobility, real-time dynamics, and digital visualization, this system focused on achieving and improving smart quality control, smart services, smart IoT and smart data, which helped reduce labor costs and improve service quality, thereby further improving the level of satisfaction of property owners. Revenue from the smart community solutions purchased by the developers from us for our contracted properties under management in the Reporting Period was approximately RMB24.5 million, representing an increase of 7.9% as compared with the 2020 Interim Period.

**多元物業及服務組合。**由於我們所管理的大多數住宅物業定位於具有升級居住需求的中高端客戶，因此，我們專注於提供能夠滿足該等物業業主需求的優質物業管理服務。我們也將業務延伸至非住宅。2021年上半年，我們持續豐富我們的非住宅物業組合，且於2021年6月30日，我們新增加了13個非住宅項目，此後，我們進一步將服務延伸至產業園區及市政設施。

**提高管理效能的智能社區解決方案。**住建部於若干其他部門於2020年聯合發佈《關於推動物業服務企業加快發展線上線下生活服務的意見》。我們通過我們的附屬公司杭州悉爾科技有限公司提供智能社區解決方案，提供(i)訪客、車輛通行、秩序維護及能源管理方面的社區管理工具；及(ii)數據處理能力，以將業務經營過程中收集的數據轉化為可用分析及改善客戶生活體驗的信息，減少我們對人工的依賴。此外，樓宇管理系統能夠實時監控能源消耗水平，使我們能夠及時發現我們業務經營中的能源浪費，優化公共資源使用及節約能源。圍繞服務區域的生活、娛樂、頤養、環境、安全、舒適、便捷為主題，繼續研發「德信生活APP」，利用信息科技能力構建「智慧知己服務體系」。該體系通過設備智能化、線上移動化、實時動態化、數字可視化的「四化」技術手段，核心把控智慧品控、智慧服務、智慧物聯、智慧數據，完善「四智」建設，實現降低人力成本，提升服務質量的目的，進一步增強業主滿意度。於本報告期間，我們訂約的管理之物業的開發商已向我們購買的智能社區解決方案收入約人民幣24.5百萬元，較2020年中期增長7.9%。

**Experienced and professional management team.** We continued to strengthen the corporate culture of “Right Attitude, Right Direction, Right Product” (樹正氣走正道做正品), under which the whole senior management and frontline managers have been taking practical actions to fulfil the duties of services. A series of training programs, such as “Eaglet Program” (雛鷹計劃), “Falcon Program” (獵鷹計劃), “Hawk Program” (戰鷹計劃) and “Eagle Program” (雄鷹計劃), are rolled out for new recruits for specific projects, which aimed to improve our frontline and fundamental service capabilities.

In addition, considering the rapid development in the industry, Dexin Services continued with scientific and technological innovation and talent upgrade to ensure that it has a diversified talent pool to provide customers with better services. In recognizing talents as the most valuable assets, we always provide a wealth of diverse learning resources. Therefore, everyone in Dexin Services, including interns, new recruits, or professionals, can fully develop their future-focused professional skills and professionalism, and eventually has an extraordinary career journey. Dexin Services has signed university-enterprise cooperation agreements with tertiary educational institutions such as Xiamen University, pursuant to which our collaboration with more tertiary institutions will help broaden students’ horizon in order to cultivate high-quality and high-level remarkable talents with interdisciplinary knowledge mindsets and capabilities.

## FUTURE PROSPECTS AND STRATEGIES

Looking into the second half of 2021, we believe that the scale expansion remains to be an important theme of industry development, as a result of the advancing momentum of capital and the accelerating business concentration. The level of technological applications is deepened to promote the smart applications, improve service quality, and optimize integration costs, which also represents an important avenue to improve our profitability.

**經驗豐富的專業管理團隊。**我們繼續強化「樹正氣走正道做正品」的企業文化，從高層團隊到基層管理者都用實際行動踐行服務的使命。針對新入職項目員工開展雛鷹計劃，獵鷹計劃，戰鷹計劃，雄鷹計劃等一系列培訓計劃，旨在提升我們的基層和基礎服務能力。

另外，在行業快速發展的趨勢下，德信服務不斷進行科技創新和人才升級，以確保擁有多元化的人才為客戶提供更好的服務。我們始終把人才作為最寶貴的財富並提供豐富多元的學習資源，因此無論是實習生、職場新生或是專業人士，均可以充分培養自己聚焦未來的專業技能和職業素養，在德信服務擁有一段非凡的職場旅程。德信服務與廈門大學等高等院校簽署校企合作協議，通過與更多院校的合作，拓展學生視野，致力於培養具備複合型知識體系與能力、高素質高層次的傑出人才。

## 未來展望與戰略

展望2021年下半年，由於資本力量的推動和行業集中化加速，規模擴增依然是行業發展的重要主題。通過深化科技應用推進智慧化建設工作，提升服務質量，優化集約成本，也是企業提高盈利空間的重要舉措。

### To increase the density of regional projects under the strategy of focusing on market development in cities

We will continue to focus on the market development in Zhejiang Province and further expand our market presence in the Yangtze River Delta Region. Specifically, by taking advantage of our strong market operation capability in Hangzhou, Wenzhou and Jinhua, where we have more projects, we will participate in more tenders for second-hand projects and increase our management density in the regions. Meanwhile, to open up new market shares, we are penetrating into and establishing business outposts in towns and counties in proximity to the cities where we already have business presence in the Yangtze River Delta Region. Furthermore, we plan to continue our expansion into central cities that demonstrate rapid economic development and urbanization, such as Zhengzhou, Wuhan and Xi'an.

### To enhance product and service capacities by strategically developing unique features

As a leading brand operating property services in the marketized manner, Dexin Services has successfully secured projects in a diversity of business types, including residential properties, commercial offices, urban infrastructure, industrial parks, schools and hospitals. In upholding our service philosophy of "Your Life Companion", we will further upgrade our residential service standards, and establish a more professional service system and commercial operation system in property types such as commercial offices and urban infrastructure which have higher profit margins, so as to cultivate our competitive operational capabilities. We aspire to develop premium benchmark projects to improve customer satisfaction and expand brand awareness.

### To counter unstable pandemic conditions by upgrading our technology-enabled services

We plan to increase investments in empowering properties with technologies in the second half of the year by introducing the "Dexin Living Home" (德信生活家) application to improve business processes and user experiences, while simultaneously enhancing efficiency of operation management at lower costs. Our subsidiary Xier Technology will also further upgrade its Smart Park Solutions products by using AI technology and smart hardware devices to improve contactless service standards, including remote infrared temperature screening and barcode-based access control, to meet the management requirements for the normalized pandemic prevention and control.

### 城市深耕戰略，提升區域項目覆蓋密度

我們將持續深耕浙江省市場，進一步擴大在長三角市場的影響力。具體而言，我們將在杭州、溫州、金華等已有較多項目的城市，發揮市場化運營能力強的優勢，參與更多二手項目的投標，提高區域的管理密度。同時在長三角區域內已進駐城市的周邊地、縣進行滲透和下沉，打開新的市場空間。我們還計劃向經濟發展迅速、城鎮化加快的中心城市進行持續擴張，如鄭州、武漢、西安等。

### 戰略佈局特色業態，提升產品服務力

作為一家物業服務市場化運營領先的品牌企業，德信服務已成功進駐住宅、商業寫字樓、城市公建、產業園、學校、醫院等多元化業務項目。我們將秉承「做你的生活知己」服務理念，進一步升級住宅的服務標準，並在商業寫字樓、城市公建場館等具有較高利潤率的細分業態領域，建立更專業的服務體系、商業運營體系，培育具有競爭力的運營能力。通過打造優質標桿項目，提升客戶滿意度，擴大品牌知名度。

### 升級科技服務水平，應對疫情防控反覆

我們將在下半年加大物業科技化的投入力度，我們計劃推出「德信生活家」應用程序改善業務流程和提升用戶體驗，並同步實現運營管理的降本增效。我們的附屬公司悉爾科技也將進一步升級其智慧園區解決方案的產品，利用AI技術以及智能硬件設備完善非接觸式服務標準，如紅外遠程測溫、掃碼通行，應對疫情防控常態化的管理需求。

## To strengthen community value-added services while developing new business lines

In terms of community value-added services, the Group will promote innovation in the smart living service business based on the high-frequency living needs of property owners to maintain the Company's profitability. We plan to leverage the technical advantages of our national high-tech enterprise status to provide the developers and government with integrated solutions for smart communities, including hardware and software, thereby becoming a solution provider, service provider and project implementation provider for smart living in the future; meanwhile, we will expand property sales and assistance services by utilizing our close ties with property developers and good understanding of property owners; and we will integrate supply chain resources based on customer needs to create a one-stop platform for integrated user services, forming a diversified service system to cover the life of property owners.

## FINANCIAL REVIEW

### Revenue

For the Reporting Period, revenue of the Group amounted to approximately RMB456.4 million (2020 Interim Period: RMB271.9 million), representing an increase of 67.9% as compared with the 2020 Interim Period. The Group's revenue was derived from three major business lines: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

The following table sets forth a breakdown of our revenue by business line for the periods indicated, both in absolute amount and as a percentage of total revenue:

		For the six months ended 30 June 截至6月30日止六個月			
		2021 2021年		2020 2020年	
		(RMB in thousands, except for percentages) (人民幣千元，百分比除外)			
Property management services	物業管理服務	242,255	53.0%	165,669	60.9%
Value-added services to non-property owners	非業主增值服務	109,340	24.0%	68,129	25.1%
Community value-added services	社區增值服務	104,837	23.0%	38,052	14.0%
<b>Total</b>	<b>總計</b>	<b>456,432</b>	<b>100.0%</b>	<b>271,850</b>	<b>100.0%</b>

## 發力增值服務板塊，培育新興業務線

在社區增值服務方面，本集團將圍繞業主高頻生活需求，促進智慧生活服務業務創新，來保持公司的盈利能力。我們計劃發揮服務集團旗下國家級高新技術企業的技術優勢，為開發商和政府提供包括硬件和軟件在內的智慧社區綜合解決方案，成為未來智慧生活的方案解決商、服務提供商和項目實施商；同時憑借我們與物業開發商的緊密聯繫及對業主的熟悉程度，擴展物業銷售及協銷服務；以及我們將整合供應鏈資源，根據客戶的需求，打造一站式用戶綜合服務平台，形成覆蓋業主生活的多元化服務體系。

## 財務回顧

### 收入

於本報告期間，本集團實現收入約人民幣456.4百萬元（2020年中期：人民幣271.9百萬元），較2020年中期增加67.9%。本集團的收入來自三條主要業務線：(i)物業管理服務；(ii)非業主增值服務；及(iii)社區增值服務。

下表載列所示期間按業務線劃分的收入明細（以絕對金額及佔總收入的百分比列示）：

## Property Management Services

During the Reporting Period, revenue from property management services amounted to approximately RMB242.3 million, representing an increase of 46.2% as compared with approximately RMB165.7 million in the 2020 Interim Period. As at 30 June 2021, the Group had a total GFA under management of approximately 28.0 million sq.m., representing an increase of 5.5 million sq.m. or 24.4% as compared with approximately 22.5 million sq.m. in the 2020 Interim Period. The increase was primarily attributable to the increase in projects delivered by Dexin Group, as well as the increase in business with independent third-party property developers.

A majority of our revenue from property management services is generated from services provided to properties developed by independent third-party property developers. As at 30 June 2021, we had 125 properties under our management that were developed by independent third-party property developers with a total GFA under management of approximately 18.2 million sq.m..

The following table sets forth a breakdown of our total GFA under management by property type for the periods indicated:

## 物業管理服務

於本報告期間，物業管理服務收入達約人民幣242.3百萬元，較2020年中期約人民幣165.7百萬元增加46.2%。於2021年6月30日，本集團在管總建築面積約28.0百萬平方米，較2020年中期的約22.5百萬平方米增加約5.5百萬平方米，增長率為24.4%。該增長主要歸因於德信集團交付項目的增加，以及獨立第三方物業開發商的業務增加。

我們物業管理服務的大部分收入乃產生自就獨立第三方物業開發商所開發物業提供的服務。於2021年6月30日，我們有125項在管物業由獨立第三方物業開發商開發，在管總建築面積約為18.2百萬平方米。

下表載列所示期間我們按物業類型劃分的在管總建築面積明細：

		For the six months ended 30 June 截至6月30日止六個月					
		2021 2021年			2020 2020年		
		GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Properties developed by Dexin Group	德信集團所開發物業	6,350	62,514	25.8%	5,320	43,475	26.2%
Jointly developed properties	聯合開發物業	3,412	40,375	16.7%	2,366	19,767	12.0%
Properties developed by independent third-party property developers	由獨立第三方物業開發商開發的物業	18,239	139,366	57.5%	14,862	102,427	61.8%
<b>Total</b>	<b>總計</b>	<b>28,001</b>	<b>242,255</b>	<b>100%</b>	<b>22,548</b>	<b>165,669</b>	<b>100%</b>

## Our Geographical Presence

Zhejiang Province and the Yangtze River Delta Region are among the most economically developed regions in the PRC, with higher urbanization rates and resident disposable income. According to CIA, the average residential property management fees in the Yangtze River Delta Region and Zhejiang Province were RMB2.3 and RMB2.5 per sq.m. per month in 2019, respectively, both of which were higher than the national average of RMB2.1 per sq.m. per month in 2020. Most of our service projects are concentrated in cities with higher competitive pricing levels. We continue to expand into first-tier and second-tier cities nationwide, and continue to increase the GFA under management and income from core cities outside the Yangtze River Delta Region and Zhejiang Province, further intensifying our competitive strength in the property management industry.

