



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

2022
INTERIM
REPORT 中期報告

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Corporate Information

公司資料

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, HKACG*

REGISTERED OFFICE

Cricket Square
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PO Box 2681
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Cayman Islands

董事會

執行董事

胡一平先生 (*主席*)
唐俊傑先生
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

審核委員會

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*)
唐俊傑先生
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

唐俊傑先生
蘇淑儀女士

公司秘書

蘇淑儀女士 · *ACG, HKACG*

註冊辦事處

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CAYMAN ISLANDS PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE

Conyers Trust Company (Cayman) Limited
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HONG KONG SHARE REGISTRAR

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COMPLIANCE ADVISER

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香港主要營業地點

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香港股份過戶登記處

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合規顧問

智富融資有限公司
香港
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雲咸街8號
3樓

Corporate Information

公司資料

LEGAL ADVISERS

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As to Cayman Islands law:

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Hong Kong

AUDITOR

Zhonghui Anda CPA Limited
Certified Public Accountants and Registered
Public Interest Entity Auditor
23/F, Tower 2, Enterprise Square Five, 38 Wang Chiu Road
Kowloon Bay
Hong Kong

PRINCIPAL BANK

Bank of Communications Co., Ltd.
Industrial and Commercial Bank of China Limited

STOCK CODE

2215

COMPANY'S WEBSITE

www.dexinfuwu.com

DATE OF LISTING

15 July 2021

法律顧問

香港法律：

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開曼群島法律：

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康樂廣場8號
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核數師

中匯安達會計師事務所有限公司
執業會計師及註冊公共利益實體核數師
香港
九龍灣
宏照道38號企業廣場第五期二座23樓

主要往來銀行

交通銀行股份有限公司
中國工商銀行股份有限公司

股份代碼

2215

公司網站

www.dexinfuwu.com

上市日期

2021年7月15日

Financial Highlights

財務摘要

		June 2022 2022年6月 RMB'000 人民幣千元	June 2021 2021年6月 RMB'000 人民幣千元	Changes 變動 %
Key financial information	主要財務資料			
Revenue	收入	485,148	456,432	6.3%
Gross profit	毛利	154,124	165,531	(6.9%)
Profit for the period	期間利潤	88,601	72,626	22.0%
– Including non-controlling interests	– 包括非控股權益	3,206	7,480	(57.1%)
– Attributable to owners of the Company	– 本公司擁有人應佔	85,395	65,146	31.1%