The following table sets forth a breakdown of our total GFA under management by region for the periods indicated:

## 我們的地理分佈

浙江及長江三角洲地區是中國經濟最發達的地區之一，城鎮化率及居民可支配收入較高。根據中指院的數據，2019年長江三角洲地區及浙江省的平均住宅物業管理費分別為每月每平方米人民幣2.3元及人民幣2.5元，均高於2020年國家水平（每月每平方米2.1元人民幣）。我們服務的項目大部分依據在收費水平競爭力較高的城市。我們不斷佈局全國一二線城市，不斷擴大浙江及長江三角州外的核心城市的在管面積及收入，使得我們於物管行業更具競爭力。

下表載列所示期間我們按區域劃分的在管總建築面積：

		For the six months ended 30 June 截至6月30日止六個月					
		2021 2021年			2020 2020年		
		GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Zhejiang Province	浙江省	18,623	183,669	75.8%	14,267	111,858	67.5%
Yangtze River Delta Region (excluding Zhejiang Province)	長江三角洲地區 (不包括浙江省)	8,394	53,753	22.2%	7,096	49,341	29.8%
Other regions	其他地區	984	4,833	2.0%	1,185	4,470	2.7%
<b>Total</b>	<b>總計</b>	<b>28,001</b>	<b>242,255</b>	<b>100%</b>	<b>22,548</b>	<b>165,669</b>	<b>100%</b>

## Portfolio of Properties under Management

While the majority of properties under our management are primarily attributable to residential properties, we continuously sought to provide property management services to non-residential properties in the Reporting Period. The non-residential properties under our management are diverse, including commercial complexes, office buildings, schools, hospitals, industrial properties and municipal facilities. We believe that by accumulating our experience and recognition for the quality of our property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties under management and further enlarge our customer base. The following table sets forth the total GFA under management for the periods indicated:

## 在管物業組合

儘管我們在管的大部分源自住宅物業，我們在本報告期間仍不斷尋求為非住宅物業提供物業管理服務。我們在管的非住宅物業非常豐富，包括商業綜合體、寫字樓、學校、醫院、產業園及市政設施。我們相信，憑藉我們在為住宅及非住宅物業提供優質物業管理服務時積累的經驗及聲譽，我們將能繼續在多元化物業組合及進一步擴大我們的客戶群。下表載列我們截至所示期間的在管總建築面積：

		For the six months ended 30 June 截至6月30日止六個月					
		2021 2021年			2020 2020年		
		GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比	GFA 建築面積 '000 sq.m. 千平方米	Revenue 收入 RMB'000 人民幣千元	Percentage 佔比
Residential properties	住宅	20,426	166,548	68.7%	17,008	113,026	68.2%
Non-residential properties	非住宅	7,575	75,707	31.3%	5,540	52,643	31.8%
<b>Total</b>	<b>合計</b>	<b>28,001</b>	<b>242,255</b>	<b>100.0%</b>	<b>22,548</b>	<b>165,669</b>	<b>100.0%</b>

## Value-added Services to Non-property Owners

We offer a series of value-added services to non-property owners, which primarily include property developers. These services include (i) sales office management services; (ii) preliminary planning and design consultancy services; (iii) property inspection and repair services; and (iv) commercial consulting services. In the Reporting Period, revenue from value-added services to non-property owners was approximately RMB109.3 million, representing an increase of 60.5% compared with the 2020 Interim Period as a result of: (1) the increase in the value-added services businesses, such as the provision of sales office management services, as well as preliminary planning and design consultancy services to non-property owners; and (2) the newly commenced consulting services to operators of commercial complexes and serviced apartments from property management and operation perspectives since the second half of 2020, resulting in an increase in revenue from value-added services to non-property owners in the Reporting Period.

## Community Value-added Services

In terms of community value-added services, we offer a wide variety of community value-added services to make the living more convenient and to foster community attachment and sense of belonging. Customers of our community value-added services primarily include property owners, residents and property developers. These services primarily include (i) smart community solutions; (ii) property sales and assistance services; (iii) common area value-added services; (iv) clubhouse services; (v) home decoration services; and (vi) community retail and home services. During the Reporting Period, revenue from community value-added services was approximately RMB104.8 million, representing an increase of 175.1% as compared with approximately RMB38.1 million in the 2020 Interim Period. Such increase was primarily generated by the apartments property sales and assistance services commenced since the second half of 2020, in which we achieved greater growth attributable to our more mature team, alongside an increase in revenue from home decoration services during the Reporting Period.

## 非業主增值服務

我們向非業主（主要包括物業開發商）提供系列增值服務。該等服務包括：(i)案場服務；(ii)前介服務；(iii)房檢房修服務；及(iv)商業諮詢服務。於本報告期間內，非業主增值服務收入約人民幣109.3百萬元，較2020年中期增長60.5%，此乃由於：(1)增值服務業務增加，如向非業主提供的案場服務及前介服務；及(2)自2020年下半年向新啟動的商業綜合體及服務式公寓的經營者提供有關物業管理和運營的諮詢服務，令本報告期間的非業主增值服務收入增加。

## 社區資源增值服務

就社區增值服務而言，我們提供範圍廣泛的社區增值服務，使其生活更便捷，培養社區情感及歸屬感。我們社區增值服務的客戶主要包括業主、住戶以及物業開發商。該等服務主要包括(i)智能社區解決方案；(ii)物業銷售及協銷服務；(iii)公共區域增值服務；(iv)會所服務；(v)美居服務；及(vi)社區零售和家居服務。於本報告期間，社區增值服務收入達約人民幣104.8百萬元，較2020年中期約人民幣38.1百萬元增加175.1%。該增長主要由於我們自2020年下半年開展公寓物業銷售及協銷售業務，且我們由於團隊成熟，取得較大的增長；同時我們的美居業務收入於報告期間有所增加。



## Cost of Sales

The cost of sales of the Group is primarily comprised of (i) staff cost; (ii) security, cleaning and greening costs; and (iii) utilities and maintenance costs. For the Reporting Period, the cost of sales of the Group was approximately RMB290.9 million, representing an increase of 57.2% as compared with the 2020 Interim Period. The growth rate of cost of sales was slightly lower than that of revenue, which was mainly attributable to the continuous control over operating cost and effective cost reduction.

## Gross Profit and Gross Profit Margin

Based on the abovementioned factors, the gross profit of the Group was approximately RMB165.5 million for the Reporting Period, representing a significant increase of 90.9% as compared with approximately RMB86.7 million in the 2020 Interim Period. The gross profit margin increased from 31.9% for the 2020 Interim Period to 36.3% for the Reporting Period.

The following table sets forth the gross profit margin by business segment for the periods indicated:

## 銷售成本

本集團的銷售成本主要包括(i)員工成本；(ii)秩序維護、清潔及綠化成本；(iii)公用事業及維護成本等。本報告期間，本集團的銷售成本為約人民幣290.9百萬元，較2020年中期增加57.2%。銷售成本增長率略低於收入增長率，主要因為經營成本管控持續進行，並有效降低成本。

## 毛利及毛利率

基於以上原因，本集團本報告期間的毛利為約人民幣165.5百萬元，較2020年中期約人民幣86.7百萬元大幅增長90.9%。毛利率由2020年同期的31.9%增至本報告期間的36.3%。

下表載列我們於所示期間按業務分部劃分的毛利率：

		For the six months ended 30 June 截至6月30日止六個月	
		2021 2021年	2020 2020年
Property management services	物業管理服務	27.4%	25.3%
Value-added services to non-property owners	非業主增值服務	41.7%	41.8%
Community value-added services	社區增值服務	51.2%	43.0%
<b>Total</b>	<b>總計</b>	<b>36.3%</b>	<b>31.9%</b>

Our Group's gross profit margin increased by 4.4% as compared with the 2020 Interim Period, primarily due to (i) an increase in economies of scale resulting from the increase in the GFA under our management; (ii) an increase in gross profit in community value-added services; and (iii) the successful implementation of cost-control measures with enhanced management efficiency.

本集團毛利率較2020年中期上升4.4%，主要由於(i)我們在管建築面積增加所產生的規模經濟有所增加；(ii)社區增值服務的毛利有所增加；以及(iii)我們成功實施成本控制措施，管理效率有所提高。

Our gross profit margin of property management services increased by 2.1%, primarily because of the increase in the average monthly property management fee for our newly delivered properties under management, as well as the increase in the efficiency of our economies of scale and cost-control measures.

Gross profit margin for community value-added services increased by 8.2%, primarily because we upgraded the purchase and resale service model to the commission-based service model, which greatly reduced the cost of such services provided by us.

### Other Income

Other income decreased from approximately RMB3.8 million for the 2020 Interim Period to approximately RMB3.7 million for the Reporting Period, primarily due to the decrease in government grants received.

### Other gains-net

For the Reporting Period, the Group recorded other gains-net of approximately RMB0.2 million (2020 Interim Period: approximately RMB1.8 million), primarily due to the decrease of fair value gains on financial assets at fair value through profit or loss during the Reporting Period.

### Selling and Marketing Expenses

The selling and marketing expenses of the Group increased from approximately RMB2.9 million for the 2020 Interim Period to approximately RMB4.3 million for the Reporting Period, representing an increase of 48.3%, primarily due to (i) an increase in the number of employees we hired due to our scale expansion; and (ii) an increase in expenses paid to sales support and marketing personnel in line with revenue growth and business expansion.

### Administrative Expenses

The administrative expenses of the Group increased from approximately RMB34.7 million for the 2020 Interim Period to approximately RMB69.6 million for the Reporting Period, representing an increase of 100.6%, which was primarily due to (i) the increase in employee benefit expenses and (ii) the listing expenses of RMB12.4 million for our listing recognized in profit or loss during the Reporting Period.

我們的物業管理服務毛利率上升2.1%，主要由於我們新交付的在管物業的月均物業管理費增加，以及我們的規模經濟及成本控制措施提升了效率。

社區增值服務毛利率增長8.2%，其主要是由於我們將購買和轉售服務模式升級為基於佣金的服務模式，這大大降低了我們提供此類服務的成本。

### 其他收入

其他收入由2020年中期的約人民幣3.8百萬元減至本報告期間的約人民幣3.7百萬元，主要由於獲授的政府補助減少。

### 其他收益淨額

於本報告期間，本集團錄得其他收益淨額約人民幣0.2百萬元（2020年中期：約人民幣1.8百萬元），主要由於本報告期間，以公允價值計量且其變動計入損益的金融資產公允價值收益減少。

### 銷售及營銷開支

本集團的銷售及營銷開支由2020年中期的約人民幣2.9百萬元增加48.3%至本報告期間的約人民幣4.3百萬元，主要由於(i)業務規模擴大導致我們僱用的員工人數增加；及(ii)支付予銷售支持和營銷人員的費用隨著收入增長和業務擴張而增加。

### 行政開支

本集團的行政開支由2020年中期的約人民幣34.7百萬元增加100.6%至本報告期間的約人民幣69.6百萬元。主要由於(i)僱員福利開支增加；及(ii)於本報告期間就上市確認上市開支人民幣12.4百萬元。

### Net Impairment Loss on Financial Assets

The net impairment loss on financial assets decreased from approximately RMB3.5 million for the 2020 Interim Period to approximately RMB2.7 million for the Reporting Period, primarily due to the greater efforts in collecting long-term trade receivables generated by property management services, sales office management services and preliminary planning and design consultancy services.

### Finance income-net

The finance income-net of the Group increased from approximately RMB0.3 million for the 2020 Interim Period to RMB0.9 million for the Reporting Period, representing an increase of 200.0%. Such increase was primarily attributable to the increase in interest income from bank deposits.

### Income Tax Expenses

The income tax expenses of the Group significantly increased by 82.8% from approximately RMB11.6 million for the 2020 Interim Period to approximately RMB21.2 million for the Reporting Period with the income tax rate of 22.6% (2020 Interim Period: 22.5%), which remained comparatively stable period-on-period.

### Profit

As a result of the foregoing, the Group's net profit was approximately RMB72.6 million for the Reporting Period, representing an increase of 81.5% as compared with that of approximately RMB40.0 million for the 2020 Interim Period. Net profit margin was 15.9%, representing an increase of 1.2% as compared with that of 14.7% for the 2020 Interim Period. The profit attributable to the owners of the Company increased by approximately 73.1% from approximately RMB37.6 million for the 2020 Interim Period to approximately RMB65.1 million for the Reporting Period.

The basic and diluted earnings per share of the Company were RMB0.09 per Share.

### 金融資產減值虧損淨額

金融資產減值虧損淨額由2020年中期的約人民幣3.5百萬元減少至報告期間的約人民幣2.7百萬元，主要由於我們加強了物業管理服務、案場服務以及前介服務產生的長期貿易應收賬款的追收工作。

### 融資收入淨額

本集團的融資收入淨額由2020年中期的約人民幣0.3百萬元，增加至本報告期間人民幣0.9百萬元，增幅200.0%。該增加主要是由於銀行存款利息收入增加所致。

### 所得稅開支

本集團的所得稅開支由2020年中期的約人民幣11.6百萬元大幅增加82.8%至本報告期間的約人民幣21.2百萬元，所得稅率為22.6% (2020年中期：22.5%)，基本同比相比比較平穩。

### 利潤

基於上述原因，本集團本報告期間的利潤淨額約為人民幣72.6百萬元，較2020年中期的約人民幣40.0百萬元增長81.5%。淨利潤率為15.9%，較2020年中期的14.7%增加1.2%，本公司擁有人應佔利潤由2020年中期的約人民幣37.6百萬元增加約73.1%至本報告期間的約人民幣65.1百萬元。

本公司的每股基本及攤薄盈利為每股股份人民幣0.09元。

## LIQUIDITY AND CAPITAL RESOURCES

The Group pursues a prudent treasury management policy and actively manages its liquidity position to cope with daily operation and any demands for capital for future development. Also, the Group actively reviews and manages its capital structure on a regular basis to maintain the advantages and security of a strong capital position and adjust the capital structure in response to changes in economic conditions.

The Group's principal sources of liquidity come from the proceeds from our business operations. The majority of the Group's cash and cash equivalents are denominated in RMB, which amounts to RMB254.1 million as at 30 June 2021, representing an increase of 10.7% from RMB229.5 million as at 31 December 2020.

As at 30 June 2021, the Group's current ratio (current assets/current liabilities) was 1.4 times (31 December 2020: 1.2 times). As at 30 June 2021, the Group did not have any bank borrowings and the gearing ratio (total borrowings divided by total equity) was nil.

### Trade and other receivables and prepayments

As at 30 June 2021, trade and other receivables and prepayments amounted to RMB274.4 million, representing an increase of 52.4% from RMB180.0 million as at 31 December 2020, which was primarily attributable to the scale expansion and business growth of the Group.

### Trade and other payables

As at 30 June 2021, trade and other payables amounted to RMB241.8 million, representing an increase of 16.6% as compared with RMB207.3 million as at 31 December 2020, which was primarily attributable to the scale expansion of the Group due to the increase in the GFA under management and subcontracting of more services to independent third-party service providers.

### Foreign exchange risk

Substantially all of the Group's revenues and expenditures are denominated in RMB. As at 30 June 2021, the Group has not entered into any hedging transactions. The Group manages its foreign exchange risk by closely monitoring the movement of the foreign exchange rates and will consider hedging significant foreign currency exposure should the need arise.

## 流動資金及資本資源

本集團奉行審慎的庫務管理政策，並積極管理其流動資金狀況，以應付日常營運及任何未來發展的資金需求。此外，本集團定期積極檢討及管理其資本結構，以維持強大的資本狀況的優勢及安全性，並根據經濟狀況的變動調整資本結構。

本集團流動資金的主要來源為業務經營所得款項。本集團的現金及現金等價物大部分為人民幣，於2021年6月30日達人民幣254.1百萬元，較2020年12月31日人民幣229.5百萬元增加10.7%。

於2021年6月30日，本集團的流動比率（流動資產／流動負債）為1.4倍（2020年12月31日：1.2倍）。於2021年6月30日，本集團並無任何銀行借款，且資本負債比率（借款總額除以權益總額）為零。

### 貿易及其他應收款項以及預付款項

於2021年6月30日，貿易及其他應收款項以及預付款項為人民幣274.4百萬元，較2020年12月31日的人民幣180.0百萬元增長52.4%，主要由於本集團業務規模擴張及業務增長所致。

### 貿易及其他應付款項

於2021年6月30日，貿易及其他應付款項為人民幣241.8百萬元，較2020年12月31日的人民幣207.3百萬元增長16.6%，主要由於在管建築面積增加導致本集團業務規模擴張及將更多服務分包予獨立第三方服務提供商所致。

### 外匯風險

本集團的絕大部分收入和支出均以人民幣計值。於2021年6月30日，本集團並未訂立任何對沖交易。本集團透過密切監察外匯匯率變動管理外匯風險，必要時亦會考慮對沖重大外匯敞口。

## CAPITAL COMMITMENTS

As at 30 June 2021, the Group had no capital commitments.

## CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As at 30 June 2021, the Company, its subsidiaries and associates did not have any financial guarantees, mortgage nor guarantees for loans, nor other significant contingent liabilities.

## SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

During the Reporting Period, the Group did not make any significant investments and there were no other material acquisitions and disposals of subsidiaries, associates or joint ventures by the Group.

## FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group intends to utilise part of the net proceeds raised from the listing to acquire or invest in other property management companies as part of our strategies to expand our business scale and market share. As at the date of this report, the Group did not have any other future plans for material investments or acquisition of capital assets.

## 資本承擔

於2021年6月30日，資本承擔為零。

## 或然負債及抵押資產

於2021年6月30日，本公司、其附屬公司及聯營公司並無支付任何財務擔保、為貸款提供擔保或按揭，亦無其他重大或然負債。

## 重大投資、重大收購及出售附屬公司、聯營公司及合營企業

本報告期間，本集團並無作出任何重大投資，亦無其他重大收購及出售附屬公司、聯營公司及合營企業。

## 重大投資的未來計劃

本集團擬將部分上市所籌集的所得款項淨額用於收購或投資其他物業管理公司，作為我們擴大業務規模及市場份額策略的一部分。於本報告日期，本集團並無任何其他重大投資或收購資本資產的未來計劃。

## USE OF PROCEEDS FROM THE GLOBAL OFFERING

The Company's Shares have been listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "Stock Exchange") since 15 July 2021 (the "Listing Date").

Net proceeds from the initial public offering (the "Global Offering") received by the Company were approximately HK\$694.6 million with 1,000,000,000 new ordinary Shares issued. On 15 July 2021, the Company also received net proceeds of HK\$763.5 million with 16,851,000 ordinary Shares issued from the full exercise of Over-allotment Option.

The total amount of net proceeds from the Global Offering of approximately HK\$763.5 million are proposed to be used for the purposes and in the amounts (adjusted on pro rata basis based on the actual net proceeds) as disclosed in the prospectus of the Company dated 29 June 2021 (the "Prospectus") as follows:

## 全球發售所得款項用途

本公司股份自2021年7月15日(下稱「上市日期」)起在香港聯合交易所有限公司(下稱「聯交所」)主板上市。

本公司收到的首次公開發售(下稱「全球發售」)所得款項淨額約為694.6百萬港元，已發行的新普通股股數為1,000,000,000股。2021年7月15日，本公司亦收到763.5百萬港元的所得款項淨額，因全面行使超額配股權而發行的普通股股數為16,851,000股。

約763.5百萬港元的全球發售所得款項總淨額擬用於本公司2021年6月29日的招股說明書(下稱「招股說明書」)所披露的用途和金額(根據實際所得款項淨額按比例調整)，具體如下：

Purpose	用途	Percentage of total amount of net proceeds 佔所得款項總淨額的百分比 (approx.) (約)	Amount of net for usage of proceeds 所得款項淨額 HK\$ million 百萬港元	Expected timeline 所得款項預計使用時間表 (附註)
1. Expand our business scale and market share through multiple channels	1. 通過多渠道擴充業務規模及提高市場份額	65%	496.0	By December 2024 2024年12月前
2. Diversify and expand our service offerings	2. 多元化及擴展服務產品	10%	76.4	By December 2024 2024年12月前
3. Invest in information technologies and our internal management system(s) to improve service quality and customer experience	3. 投資信息技術和內部管理系統，以此改善服務質量和客戶體驗	10%	76.4	By December 2024 2024年12月前
4. Improve human resource management and enhance corporate culture	4. 完善人力資源管理並提升企業文化	5%	38.3	By December 2024 2024年12月前
5. Working capital and other general corporate purposes	5. 營運資金和其他一般企業用途	10%	76.4	By December 2024 2024年12月前
<b>Total</b>	<b>合計</b>	<b>100%</b>	<b>763.5</b>	<b>—</b>

**Note:** The expected timeline was based on the Company's estimation of future market conditions and business operations, and remains subject to change based on actual market conditions and business needs.

**附註：**預計時間表基於本公司對未來市場狀況和業務運營的估計情況，並可能根據實際市場狀況和業務需求進行變更。

As at 30 June 2021, as the Global Offering had not been completed, the net proceeds from the Global Offering have not been utilized. The net proceeds are intended to be used according to the purposes as stated in the Prospectus.

## CHANGE OF DIRECTORS' INFORMATION

During the Reporting Period, there were no changes in the Directors' information which are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules.

## CONTINUING DISCLOSURE OBLIGATION PURSUANT TO THE LISTING RULES

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

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

The Shares had not been listed on the Stock Exchange as at 30 June 2021. As at the Latest Practicable Date, the interests and short positions of Directors or chief executives of the Company in the Shares, underlying Shares or debentures of the Company and any of its associated corporations (within the meaning of Part XV of the SFO), which were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules, were as follows:

於2021年6月30日，由於全球發售尚未完成，因此尚未動用全球發售所得款項淨額。所得款項淨額擬按照招股說明書所述用途進行使用。

## 董事信息的變更

本報告期間，根據《上市規則》第13.51B(1)條須予以披露的董事信息無任何變更。

## 根據《上市規則》的持續披露義務

除本報告所披露者外，本公司並無根據《上市規則》第13.20條、第13.21條及第13.22條需承擔的任何其他披露義務。

## 董事及最高行政人員在本公司及其相聯公司中的股份、相關股份及債券權益和淡倉

股份於2021年6月30日尚未在聯交所上市。於最後實際可行日期，本公司董事或最高行政人員在本公司及其任何相聯公司(定義見《證券及期貨條例》第XV部)中的股份、相關股份或債券權益和淡倉須進行以下各項：(i)根據《證券及期貨條例》第XV部第7分部和第8分部通知本公司和聯交所(包括根據《證券及期貨條例》的規定所持有或視為持有的權益或淡倉)，或(ii)登記在本公司根據《證券及期貨條例》第352條備存的登記冊中，或(iii)根據《上市規則》附錄10所載的《上市發行人董事進行證券交易的標準守則》(下稱「《標準守則》」)通知本公司和香港聯交所如下：

(i) Interest in Shares of the Company

(i) 在本公司中的股份權益

Name of Director 董事姓名	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest 權益的概約百分比
Mr. Hu Yiping (“Mr. Hu”) 胡一平先生(「胡先生」)	Interest in controlled corporation <sup>(2)</sup> 受控制法團權益 <sup>(2)</sup> Interest of spouse <sup>(2)</sup> 配偶的權益 <sup>(2)</sup>	529,202,279(L)	52.04%

Notes:

- (1) The letter “L” denotes the person’s long position in our Shares.
- (2) Shengfu International Limited (“Shengfu International”) is owned as to 91.6% by Mr. Hu and 8.4% by Ms. Wei Peifen (“Ms. Wei”), the spouse of Mr. Hu. By virtue of the SFO, Mr. Hu and Ms. Wei are deemed to be interested in the Shares held by Shengfu International.

附註：

- (1) 字母「L」表示該人士在股份中所持的好倉。
- (2) 盛富國際有限公司(「盛富國際」)分別由胡先生(91.6%)及胡先生的配偶魏佩芬女士(8.4%)(下稱「魏女士」)所持有。根據《證券及期貨條例》，胡先生及魏女士被視為在盛富國際持有的股份中擁有權益。

(ii) Interest in associated corporations of the Company

(ii) 在本公司相聯公司中的權益

Name of Director 董事姓名	Name of associated corporation 相聯公司名稱	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的 股份數目 <sup>(1)</sup>	Approximate percentage of interest 權益的 概約百分比
Mr. Hu 胡先生	Shengfu International 盛富國際	Beneficial owner 實益擁有人	458(L)	91.6%

Note:

- (1) The letter “L” denotes the person’s long position in the shares of the associated corporation.

附註：

- (1) 字母「L」表示該人士在相聯公司股份中所持的好倉。



Save as disclosed above and to the best knowledge of the Directors, as at the date of this report, none of the Directors or chief executives of the Company has any interests and/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 were required to be (i) notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or (ii) entered in the register kept by the Company pursuant to section 352 of the SFO, or (iii) notified to the Company and the Stock Exchange under the Model Code.

除上文所披露者及據董事所知，於本報告日期，本公司董事或最高行政人員均未持有本公司或其相聯公司（定義見《證券及期貨條例》第XV部）的任何股份、相關股份或債券權益及／或淡倉須進行以下各項：(i)根據《證券及期貨條例》第XV部第7分部及第8分部通知本公司和聯交所（包括根據《證券及期貨條例》的規定所持有或視為持有的權益或淡倉），或(ii)登記在本公司根據《證券及期貨條例》第352條備存的登記冊中，或(iii)根據《標準守則》通知本公司和聯交所。

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

So far as is known to any Director or chief executive of the Company, as at the Latest Practicable Date, the following corporations/persons (other than the Directors or chief executives of the Company) had interests of 5% or more in the issued Shares of the Company according to the register of interests required to be kept by the Company under section 336 of the SFO:

## 大股東在股份和相關股份中的權益和淡倉

就本公司任何董事或最高行政人員所知，於最後實際可行日期，根據本公司按照《證券及期貨條例》第336條備存的權益登記冊，以下公司／人士（本公司董事或最高行政人員除外）在本公司已發行股份中擁有5%或以上權益：

Name of corporation/person 公司名稱／人士姓名	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest <sup>(4)</sup> 權益的概約百分比 <sup>(4)</sup>
Shengfu International <sup>(2)</sup> 盛富國際 <sup>(2)</sup>	Beneficial owner 實益擁有人	529,202,279(L)	52.04%
Mr. Hu <sup>(2)</sup> 胡先生 <sup>(2)</sup>	Interested in controlled corporation 受控制法團權益	529,202,279(L)	52.04%
Ms. Wei <sup>(2)</sup> 魏女士 <sup>(2)</sup>	Interest of spouse 配偶的權益	529,202,279(L)	52.04%
Kaibang International Limited 凱邦國際有限公司	Beneficial owner 實益擁有人	129,629,630(L)	12.75%
HONG KONG MEI LUN INT'L CO., LIMITED ("HK Mei Lun") <sup>(3)</sup> 香港美侖國際有限公司 (下稱「香港美侖」) <sup>(3)</sup>	Beneficial owner 實益擁有人	53,418,803(L)	5.25%

Name of corporation/person 公司名稱／人士姓名	Nature of interest 權益性質	Number of Shares interested <sup>(1)</sup> 擁有權益的股份數目 <sup>(1)</sup>	Approximate percentage of interest <sup>(4)</sup> 權益的概約百分比 <sup>(4)</sup>
Ms. Shen Yuehua ("Ms. Shen") <sup>(3)</sup> 沈月華女士(下稱「沈女士」) <sup>(3)</sup>	Interest in controlled corporation 受控制法團權益	53,418,803(L)	5.25%
Mr. Jin Liang ("Mr. Jin") <sup>(3)</sup> 金糧先生(下稱「金先生」) <sup>(3)</sup>	Interest of spouse 配偶的權益	53,418,803(L)	5.25%

**Notes:**

- (1) The letter "L" denotes the person's long position in our Shares.
- (2) Shengfu International is owned as to 91.6% by Mr. Hu and 8.4% by Ms. Wei, the spouse of Mr. Hu. By virtue of the SFO, Mr. Hu and Ms. Wei are deemed to be interested in the Shares held by Shengfu International.
- (3) HK Mei Lun is owned as to approximately 93.9% by Ms. Shen and 6.1% by Mr. Jin, the spouse of Ms. Shen. By virtue of the SFO, Ms. Shen and Mr. Jin are deemed to be interested in the Shares held by HK Mei Lun.
- (4) Shareholding percentages in this table may not add up to 100% due to rounding.

**附註：**

- (1) 字母「L」表示該主體在相關股份中所持的好倉。
- (2) 盛富國際分別由胡先生(91.6%)及胡先生的配偶魏女士(8.4%)所持有。根據《證券及期貨條例》，胡先生及魏女士被視為在盛富國際持有的股份中擁有權益。
- (3) 香港美倫分別由沈女士(約93.9%)及沈女士的配偶金先生(6.1%)所持有。根據《證券及期貨條例》，沈女士及金先生被視為在香港美倫持有的股份中擁有權益。
- (4) 本表中的持股比例因採取四捨五入的原則可能不等於100%。

Save as disclosed above and to the best knowledge of the Directors, as at the date of this report, no person (other than the Directors or chief executives of the Company) had registered an interest or a short position in the Shares or underlying Shares of the Company as recorded in the register required to be kept by the Company under section 336 of the SFO.

除上文所披露者外，據董事所知並根據本公司按照《證券及期貨條例》第336條備存的登記冊，於本報告日期，無任何人士(本公司董事或最高行政人員除外)登記持有本公司股份或相關股份的權益或淡倉。

## SHARE OPTION SCHEME

On 21 June 2021, the Company adopted the share option scheme (the “**Share Option Scheme**”), which falls within the ambit of, and is subject to, the requirements under Chapter 17 of the Listing Rules. The purpose of the Share Option Scheme is to recognize and acknowledge the contributions that the eligible participants had or may have made to the Group. The Directors consider that the Share Option Scheme, with its broad basis of participation, will enable the Group to reward employees, Directors and other selected participants for their contributions to the Group. It is expected that the Share Option Scheme will (i) motivate the eligible participants to optimize their performance efficiency for the benefit of the Group; and (ii) attract and retain or otherwise maintain an on-going business relationship with the eligible participants whose contributions will be beneficial to the long-term growth of the Group.

The total number of Shares which may be issued upon exercise of all options to be granted under the Share Option Scheme and any other share option schemes of the Company shall not in aggregate exceed 10% of the Shares in issue on the day on which trading of the Shares commences on the Stock Exchange, being 100,000,000 Shares, but excluding any Shares which may be issued upon the exercise of the Over-allotment Option.

The total number of Shares issued and which may fall to be issued upon exercise of the options granted under the Share Option Scheme and any other share option schemes of the Company (including both exercise and outstanding options) to each eligible participant in any 12-month period shall not exceed 1% of the total number of Shares in issue for the time being.

The Share Option Scheme will remain in force for a period of 10 years from 15 July 2021 and the options granted have a 10-year exercise period. The period during which an option may be exercised will be determined by the Board in its absolute discretion subject to compliance with the requirements under any applicable laws, regulations or rules, save that no option may be exercised more than 10 years after it has been granted.

## 購股權計劃

2021年6月21日，本公司採用購股權計劃（下稱「**購股權計劃**」），該計劃屬於《上市規則》第17章的範疇並受其規限。購股權計劃旨在確認合格參與者已對或可能已對本集團作出的貢獻。董事認為，購股權計劃憑藉其廣泛的參與基礎，將使本集團能夠獎勵員工、董事及其他選定參與者對本集團的貢獻。預計購股權計劃將：(i)激勵合格參與者為本集團的利益提高其業績效率及(ii)吸引並僱用有利於本集團長期發展的合格參與者，或者以其他方式保持與有利於本集團長期發展的合格參與者的持續業務關係。

對於根據購股權計劃及本公司任何其他購股權計劃而授出的所有購股權，因行使該等購股權而可能發行的股份總數不得超過當日股份開始於聯交所交易時已發行股份100,000,000股的10%，不包括因行使超額配股權而可能發行的任何股份。

對於任何12個月內根據購股權計劃及本公司任何其他購股權計劃而向每位合格參與者授出的購股權（包括行使及未行使購股權），因行使該等購股權而發行及可能發行的股份總數不得超過當時已發行股份總數的1%。

購股權計劃自2021年7月15日起生效，有效期為10年，所授出購股權的行使期限為10年。可行使購股權的期限將由董事會全權決定須遵守任何適用法律、法規或規則的要求，但是超過10年後承授人不得再行使購股權。

The subscription price per Share under the Share Option Scheme will be a price determined by the Directors, but shall not be less than the highest of (i) the official closing price of the Shares as stated in the Stock Exchange's daily quotations sheet on the date of grant, which must be a business day; (ii) the average official closing price of the Shares as stated in the Stock Exchange's daily quotations sheet for the five business days immediately preceding the date of grant; and (iii) the nominal value of a Share on the date of grant.

A nominal consideration of HK\$1.00 is payable upon acceptance of the grant of an option.

No options were granted, exercised, cancelled or lapsed by the Company under the Share Option Scheme during the Reporting Period and there were no outstanding share options under the Share Option Scheme during the period from 1 January 2021 and up to the date of this report.

A summary of the terms of the Share Option Scheme has been set out in the section headed "D. Share Option Scheme" in Appendix IV of the Prospectus.

## FUTURE PLANS FOR MATERIAL INVESTMENTS

The Group did not have any future plans for material investments as at the date of this report.

## MATERIAL ACQUISITIONS AND DISPOSALS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES

For the six months ended 30 June 2021, the Group did not make any material investments during the Reporting Period and there was no other material acquisition and disposal of subsidiaries, associates or joint ventures by the Group during the Reporting Period.

購股權計劃項下每股股份的認購價將由董事決定，但不得低於以下價格的最高值：(i)聯交所每日（必須是工作日）股價表在授出日期所載的股份正式收市價；(ii)授出日期前五個工作日聯交所每日股價表所載的股份平均正式收市價；及(iii)授出日期的股份面值。

承授人接納授出購股權時，須支付象徵性代價1.00港元。

報告期內，本公司未根據購股權計劃授出、行使、註銷購股權或使購股權失效，自2021年1月1日起至本報告日期止期間，購股權計劃項下並無尚未行使的購股權。

關於購股權計劃條款的概要，詳見招股說明書附錄四的「D.購股權計劃」。

## 重大投資的未來計劃

於本報告日期，本集團並無任何重大投資的未來計劃。

## 附屬公司、聯營公司和合資企業的重大收購及出售

截至2021年6月30日止六個月，本集團在報告期內未進行任何重大投資，報告期內本集團未對附屬公司、聯營公司或合資企業進行其他重大收購及出售。

## SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD

The Company was successfully listed on the Main Board of the Stock Exchange on 15 July 2021. On the Listing Date, 250,000,000 Shares were issued at an issue price of HK\$3.06 per Share by way of the Global Offering. On 11 August 2021, the Over-allotment Option had been partially exercised by the sole global coordinator (on behalf of the International Underwriters) to require the Company to allot and issue 16,851,000 Shares at a price of HK\$3.06 per Share. All the above Shares of the Company when issued rank pari passu with other Shares of the Company in issue in all respects.

## EMPLOYEES AND REMUNERATION POLICY

As at 30 June 2021, the Group had 2,801 employees in total (30 December 2020: 3,054). The Group has adopted a system of determining employees' remuneration based on the performance of employees. In general, the Group provides competitive remuneration packages to employees, which include basic salaries, performance-based awards and year-end bonus. The Group also pays social security insurance for its employees, including medical insurance, work-related injury insurance, endowment insurance, maternity insurance, unemployment insurance and housing funds. In addition, the Group has adopted the Share Option Scheme to fully enhance the enthusiasm of the Group's employees. Further details of the Share Option Scheme have been set out in the section headed "Corporate Governance and Other Information — Share Option Scheme" in this report. In terms of employee training, the Group provides continuous and systematic training to employees based on their positions and expertise, in order to enhance their expert knowledge in property management and related fields.

## 本報告期末後重大事項

本公司於2021年7月15日成功在聯交所主板上市。於上市日期，250,000,000股股份各以全球發售的形式按發售價每股3.06港元發行。於2021年8月11日，超額配股權已獲獨家全球協調人（代表國際包銷商）部分行使，以要求本公司按發售價每股3.06港元配發及發行本公司16,851,000股額外股份。本公司的上述所有股份於發行時在各方面與本公司的其他已發行股份享有同等地位。

## 僱員及薪酬政策

於2021年6月30日，本集團共2,801名僱員（2020年12月31日：3,054名僱員）。本集團已採納一套根據僱員表現釐定僱員薪酬的制度。一般而言，本集團向僱員提供具有競爭力的薪酬待遇，包括基本薪金、績效工資及年終分紅。本集團亦為本集團的僱員繳納社會保險，包括醫療保險、工傷保險、養老保險、生育保險、失業保險和住房公積金。此外，本集團採納了購股權計劃，以充分提高本集團僱員的積極性。有關購股權計劃的進一步詳情載於本報告的「公司管治和其他信息 — 購股權計劃」一節。僱員培訓方面，本集團根據僱員的職位及專長為其提供持續及系統的培訓，以提升其對物業管理及相關領域的專業知識。

## SUFFICIENCY OF PUBLIC FLOAT

Pursuant to Rule 8.08 of the Listing Rules, there must be an open market in the securities for which listing is sought and a sufficient public float of an issuer's listed securities to be maintained. This will normally mean that at least 25% of the issuer's total issued share capital must at all times be held by the public.

Based on the information available to the Company and the knowledge of the Directors, as at the date of this report, the Company has maintained the public float as required under the Listing Rules.

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

The Shares were listed on the Stock Exchange on the Listing Date and the Over-allotment Option was partially exercised on 11 August 2021. Save as disclosed above, from the Listing Date to the date of this report, neither the Company nor its subsidiaries have purchased, redeemed or sold any of its listed securities.

## INTERIM DIVIDENDS

The Board does not recommend the payment of interim dividend for the Reporting Period.

## CORPORATE GOVERNANCE

The Company recognises the importance of good corporate governance for enhancing the management of the Company as well as preserving the interests of the shareholders as a whole. The Company has adopted the code provisions as set out in the Corporate Governance Code (the "CG Code") as contained in Appendix 14 to the Listing Rules as its own code to govern its corporate governance practices.

As the Shares were not listed on the Stock Exchange as at 30 June 2021, the CG Code did not apply to the Company during the Reporting Period.

The Board will continue to review and monitor the practices of the Company with an aim to maintaining a high standard of corporate governance, and our compliance with the CG Code will be disclosed in future announcements and financial reports.

## 公眾持股量充足

根據《上市規則》第8.08條，尋求上市的證券必須有公開市場，並且發行人的上市證券必須維持足夠的公眾持股量。這通常意味著發行人已發行的股本總額中至少25%必須始終由公眾持有。

根據本公司可公開獲取的資料及就董事所知，於本報告日期，本公司具備《上市規則》規定的公眾持股量。

## 購買、出售或贖回本公司的上市證券

股份於上市日期在聯交所上市，且超額配股權於2021年8月11日獲部分行使。除上述披露外，自上市日至本報告日期，本公司及其附屬公司概無購買、贖回或出售本公司任何上市證券。

## 中期股息

董事會不建議就本報告期派付中期股息。

## 企業管治

本公司認識到，良好的企業管治對於加強本公司的管理及維護股東整體利益至關重要。本公司已採納《上市規則》附錄十四所載企業管治守則（「企業管治守則」）的守則條文，作為管治其企業管治常規的守則。

由於股份於2021年6月30日尚未在聯交所上市，企業管治守則於本報告期間內並不適用於本公司。

董事會將繼續審查及監督本公司的常規活動，以保持企業管治的高標準，並於日後的公告及財務報告內披露其遵守企業管治守則的情況。

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

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules (the “**Model Code**”) as its code of conduct regarding dealings in the securities of the Company by the Directors and the Company’s senior management who, because of his/her office or employment, is likely to possess inside information in relation to the Company’s securities.

The Shares were listed on the Stock Exchange on the Listing Date. Upon specific enquiry, all Directors confirmed that they have complied with the Model Code from the Listing Date to the date of this report.

## AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

### Audit Committee

The Audit Committee had reviewed together with the management of the Company the accounting principles and policies adopted by the Group, discussed internal controls and financial reporting matters, including a review of the unaudited condensed consolidated interim results and the interim report of the Group, for the Reporting Period, and confirmed that it has complied with all applicable accounting principles, standards and requirements and made full disclosure.

### Auditor

The interim results of the Group for the Reporting Period have not been audited but have been reviewed by the Company’s independent auditor, PricewaterhouseCoopers, 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.

## 遵守《董事進行證券交易的標準守則》

本公司已採納《上市規則》附錄十所載上市發行人董事進行證券交易的標準守則（「**標準守則**」）作為董事及本公司高級管理層買賣本公司證券的行為守則，有關董事及高級管理層由於身在其位，可能掌握有關本公司證券的內幕消息。

股份於上市日期在聯交所上市。經詳細問詢後，所有董事確認於截至上市日至本報告，彼等已遵守標準守則。

## 審計委員會及中期業績審核

### 審計委員會

審計委員會及本公司管理層已審閱本集團採納的會計原則及政策，並討論了內部控制及本報告期間的財務報告事項，包括審閱本集團的未經審核簡明綜合中期業績及中期報告，並確認其已遵守所有適用的會計原則、準則和要求，並作出充分披露。

### 核數師

本集團本報告期間之中期業績尚未經審核，惟已由本公司獨立核數師羅兵咸永道會計師事務所根據香港會計師公會頒佈的香港審閱準則第2410號「《由實體的獨立核數師執行中期財務資料審閱》」進行審閱。

## Interim Condensed Consolidated Statement of Comprehensive Income 中期簡明綜合全面收益表

		Six months ended 30 June 截至6月30日止六個月		
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)	
		Note 附註		
Revenue	收入	7	456,432	271,850
Cost of sales	銷售成本	8	(290,901)	(185,147)
Gross profit	毛利		165,531	86,703
Selling and marketing expenses	銷售及營銷開支	8	(4,277)	(2,857)
Administrative expenses	行政開支	8	(69,563)	(34,690)
Net impairment losses on financial assets	金融資產減值虧損淨額		(2,729)	(3,472)
Other income	其他收入	9	3,715	3,799
Other gains — net	其他收益淨額		236	1,808
<b>Operating profit</b>	<b>經營利潤</b>		<b>92,913</b>	51,291
Finance income	融資收入		990	2,075
Finance costs	融資成本		(113)	(1,788)
Finance income — net	融資收入淨額	10	877	287
<b>Profit before income tax</b>	<b>所得稅前利潤</b>		<b>93,790</b>	51,578
Income tax expenses	所得稅開支	11	(21,164)	(11,598)
<b>Profit for the period</b>	<b>期內利潤</b>		<b>72,626</b>	39,980
<b>Profit and total comprehensive income attributable to:</b>	<b>以下各方應佔利潤及全面收益總額：</b>			
— Owners of the Company	— 本公司擁有人		65,146	37,564
— Non-controlling interests	— 非控股權益		7,480	2,416
			<b>72,626</b>	39,980
Earnings per share (expressed in RMB per share)	每股盈利(以每股人民幣元表示)			
— Basic and diluted earnings per share	— 每股基本及攤薄盈利	12	0.09	0.05

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

上述中期簡明綜合全面收益表應與隨附附註一併閱讀。



# Interim Condensed Consolidated Balance Sheet

## 中期簡明綜合資產負債表

		Note 附註	30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
<b>Assets</b>	<b>資產</b>			
<b>Non-current assets</b>	<b>非流動資產</b>			
Property, plant and equipment	物業、廠房及設備	13	12,053	13,327
Intangible assets	無形資產		2,004	2,015
Deferred income tax assets	遞延所得稅資產		6,668	7,442
Investment in an associate	於聯營公司的投資		1,470	1,470
			<b>22,195</b>	24,254
<b>Current assets</b>	<b>流動資產</b>			
Inventories	存貨		7,722	7,647
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	14	274,439	180,048
Financial assets at fair value through profit or loss	按公允價值計量且其變動計入損益的金融資產		—	3,540
Cash and cash equivalents	現金及現金等價物	15	254,129	229,212
Restricted cash	受限制現金		242	242
			<b>536,532</b>	420,689
<b>Total assets</b>	<b>資產總值</b>		<b>558,727</b>	444,943
<b>Equity</b>	<b>權益</b>			
<b>Capital and reserves attributable to the owners of the Company</b>	<b>本公司擁有人應佔股本及儲備</b>			
Share capital	股本	16	—	—
Reserves	儲備		(167)	(167)
Retained earnings	保留收益		141,183	76,037
			<b>141,016</b>	75,870
Non-controlling interests	非控股權益		20,038	12,558
<b>Total equity</b>	<b>權益總額</b>		<b>161,054</b>	88,428

Interim Condensed Consolidated Balance Sheet  
中期簡明綜合資產負債表

		30 June 2021 2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2020 2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
		Note	
		附註	
<b>Liabilities</b>	<b>負債</b>		
<b>Non-current liabilities</b>	<b>非流動負債</b>		
Lease liabilities	租賃負債		2,626
			<b>2,053</b>
<b>Current liabilities</b>	<b>流動負債</b>		
Lease liabilities	租賃負債		2,925
Trade and other payables	貿易及其他應付款項	17	207,269
Contract liabilities	合約負債		111,845
Current income tax liabilities	即期所得稅負債		31,850
			<b>20,237</b>
			<b>395,620</b>
<b>Total liabilities</b>	<b>負債總額</b>		353,889
			<b>397,673</b>
<b>Total equity and liabilities</b>	<b>權益及負債總額</b>		444,943
			<b>558,727</b>

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

上述中期簡明綜合資產負債表應與隨附附註一併閱讀。

The interim condensed consolidated financial information on pages 31 to 58 were approved by the Board of Directors of the Company on 23 August 2021 and were signed on its behalf.

第31至58頁所載中期簡明綜合財務資料已於2021年8月23日獲本公司董事會批准並代為簽署。

**Tang Junjie**  
唐俊杰  
Director  
董事

**Zhu Xiaoli**  
朱曉莉  
Director  
董事

# Interim Condensed Consolidated Statement of Changes in Equity

## 中期簡明綜合權益變動表

		Attributable to owners of the Company 本公司擁有人應佔				Non- controlling	Total
		Share capital 股本	Reserves 儲備	Retained earnings 保留收益	Total 總計	interests 非控股權益	equity 權益總額
		RMB'000 人民幣千元 (Note 16) (附註16)	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 人民幣千元
<b>Balance at 1 January 2021</b> <b>(Audited)</b>	<b>於2021年1月1日的結餘</b> <b>(經審核)</b>	—	(167)	76,037	75,870	12,558	88,428
<b>Comprehensive income</b>	<b>全面收益</b>						
Profit for the period	期內利潤	—	—	65,146	65,146	7,480	72,626
<b>Balance at 30 June 2021</b> <b>(Unaudited)</b>	<b>於2021年6月30日的結餘</b> <b>(未經審核)</b>	—	(167)	141,183	141,016	20,038	161,054
<b>Balance at 1 January 2020</b> <b>(Audited)</b>	<b>於2020年1月1日的結餘</b> <b>(經審核)</b>	—	93,465	57,349	150,814	(1,758)	149,056
<b>Comprehensive income</b>	<b>全面收益</b>						
Profit for the period	期內利潤	—	—	37,564	37,564	2,416	39,980
<b>Transactions with owners in their capacity as owners</b>	<b>與擁有人(以彼等作為 擁有人的身份)進行的交易</b>						
Capital contribution from the then shareholder of a company now comprising the Group	本集團現時旗下公司當時 股東的注資	—	7,267	—	7,267	7,733	15,000
Transactions with non-controlling interests	與非控股權益進行的交易	—	2,728	—	2,728	(2,728)	—
		—	9,995	—	9,995	5,005	15,000
<b>Balance at 30 June 2020</b> <b>(Unaudited)</b>	<b>於2020年6月30日的結餘</b> <b>(未經審核)</b>	—	103,460	94,913	198,373	5,663	204,036

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

上述中期簡明綜合權益變動表應與隨附附註一併閱讀。

# Interim Condensed Consolidated Statement of Cash Flows

## 中期簡明綜合現金流量表

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Cash flows from operating activities</b>	<b>經營活動產生現金流量</b>		
Cash generated from operations	經營所得現金	59,653	43,487
Income tax paid	已付所得稅	(32,003)	(13,296)
<b>Net cash generated from operating activities</b>	<b>經營活動產生現金淨額</b>	<b>27,650</b>	<b>30,191</b>
<b>Cash flows from investing activities</b>	<b>投資活動產生現金流量</b>		
Proceeds from disposal of financial assets at fair value through profit or loss	出售按公允價值計量且其變動計入損益的金融資產的所得款項	69,919	205,173
Purchase of financial assets at fair value through profit or loss	購買按公允價值計量且其變動計入損益的金融資產	(66,100)	(242,550)
Purchases of property, plant and equipment	購買物業、廠房及設備	(3,066)	(3,015)
Purchases of intangible assets	購買無形資產	(362)	(339)
Interest received	已收利息	990	2,075
Loans to related parties	向關聯方提供的貸款	—	(70,000)
Repayments from related parties	關聯方還款	—	70,000
Purchases of investment properties	購買投資物業	—	(300)
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備的所得款項	—	77
<b>Net cash generated from/(used in) investing activities</b>	<b>投資活動產生/(所用)現金淨額</b>	<b>1,381</b>	<b>(38,879)</b>

Interim Condensed Consolidated Statement of Cash Flows  
中期簡明綜合現金流量表

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Cash flows from financing activities</b>	<b>融資活動產生現金流量</b>		
Listing expenses paid	已付上市開支	(2,940)	—
Principal elements of lease payments	租賃付款本金部分	(1,174)	(939)
Proceeds from bank and other borrowings	銀行及其他借款的所得款項	—	45,100
Repayments of bank and other borrowings	償還銀行及其他借款	—	(53,500)
Capital contribution from the then shareholder of a company now comprising the Group	本集團現時旗下公司當時股東的注資	—	15,000
Interest paid	已付利息	—	(1,615)
<b>Net cash (used in)/generated from financing activities</b>	<b>融資活動(所用)/產生現金淨額</b>	<b>(4,114)</b>	4,046
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>現金及現金等價物增加/(減少)淨額</b>	<b>24,917</b>	(4,642)
Cash and cash equivalents at beginning of period	期初現金及現金等價物	<b>229,212</b>	104,758
<b>Cash and cash equivalents at end of period</b>	<b>期末現金及現金等價物</b>	<b>254,129</b>	100,116

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

上述中期簡明綜合現金流量表應與隨附附註一併閱讀。

# Notes to the Interim Condensed Consolidated Financial Information

## 中期簡明綜合財務資料附註

### 1 GENERAL INFORMATION, REORGANISATION AND BASIS OF PRESENTATION

#### 1.1 General information

Dexin Services Group Limited (the “**Company**”) was incorporated in the Cayman Islands on 22 October 2020 as an exempted company with limited liability under the Companies Act. The address of the Company’s registered office is Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands. The Company and its subsidiaries (the “**Group**”) are primarily engaged in the provision of property management services, value-added services to non-property owners and community value-added services in the People’s Republic of China (the “**PRC**”) (the “**Listing Business**”).

The Company’s shares were listed on the main board of The Stock Exchange of Hong Kong Limited (the “**Stock Exchange**”) on 15 July 2021.

This interim condensed consolidated financial information is presented in Renminbi (“**RMB**”), unless otherwise stated. This interim condensed consolidated financial information has been approved for issue by the Board on 23 August 2021.

This interim condensed consolidated financial information has not been audited.

### 1 一般資料、重組及呈列基準

#### 1.1 一般資料

德信服務集團有限公司(「**本公司**」)於2020年10月22日根據開曼群島公司法於開曼群島註冊成立為獲豁免有限責任公司。本公司註冊辦事處地址為Cricket Square, Hutchins Drive, PO Box 2681, Grand Cayman KY1-1111, Cayman Islands。本公司及其附屬公司(「**本集團**」)主要在中華人民共和國(「**中國**」)從事提供物業管理服務、非業主增值服務及社區增值服務(「**上市業務**」)。

本公司股份於2021年7月15日在香港聯合交易所有限公司(「**聯交所**」)主板上市。

除非另有指明，否則本中期簡明綜合財務資料以人民幣(「**人民幣**」)呈列。本中期簡明綜合財務資料已獲董事會批准於2021年8月23日刊發。

本中期簡明綜合財務資料尚未經審核。

## 1 GENERAL INFORMATION, REORGANISATION AND BASIS OF PRESENTATION (Continued)

### 1.2 Reorganisation

Prior to the completion of the reorganisation (the “**Reorganisation**”) as described below, the Listing Business was principally operated by Dexin Shengquan Property Services Co., Ltd. (“**Shengquan Property**”) and its subsidiaries and certain fellow subsidiaries controlled by Mr. Hu Yiping (胡一平, “**Mr. Hu**”) in the PRC.

Prior to the completion of the Reorganisation, Shengquan Property also held certain subsidiaries engaged in other business not relating to the Listing Business (the “**Excluded Business**”). The Listing Business and the Excluded Business are operated independently and managed by different management teams.

In preparation for the listing of the Company’s shares on the Main Board of The Stock Exchange of Hong Kong Limited (the “**Listing**”), the Reorganisation was undertaken pursuant to which the group companies engaged in the Listing Business and controlled by Mr. Hu were transferred to the Company. The Reorganisation involves the following major steps:

- (a) In August and September 2020, Shengquan Property acquired certain fellow subsidiaries engaged in the Listing Business from the entities controlled by Mr. Hu at total consideration of RMB72,665,000.
- (b) In September 2020, Shengquan Property disposed certain subsidiaries engaged in the Excluded Business to the entities controlled by Mr. Hu at a total consideration of RMB7,596,000.
- (c) On 21 October 2020, one of the then shareholders of Shengquan Property transferred 7.5% equity interest in Shengquan Property to a pre-IPO investor. Upon completion of the transfer, Shengquan Property was 74.3% indirectly held by a company controlled by Mr. Hu and 25.7% by another two shareholders.

## 1 一般資料、重組及呈列基準 (續)

### 1.2 重組

在下文所述重組(「**重組**」)完成前，上市業務主要由德信盛全物業服務有限公司(「**盛全物業**」)及其附屬公司，以及若干由胡一平先生(「**胡先生**」)在中國控制的同系附屬公司所經營。

在重組完成前，盛全物業還持有若干從事與上市業務無關的其他業務(「**除外業務**」)的附屬公司。上市業務和除外業務由不同的管理團隊獨立運營和管理。

為籌備本公司股份於香港聯合交易所有限公司主板上市(「**上市**」)，已進行重組，據此，從事上市業務並由胡先生控制的集團公司被轉讓予本公司。重組涉及以下主要步驟：

- (a) 於2020年8月及9月，盛全物業自胡先生控制的實體收購若干從事上市業務的同系附屬公司，總代價為人民幣72,665,000元。
- (b) 於2020年9月，盛全物業向胡先生控制的實體出售若干從事除外業務的附屬公司，總代價為人民幣7,596,000元。
- (c) 於2020年10月21日，盛全物業的當時股東之一將其於盛全物業7.5%的股權轉讓予一名首次公開發售前投資者。於有關轉讓完成後，盛全物業由胡先生所控制的一家公司間接持有74.3%，25.7%由另外兩名股東持有。

## 1 GENERAL INFORMATION, REORGANISATION AND BASIS OF PRESENTATION (Continued)

### 1.2 Reorganisation (Continued)

- (d) The Company was incorporated in the Cayman Islands on 22 October 2020 which is held 74.3% by Shengfu International Limited (“**Shengfu International**”, an entity controlled by Mr. Hu) and 25.7% by the other two shareholders.
- (e) Shengping International Limited was incorporated in the BVI on 26 October 2020 and wholly owned by the Company.
- (f) On 2 November 2020, Sheng Quan Holding (Hong Kong) Limited (“**Shengquan HK**”) was incorporated in Hong Kong by Shengping International.
- (g) On 1 November 2020, Zhi Da Xiao Rui (Hong Kong) Limited (“**Zhida Xiaorui**”), an entity controlled by another pre-IPO investor, agreed to inject HKD8,900,000 (equivalent to approximately RMB7,508,000) to Shengquan Property in return of 5% of its equity interest.
- (h) On 16 November 2020, Zhejiang Shengquan Technology Co, Ltd. (“**Shengquan Technology**”) was incorporated and held by Shengquan HK.

## 1 一般資料、重組及呈列基準 (續)

### 1.2 重組 (續)

- (d) 本公司於2020年10月22日於開曼群島註冊成立，由盛富國際有限公司(「**盛富國際**」，一家由胡先生控制的實體)持有74.3%，而剩餘25.7%的權益由其他兩名股東持有。
- (e) 盛平國際有限公司於2020年10月26日於英屬維爾京群島註冊成立，並由本公司全資擁有。
- (f) 於2020年11月2日，盛全控股(香港)有限公司(「**盛全香港**」)由盛平國際在香港註冊成立。
- (g) 於2020年11月1日，智大曉瑞(香港)有限公司(「**智大曉瑞**」)(一家由另一名首次公開發售前投資者控制的實體)同意向盛全物業注資8,900,000港元(相當於約人民幣7,508,000元)，以換取其5%的股權。
- (h) 浙江盛全科技有限公司(「**盛全科技**」)於2020年11月16日註冊成立，並由盛全香港持有。



## 1 GENERAL INFORMATION, REORGANISATION AND BASIS OF PRESENTATION (Continued)

### 1.2 Reorganisation (Continued)

- (i) On 16 November 2020, Shengquan Technology acquired 95% equity interest in Shengquan Property at a consideration of RMB55,800,000 from its then shareholders. Upon completion of the transaction, Shengquan Property was 95% owned by Shengquan Technology and 5% owned by Zhida Xiaorui.
- (j) On 30 December 2020, the Company acquired the immediate holding company of Zhida Xiaorui and as exchange by issuing 5% shares of the Company. Upon completion of such equity transfer, the Company indirectly owns 100% equity interests of Shengquan Property and the Company was then owned as to 70.6% by Shengfu International.

After the completion of Reorganisation steps as described above, the Company became the holding company of the subsidiaries now comprising the Group.

### 1.3 Basis of presentation

Immediately prior to and after the Reorganisation, the Listing Business is conducted through Shengquan Property and its subsidiaries and certain fellow subsidiaries which were all ultimately controlled by Mr. Hu. The Listing Business has been ultimately controlled by Mr. Hu. Pursuant to the Reorganisation, the Listing Business are transferred to and held by the Company. The Company has not been involved in any other business prior to the Reorganisation and do not meet the definition of a business. The Reorganisation is merely a reorganisation of the Listing Business with no change in management and the ultimate owner of the Listing Business remained the same. Accordingly, the financial information of the Group is presented using the carrying values of the Listing Business for all periods presented.

## 1 一般資料、重組及呈列基準 (續)

### 1.2 重組 (續)

- (i) 於2020年11月16日，盛全科技自盛全物業當時股東收購其95%的股權，代價為人民幣55,800,000元。交易完成後，盛全物業由盛全科技擁有95%，由智大曉瑞擁有5%。
- (j) 於2020年12月30日，本公司收購智大曉瑞的直接控股公司，以發行本公司5%的股份作為交換。於該等股權轉讓完成後，本公司間接擁有盛全物業100%的股權，而本公司由盛富國際擁有70.6%。

於上述重組步驟完成後，本公司成為本集團現時旗下附屬公司的控股公司。

### 1.3 呈列基準

緊接重組前及緊隨重組後，上市業務主要由盛全物業及其附屬公司，以及若干由胡先生最終控制的同系附屬公司開展。上市業務一直由胡先生最終控制。根據重組，上市業務被轉讓予本公司並由其持有。本公司於重組前並無涉足任何其他業務，故不符合企業的定義。重組僅為上市業務的重組，不涉及管理層變動，且上市業務的最終擁有人維持不變。因此，本集團的財務資料以上市業務於所有呈列期間的賬面值呈列。

## 2 BASIS OF PREPARATION

This 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 should be read in conjunction with the accountant’s report of the Company for the three years ended 31 December 2018, 2019 and 2020, which have been prepared in accordance with Hong Kong Financial Reporting Standards (“**HKFRSs**”) issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”), and any public announcements made by the Company during the six months ended at 30 June 2021.

## 3 ACCOUNTING POLICIES

The accounting policies applied are consistent with those applied in preparation of the accountant’s report of the Company for the three years ended 31 December 2018, 2019 and 2020, except for the adoption of new and amended standards as set out below.

### (a) New and amended standards adopted by the Group

Amendments to IFRS 9, Interest Rate Benchmark  
IAS 39, IFRS 7, Reform  
IFRS 4 and IFRS 16

The adoption of these new and amended standards disclosed did not have significant impact on the results or financial position of the Group.

## 2 編製基準

截至2021年6月30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。

該中期簡明綜合財務資料應與根據香港會計師公會（「**香港會計師公會**」）頒佈的香港財務報告準則（「**香港財務報告準則**」）編製的本公司截至2018年、2019年及2020年12月31日止三個年度的會計師報告及本公司於截至2021年6月30日止六個月作出的任何公告一併閱讀。

## 3 會計政策

除下文所載採納的新訂及經修訂準則外，所採納之會計政策與編製本公司截至2018年、2019年及2020年12月31日止三個年度的會計師報告所採納者一致。

### (a) 本集團採納的新訂及經修訂準則

國際財務報告準則 利率基準改革  
第9號、國際會計  
準則第39號、國際  
財務報告準則  
第7號、國際財務  
報告準則第4號及  
國際財務報告準則  
第16號修訂本

採納所披露的該等新訂及經修訂準則並無對本集團的業績或財務狀況產生重大影響。

### 3 ACCOUNTING POLICIES (Continued)

#### (b) New standards and amendments not yet effective for the financial period beginning on 1 January 2021 and not early adopted by the Group

### 3 會計政策 (續)

#### (b) 於2021年1月1日開始之財政年度尚未生效且本集團未提早採納之新訂準則及修訂本

		Effective for annual years beginning on or after 於以下日期或之後開始的年度期間生效
Amendments to HKAS 1 香港會計準則第1號的修訂	Classification of Liabilities as Current or non-current 負債分類為流動或非流動	1 January 2022 2022年1月1日
Amendments to HKFRS 3 香港財務報告準則第3號的修訂	Reference to the Conceptual Framework 概念框架之提述	1 January 2022 2022年1月1日
Amendments to HKAS 16 香港會計準則第16號的修訂	Property, Plant and Equipment: Proceeds Before Intended Use 物業、廠房及設備：擬定用途前所得款項	1 January 2022 2022年1月1日
Amendments to HKAS 37 香港會計準則第37號的修訂	Onerous Contracts — Cost of Fulfilling a Contract 有價合約 — 履行合約之成本	1 January 2022 2022年1月1日
Annual Improvements 年度改進	Annual Improvements to HKFRS Standards 2018–2020 Cycle 香港財務報告準則2018年至2020年週期之年度改進	1 January 2022 2022年1月1日
Revised Accounting Guideline 5 經修訂會計指引第5號	Merger Accounting for Common Control Combination 共同控制合併之合併會計法	1 January 2022 2022年1月1日
HKFRS 17 香港財務報告準則第17號	Insurance Contracts 保險合約	1 January 2023 2023年1月1日
Hong Kong Interpretation 5 (2020) 香港詮釋第5號(2020年)	Presentation of Financial Statements — Classification by the Borrower of a Term Loan that Contains a Repayment on Demand Clause 財務報表之呈列 — 借款人對包含按要求償還條款之定期貸款之分類	1 January 2023 2023年1月1日
HKFRS 10 and HKAS 28 (Amendment) 香港財務報告準則第10號及香港會計準則第28號(修訂本)	Sale or contribution of assets between an investor and its associate or joint venture 投資者與其聯營公司或合營企業間資產出售或投入	To be determined 待釐定

### 3 ACCOUNTING POLICIES (Continued)

#### (b) New standards and amendments not yet effective for the financial period beginning on 1 January 2021 and not early adopted by the Group (Continued)

The Group has already commenced an assessment of the impact of these new or revised standards, interpretation and amendments. The adoption of these new and amended standards and interpretation is not expected to have a material impact to the results or financial position of the Group.

### 4 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS

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

In preparing this interim condensed consolidated financial information, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the accountant's report of the Company for the three years ended 2018, 2019 and 2020.

### 5 FINANCIAL RISK MANAGEMENT

#### 5.1 Financial risk factors

The Group's activities expose it to a variety of financial risks: market risk (including currency risk, fair value interest rate risk, cash flow interest rate risk and price risk), credit risk and liquidity risk.

The interim financial information does not include all financial risk management information and disclosures required in the annual financial statements, and should be read in conjunction with the accountant's report of the Company for the three years ended 2018, 2019 and 2020.

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

### 3 會計政策 (續)

#### (b) 於2021年1月1日開始之財政年度尚未生效且本集團未提早採納之新訂準則及修訂本 (續)

本集團已開始評估該等新訂或經修訂準則、詮釋及修訂本的影響。採納該等新訂及經修訂準則及詮釋預期不會對本集團的業績或財務狀況產生重大影響。

### 4 重大會計估計及判斷

中期財務資料的編製要求管理層作出判斷、估計及假設，該等判斷、估計及假設會影響會計政策的應用以及資產及負債、收入及開支的呈報金額。實際結果可能與該等估計有所差異。

於編製本期中簡明綜合財務資料時，管理層在應用本集團會計政策及估計不確定性的關鍵來源時所作的重大判斷與本公司截至2018年、2019年及2020年止三個年度的會計師報告所適用者相若。

### 5 財務風險管理

#### 5.1 財務風險因素

本集團的業務活動令其面臨各種財務風險：市場風險（包括貨幣風險、公允價值利率風險、現金流量利率風險及價格風險）、信貸風險及流動資金風險。

中期財務資料不包括年度財務報表規定的所有財務風險管理資料及披露，應與本公司截至2018年、2019年及2020年止三個年度的會計師報告一併閱讀。

在年末起，概無風險管理部門或任何風險管理政策發生變動。

## 6 SEGMENT INFORMATION

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

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

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

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

## 7 REVENUE

### Revenue recognised during the reporting periods:

		<b>Six months ended 30 June</b> <b>截至6月30日止六個月</b>	
		<b>2021</b> <b>2021年</b> <b>RMB'000</b> <b>人民幣千元</b> <b>(Unaudited)</b> <b>(未經審核)</b>	<b>2020</b> <b>2020年</b> <b>RMB'000</b> <b>人民幣千元</b> <b>(Unaudited)</b> <b>(未經審核)</b>
<b>Revenue from customers:</b>	<b>來自客戶的收益：</b>		
Property management services	物業管理服務	<b>242,255</b>	165,669
Value-added services to non-property owners	非業主增值服務	<b>109,340</b>	68,129
Community value-added services	社區增值服務	<b>104,837</b>	38,052
		<b>456,432</b>	271,850
<b>Timing of revenue recognition</b>	<b>收益確認的時間</b>		
Over time	於某一時間段	<b>393,259</b>	254,691
At a point in time	於某一時間點	<b>63,173</b>	17,159
		<b>456,432</b>	271,850

## 6 分部資料

管理層已根據經主要經營決策者（「**主要經營決策者**」）審閱的報告確定經營分部。主要經營決策者已被確定為本公司執行董事，負責分配資源及評估經營分部的表現。

截至2021年6月30日止六個月，本集團主要從事提供物業管理服務、社區增值服務及非業主增值服務。管理層將業務經營業績作為一個經營分部進行審閱，以決定資源分配。因此，本公司的主要經營決策者認為，僅一個分部用於作出戰略決策。

本集團的主要經營實體均位於中國。因此，截至2021年及2020年6月30日止六個月，本集團的所有收益來自中國。

於2021年6月30日及2020年12月31日，本集團的所有非流動資產均位於中國。

## 7 收益

### 於報告期間確認的收益：

## 8 EXPENSE BY NATURE

## 8 按性質劃分開支

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Employee benefit expenses	僱員福利開支	136,604	90,442
Security charges	秩序維護開支	76,343	51,588
Greening and cleaning expenses	綠化及清潔開支	59,169	37,372
Raw materials and consumables used	所用原材料及耗材	23,357	7,367
Cost of home decoration services	美居服務成本	10,729	—
Maintenance costs	維護成本	9,618	7,583
Utilities	公用事業	9,297	5,477
Office expenses	辦公開支	6,351	6,368
Depreciation and amortisation charges	折舊及攤銷費	4,714	3,450
Traveling and entertainment expenses	差旅及招待開支	2,545	867
Taxes and other levies	稅項及其他徵費	2,286	1,373
Community activities expenses	社區服務開支	1,571	1,023
Listing expenses	上市開支	12,364	—
Others	其他	9,793	9,784
		<b>364,741</b>	<b>222,694</b>

## 9 OTHER INCOME

## 9 其他收入

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Government grants (Note (a))	政府補助(附註(a))	2,831	3,287
Value-added tax deductibles	可抵扣增值稅	884	512
		<b>3,715</b>	<b>3,799</b>

(a) Government grants mainly consisted of financial subsidies granted by the local governments.

(a) 政府補助主要包括當地政府授出的財政補貼。

## 10 FINANCE INCOME – NET

## 10 融資收入淨額

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Finance income</b>	<b>融資收入</b>		
Interests income from bank deposits	銀行存款利息收入	990	487
Interests income from related parties	關聯方利息收入	—	1,588
		<b>990</b>	<b>2,075</b>
<b>Finance costs</b>	<b>融資成本</b>		
Interest expenses for borrowings	借款利息開支	—	(1,615)
Interest expenses of lease liabilities	租賃負債利息開支	(113)	(173)
		<b>(113)</b>	<b>(1,788)</b>
<b>Finance income – net</b>	<b>融資收入淨額</b>	<b>877</b>	<b>287</b>

## 11 INCOME TAX EXPENSES

## 11 所得稅開支

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current income tax	即期所得稅	20,390	11,101
Deferred income tax	遞延所得稅	774	497
		<b>21,164</b>	<b>11,598</b>

### PRC corporate income tax

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

### 中國企業所得稅

本集團就中國內地業務經營計提的所得稅撥備乃根據現有相關立法、詮釋及慣例對年內估計應課稅利潤按適用稅率計算。

## 11 INCOME TAX EXPENSES (Continued)

### PRC corporate income tax (Continued)

The general corporate income tax rate in PRC is 25%, with the exception of any preferential treatments received, such as the 15% preferential tax rate that Hangzhou Xier Technology Co., Ltd. (“Xier Technology”, a PRC subsidiary of the Group) can enjoy as a result of its qualification as a High and New Technology Enterprise (“HNTEs”) from 2018 to November 2021.

### Hong Kong income tax

Hong Kong profits tax rate is 16.5%. No provision for Hong Kong profits tax was provided as the Group did not have assessable profit in Hong Kong.

### PRC dividend withholding income tax

Pursuant to the Detailed Implementation Regulations for Implementation of the Corporate Income Tax Law issued on 6 December 2007, dividends distributed from the profits generated by the PRC companies after 1 January 2008 to their foreign investors shall be subject to withholding income tax with a rate of 10%, a lower 5% withholding income tax rate may be applied when the immediate holding companies of the subsidiaries in Mainland China are incorporated in Hong Kong and fulfil the requirements to the tax treaty arrangements between Mainland China and Hong Kong. The Group has not accrued any withholding income tax for the undistributed earnings of its subsidiaries in Mainland China as the Group does not have a plan to distribute these earnings from its subsidiaries in Mainland China.

### Overseas income tax

The Company was incorporated in the Cayman Islands as an exempted company with limited liability and, accordingly, is exempted from Cayman Islands income tax. The Company’s direct subsidiary in the BVI was incorporated under the International Business Companies Act of the BVI and, accordingly, is exempted from British Virgin Islands income tax.

## 11 所得稅開支 (續)

### 中國企業所得稅 (續)

中國的一般企業所得稅稅率為25%，獲得優惠待遇除外，例如杭州悉爾科技有限公司（「悉爾科技」，本集團的中國附屬公司）由於獲得高新技術企業「高新技術企業」資格，自2018年至2021年11月可享受15%的優惠所得稅稅率。

### 香港所得稅

香港利得稅稅率為16.5%。由於本集團並無產生自香港的應課稅利潤，故並無就香港利得稅計提撥備。

### 中國預扣所得稅

根據於2007年12月6日頒佈的企業所得稅法實施條例，於2008年1月1日後，以中國公司產生的利潤向其海外投資者分派的股息應按10%的稅率繳納預扣所得稅，倘中國內地附屬公司的直接控股公司在香港註冊成立及符合由中國內地與香港所訂立的稅務條約安排規定，則適用5%的較低預扣所得稅稅率。由於本集團並無計劃分派來自中國內地附屬公司的該等盈利，故本集團並未就中國內地附屬公司的未分派盈利應計任何預扣所得稅。

### 海外所得稅

本公司是於開曼群島註冊成立的一家獲豁免有限責任公司，因此獲豁免繳納開曼群島所得稅。本公司於英屬維爾京群島的直接附屬公司乃根據英屬維爾京群島國際商業公司法註冊成立，因此獲豁免繳納英屬維爾京群島所得稅。



## 12 EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the six months ended 30 June 2021 and 2020. In determining the weighted average number of ordinary shares in issue during the six months ended 30 June 2021 and 2020, the ordinary shares issued as on the date of incorporation of the Company and the capitalisation issue (Note 16) were deemed to be issued on 1 January 2020 as if the Company has been incorporated by then.

## 12 每股盈利

每股基本盈利乃以本公司擁有人應佔溢利除以截至2021年及2020年6月30日止六個月已發行普通股加權平均數計算。於釐定截至2021年及2020年6月30日止六個月已發行普通股加權平均數時，於本公司註冊成立及資本化發行日期(附註16)已發行的普通股被視作已於2020年1月1日發行，猶如本公司已於當時註冊成立。

		<b>Six months ended 30 June</b> <b>截至6月30日止六個月</b>	
		<b>2021</b> <b>2021年</b> <b>RMB'000</b> <b>人民幣千元</b> <b>(Unaudited)</b> <b>(未經審核)</b>	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Profit attributable to owners of the Company (RMB'000)	本公司擁有人應佔利潤 (人民幣千元)	<b>65,146</b>	37,564
Weighted average number of ordinary shares (in thousands)	普通股加權平均數(千股)	<b>750,000</b>	750,000
Basic and diluted earnings per share for profit attributable to the owners of the Company during the period (expressed in RMB per share)	期內本公司擁有人應佔利潤的每股基本及攤薄盈利 (以每股人民幣元表示)	<b>0.09</b>	0.05

The Company did not have any potential ordinary shares outstanding during the six months ended 30 June 2021 and 2020. Diluted earnings per share was equal to basic earnings per share.

截至2021年及2020年6月30日止六個月，本集團並無任何已發行任何潛在普通股。每股攤薄盈利等於每股基本盈利。

### 13 PROPERTY, PLANT AND EQUIPMENT

### 13 物業、廠房及設備

		Property, plant and equipment 物業、廠房及 設備 RMB'000 人民幣千元 (Unaudited) (未經審核)	Right-of-use assets – leased properties 使用權資產 – 承租物業 RMB'000 人民幣千元 (Unaudited) (未經審核)	Total 總計 RMB'000 人民幣千元 (Unaudited) (未經審核)
<b>Six months ended 30 June 2021 (Unaudited)</b>	<b>截至2021年6月30日止六個月(未經審核)</b>			
Opening net book amount as at 1 January 2021	於2021年1月1日的期初賬面淨值	8,685	4,642	13,327
Additions	添置	3,066	—	3,066
Depreciation charge	折舊費用	(3,220)	(1,120)	(4,340)
Closing net book amount as at 30 June 2021	於2021年6月30日的期末賬面淨值	8,531	3,522	12,053
<b>As at 30 June 2021 (Unaudited)</b>	<b>於2021年6月30日(未經審核)</b>			
Cost	成本	29,084	13,286	42,370
Accumulated depreciation	累計折舊	(20,553)	(9,764)	(30,317)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>8,531</b>	<b>3,522</b>	<b>12,053</b>
<b>Six months ended 30 June 2020 (Unaudited)</b>	<b>截至2020年6月30日止六個月(未經審核)</b>			
Opening net book amount as at 1 January 2020	於2020年1月1日的期初賬面淨值	7,219	6,901	14,120
Additions	添置	3,015	89	3,104
Disposals	出售	(74)	—	(74)
Depreciation charge	折舊費用	(2,224)	(1,189)	(3,413)
Closing net book amount as at 30 June 2020	於2020年6月30日的期末賬面淨值	7,936	5,801	13,737
<b>As at 30 June 2020 (Unaudited)</b>	<b>於2020年6月30日(未經審核)</b>			
Cost	成本	21,573	13,286	34,859
Accumulated depreciation	累計折舊	(13,637)	(7,485)	(21,122)
<b>Net book amount</b>	<b>賬面淨值</b>	<b>7,936</b>	<b>5,801</b>	<b>13,737</b>

## 14 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

## 14 貿易及其他應收款項以及預付款項

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables (Note (a))	貿易應收款項 (附註(a))		
– Related parties (Note 20(c))	– 關聯方 (附註20(c))	<b>50,166</b>	26,162
– Third parties	– 第三方	<b>175,843</b>	119,923
		<b>226,009</b>	146,085
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備	<b>(18,320)</b>	(16,604)
		<b>207,689</b>	129,481
Other receivables	其他應收款項		
– Deposits	– 按金	<b>18,085</b>	12,416
– Payments on behalf of property owners (Note (b))	– 代表業主之付款 (附註(b))	<b>24,648</b>	20,462
– Others	– 其他	<b>3,138</b>	553
		<b>45,871</b>	33,431
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備	<b>(7,839)</b>	(7,474)
		<b>38,032</b>	25,957
Prepayments	預付款項		
– Prepayments for inventories (Note (c))	– 存貨預付款項 (附註(c))	<b>17,485</b>	17,485
– Prepayments for listing expenses	– 上市開支預付款項	<b>6,286</b>	3,462
– Other prepayments	– 其他預付款項	<b>4,947</b>	3,663
		<b>28,718</b>	24,610
		<b>274,439</b>	180,048

(a) Trade receivables mainly arise from property management services income.

Property management services income are received in accordance with the terms of the relevant services agreements. Service income from property management service is due for payment by the resident upon the issuance of demand note.

(a) 貿易應收款項主要來自物業管理服務的收入。

物業管理服務收入乃根據相關服務協議的條款收取。住戶應於發出繳款通知書後支付到期的物業管理服務的服務收入。

## 14 TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

(a) (Continued)

As at 30 June 2021 and 31 December 2020, the ageing analysis of the trade receivables based on recognition date were as follows:

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
0-180 days	0至180天	<b>157,916</b>	90,180
181-365 days	181至365天	<b>29,708</b>	11,035
1 to 2 years	1至2年	<b>14,909</b>	19,255
2 to 3 years	2至3年	<b>16,605</b>	18,910
3 to 4 years	3至4年	<b>3,063</b>	2,678
Over 4 years	4年以上	<b>3,808</b>	4,027
		<b>226,009</b>	146,085

(b) As at 30 June 2021 and 31 December 2020, the balance represented mainly the payments on behalf of property owners in respect of utility costs of properties.

(c) In December 2020, initiated by one of the Group's customer, the Group, the customer and the related party of the customer have entered into an agreement pursuant to which the Group agreed to settle the trade receivables of RMB16,129,000 from the customer by taking up certain properties from a related party of the customer of which the market value is approximately RMB16,129,000. The properties are expected to be received upon completion of construction in the second half year of 2021 and the Group plans to hold them for sale.

## 14 貿易及其他應收款項以及預付款項 (續)

(a) (續)

於2021年6月30日及2020年12月31日，基於確認日期的貿易應收款項賬齡分析如下：

(b) 於2021年6月30日及2020年12月31日，結餘主要為代業主支付物業的公用事業費用。

(c) 於2020年12月，經本集團客戶之一發起，本集團、客戶與客戶的關聯方訂立一份協議，據此，本集團同意以向客戶關聯方承購市值約人民幣16,129,000元的若干物業的方式，結算客戶的貿易應收款項人民幣16,129,000元。預期該等物業將於2021年下半年竣工後交付，且本集團計劃將該等物業持作出售。

## 15 CASH AND CASH EQUIVALENTS

## 15 現金及現金等價物

		<b>As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)</b>	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Cash at bank and on hand	銀行及手頭現金		
— Denominated in RMB	— 以人民幣計值	<b>253,003</b>	221,061
— Denominated in HKD	— 以港元計值	<b>1,126</b>	8,151
		<b>254,129</b>	229,212

## 16 SHARE CAPITAL

## 16 股本

		<b>Number of ordinary shares 普通股數目</b>	<b>Nominal value of ordinary share 普通股面值 HKD 港元</b>	<b>Equivalent nominal value of ordinary shares 等同普通股面值 RMB'000 人民幣千元</b>
Authorised:	法定：			
At 22 October 2020 (date of incorporation)	於2020年10月22日 (註冊成立日期)	38,000,000	380,000	334
Addition	添置	4,962,000,000	49,620,000	43,613
Authorised ordinary shares	法定普通股	5,000,000,000	50,000,000	43,947
Issued:	已發行：			
At 22 October 2020 (date of incorporation)	於2020年10月22日 (註冊成立日期)	1,000	10	—
Addition	添置	53	1	—
At 30 June 2021 and 31 December 2020	於2021年6月30日及 2020年12月31日	1,053	11	—

## 16 SHARE CAPITAL (Continued)

As at the date of incorporation, the authorised share capital of the Company was HK\$380,000 divided into 38,000,000 shares with a par value of HKD0.01 each.

Pursuant to the written resolutions passed by the shareholders on 21 June 2021, the authorised share capital of the Company was increased from HKD380,000 to HKD50,000,000, divided into 5,000,000,000 shares with a par value of HKD0.01 each.

### (i) Capitalisation issue

Pursuant to the written resolutions of the shareholder passed on 21 June 2021, conditional on the share premium account of the Company being credited as a result of the global offering, the Directors are authorized to capitalize an amount of HKD7,499,989.47 standing to the credit of the share premium account of the Company by applying such sum towards the paying up in full at par a total of 749,998,947 shares for allotment and issue to holders of shares whose names appear on the register of members of the Company on the date of passing such resolutions in proportion to their then existing respective shareholding in the Company.

### (ii) The Company's listing

On 15 July 2021, the Company issued a total of 250,000,000 ordinary shares at a price of HKD3.06 per share as a result of the completion of the global offering (the "Global Offering").

16,851,000 shares were issued upon the exercise of the over-allotment option in connection with the Global Offering on 11 August 2021 at a price of HKD3.06 per share.

Number of total issued shares of the Company was increased to 1,016,851,000 shares upon completion of the capitalisation issue, the Global Offering and the exercise of over-allotment option.

## 16 股本(續)

於註冊成立日期，本公司的法定股本為380,000港元，拆分為38,000,000股每股面值0.01港元的股份。

根據股東於2021年6月21日通過的書面決議案，本公司的法定股本由380,000港元增至50,000,000港元，分為5,000,000,000股每股面值0.01港元的股份。

### (i) 資本化發行

根據股東於2021年6月21日通過的書面決議案，待本公司的股份溢價賬因全球發售而錄得進賬後，董事獲授權將本公司股份溢價賬的進賬金額7,499,989.47港元撥充資本，方法為動用該金額按面值繳足合共749,998,947股股份，從而向於通過有關決議案日期名列本公司股東名冊的股份持有人，按彼等當時各自於本公司的股權比例配發及發行該等股份。

### (ii) 本公司的上市

於2021年7月15日，本公司因完成全球發售按每股3.06港元的價格合共發行250,000,000股普通股(「全球發售」)。

於2021年8月11日行使與全球發售有關的超額配股權後，按每股3.06港元的價格發行16,851,000股股份。

於資本化發行、全球發售及行使超額配股權完成後，本公司已發行股份總數增至1,016,851,000股股份。

## 17 TRADE AND OTHER PAYABLES

## 17 貿易及其他應付款項

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade payables (Note (a))	貿易應付款項(附註(a))		
— Related parties (Note 20(c))	— 關聯方(附註20(c))	59	105
— Third parties	— 第三方	74,106	62,226
		<b>74,165</b>	62,331
Other payables	其他應付款項		
— Deposits	— 按金	29,162	28,137
— Amounts temporarily received from/on behalf of property owners (Note (b))	— 暫時向/代業主收取的金額(附註(b))	64,047	57,990
— Amounts due to related parties (Note 20(c)(iv))	— 應付關聯方款項(附註20(c)(iv))	114	338
— Amounts due to non-controlling interests	— 應付非控股權益款項	—	1,172
— Payables for listing expenses	— 上市開支應付款項	15,576	11,207
— Other accrued expenses	— 其他應計開支	7,448	2,073
		<b>116,347</b>	100,917
Accrued payroll	應計薪資	38,062	30,759
Other taxes payables	其他應付稅項	13,190	13,262
		<b>241,764</b>	207,269

(a) The ageing analysis of the trade payables based on recognition date were are follows:

(a) 基於確認日期的貿易應付款項賬齡分析如下：

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Up to 1 year	1年以內	68,118	58,996
1 to 2 years	1至2年	3,946	1,996
2 to 3 years	2至3年	1,496	843
Over 3 years	超過3年	605	496
		<b>74,165</b>	62,331

## 17 TRADE AND OTHER PAYABLES (Continued)

- (b) The amounts mainly represented utility expenses collected from the property owners to be paid to related service providers and rental fee collected from leasees to be returned to the property owners.

## 18 DIVIDENDS

The directors do not recommend the payment of an interim dividend for the six months ended 30 June 2021 (six months ended 30 June 2020: nil).

## 19 COMMITMENTS

The Group had no material contingent liabilities as at 30 June 2021 (31 December 2020: same).

## 20 RELATED PARTY TRANSACTIONS

### (a) Name and relationship with related parties

Name 名稱	Relationship 關係
Mr. Hu 胡先生	Ultimate controlling shareholder of the Company 本公司最終控股股東
Dexin China Holdings Company Limited and its subsidiaries (“Dexin China Group”) 德信中國控股有限公司及其附屬公司(「德信中國集團」)	Controlled by Mr. Hu 由胡先生控制

## 17 貿易及其他應付款項(續)

- (b) 該等款項主要為向業主收取的水電費，以便支付給有關服務提供商，以及從租約收取的租金費用，以便退還業主。

## 18 股息

董事不建議派付截至2021年6月30日止六個月的中期股息(截至2020年6月30日止六個月：無)。

## 19 承擔

本集團於2021年6月30日並無重大或然負債(2020年12月31日：相同)。

## 20 關聯方交易

### (a) 關聯方名稱及與關聯方的關係



20 RELATED PARTY TRANSACTIONS (Continued)

20 關聯方交易 (續)

(b) Transactions with related parties

(b) 與關聯方的交易

		Six months ended 30 June 截至6月30日止六個月	
		2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2020 2020年 RMB'000 人民幣千元 (Unaudited) (未經審核)
(i) Provision of services	(i) 提供服務		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	124,185	70,585
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	15,177	448
		<b>139,362</b>	71,033
(ii) Rental expenses (short-term and low value leases)	(ii) 租賃開支(短期及低價值租賃)		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	636	535
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	40
		<b>636</b>	575
(iii) Purchase of carparks	(iii) 購買停車場		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	—	11,013
(iv) Acquisition of right-of-use assets	(iv) 購入使用權資產		
— Dexin China Group and its joint ventures and associates	— 德信中國集團及其合營企業及聯營公司	—	48
(v) Finance expenses	(v) 融資開支		
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	272
(vi) Finance income	(vi) 融資收入		
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	1,588
(vii) Disposal of financial assets at fair value through profit or loss	(vii) 出售按公允價值計量且其變動計入損益的金融資產		
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	—	30,000

All of the transactions above were carried out in the normal course of the Group's business and on terms as agreed between the transacting parties.

上述所有交易均在本集團業務的正常過程中以及交易雙方協定的條款下進行。

20 RELATED PARTY TRANSACTIONS (Continued)

20 關聯方交易 (續)

(c) Balances with related parties

(c) 與關聯方的結餘

		As at 30 June 2021 於2021年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	As at 31 December 2020 於2020年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
(i) Trade receivables	(i) 貿易應收款項		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	44,791	23,338
– Other entities controlled by Mr. Hu	– 胡先生控制的其他實體	5,375	2,824
(ii) Other receivables – trade	(ii) 其他應收款項 – 貿易		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	2,533	101
– Other entities controlled by Mr. Hu	– 胡先生控制的其他實體	10	–
(iii) Trade payables	(iii) 貿易應付款項		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	53	98
– Other entities controlled by Mr. Hu	– 胡先生控制的其他實體	6	7
(iv) Other payables	(iv) 其他應付款項		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	194	51
– Other entities controlled by Mr. Hu	– 胡先生控制的其他實體	114	338
– Trade	– 貿易	114	–
– Non-trade	– 非貿易	–	338
(v) Contract liabilities – trade	(v) 合約負債 – 貿易		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	1,291	2,458
– Other entities controlled by Mr. Hu	– 胡先生控制的其他實體	128	2
(vi) Lease liabilities – trade	(vi) 租賃負債 – 貿易		
– Dexin China Group and its joint ventures and associates	– 德信中國集團及其合營企業及聯營公司	–	66

Other receivables from and other payables to related parties are unsecured, interest-free, and with terms on demand or in accordance with related agreements.

應收或應付關聯方的其他應收款項以及其他應付款項為無抵押、免息及期限為按要求償還或根據相關協議而定。

## 20 RELATED PARTY TRANSACTIONS (Continued)

### (d) Key management compensation

Compensations for key management is set out below.

		<b>Six months ended 30 June</b> <b>截至6月30日止六個月</b>	
		<b>2021</b> <b>2021年</b> <b>RMB'000</b> <b>人民幣千元</b> <b>(Unaudited)</b> <b>(未經審核)</b>	<b>2020</b> <b>2020年</b> <b>RMB'000</b> <b>人民幣千元</b> <b>(Unaudited)</b> <b>(未經審核)</b>
Salaries and other short-term employee benefits	薪金及其他短期僱員福利	<b>2,188</b>	800

## 21 EVENTS OCCURRING AFTER THE REPORTING PERIOD

Save as disclosed in the Notes 16 to this interim condensed consolidated financial information, there is no significant event took place subsequent to 30 June 2021.

## 20 關聯方交易 (續)

### (d) 主要管理層薪酬

主要管理層薪酬載列如下。

## 21 報告期後發生的事件

除本中期簡明綜合財務資料附註16所披露者外，於2021年6月30日後概無發生任何重大事件。

Unless otherwise defined, the expressions used in this report shall have the following meanings: 除另有界定者外，本報告所用詞彙具有以下涵義：

<p>“2020 Interim Period” 「2020年中期」</p>	<p>指</p>	<p>the six months ended 30 June 2020 截至2020年6月30日止六個月</p>
<p>“associate” 「聯繫人」</p>	<p>指</p>	<p>has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義</p>
<p>“Audit Committee” 「審核委員會」</p>	<p>指</p>	<p>the audit committee of the Board 董事會審核委員會</p>
<p>“Board” 「董事會」</p>	<p>指</p>	<p>the board of Directors of the Company 本公司董事會</p>
<p>“Company” or “Dexin Services” 「本公司」或「德信服務」</p>	<p>指</p>	<p>Dexin Services Group Limited (德信服務集團有限公司), an exempted company incorporated in the Cayman Islands with limited liability on 22 October 2020, whose shares are listed on the Main Board of the Stock Exchange (stock code: 2215) 德信服務集團有限公司，一間於2020年10月22日在開曼群島註冊成立之獲豁免有限公司，其股份於聯交所主板上市(股份代號：2215)</p>
<p>“Dexin China” 「德信中國」</p>	<p>指</p>	<p>Dexin China Holdings Company Limited (德信中國控股有限公司), an exempted company incorporated in the Cayman Islands with limited liability on 16 January 2018, whose shares are listed on the Main Board of the Stock Exchange (stock code: 2019) 德信中國控股有限公司，一間於2018年1月16日在開曼群島註冊成立之獲豁免有限公司，其股份於聯交所主板上市(股份代號：2019)</p>
<p>“Dexin Group” 「德信集團」</p>	<p>指</p>	<p>Dexin China and its subsidiaries 德信中國及其附屬公司</p>
<p>“Director(s)” 「董事」</p>	<p>指</p>	<p>the director(s) of the Company 本公司董事</p>
<p>“Group” 「本集團」</p>	<p>指</p>	<p>the Company and all of its subsidiaries 本公司及其全部附屬公司</p>
<p>“HK\$” 「港元」</p>	<p>指</p>	<p>Hong Kong dollars, the lawful currency of Hong Kong 香港法定貨幣港元</p>
<p>“HKICPA” 「香港會計師公會」</p>	<p>指</p>	<p>the Hong Kong Institute of Certified Public Accountants 香港會計師公會</p>
<p>“Hong Kong” 「香港」</p>	<p>指</p>	<p>the Hong Kong Special Administrative Region of the PRC 中國香港特別行政區</p>

## Definitions 釋義

“International Underwriters” 「國際包銷商」	指	the underwriters of the International Offering, as further described in the Prospectus 國際發售包銷商，如招股說明書進一步詳述
“IoT” 「物聯」	指	Internet of Things 物聯網
“Latest Practicable Date” 「最後實際可行日期」	指	17 September 2021, being the latest practicable date for the purpose of ascertaining certain information in this report prior to its publication 2021年9月17日，即本報告刊發前為確定其中所載若干資料的最後實際可行日期
“Over-allotment Option” 「超額配股權」	指	the over-allotment option as described in the Prospectus 招股說明書所述的超額配股權
“PRC” 「中國」	指	the People’s Republic of China excluding, for the purpose of this report, Hong Kong, the Macau Special Administrative Region of the PRC and Taiwan 中國人民共和國，就本報告而言，不包括香港、中國澳門特別行政區及台灣
“Reporting Period” 「報告期」	指	the six months ended 30 June 2021 截至2021年6月30日止六個月
“RMB” 「人民幣」	指	Renminbi, the lawful currency of the PRC 中國法定貨幣人民幣
“SFO” 「《證券及期貨條例》」	指	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time 香港法例第571章《證券及期貨條例》，經不時修訂、補充或以其他方式修改
“Share(s)” 「股份」	指	ordinary share(s) with nominal value of HK\$0.01 each in the share capital of the Company 本公司股本中每股面值0.01港元之普通股
“subsidiary(ies)” 「附屬公司」	指	has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義
“substantial shareholder(s)” 「大股東」	指	has the meaning ascribed to it under the Listing Rules 具有《上市規則》賦予該詞的涵義



德信盛全服务

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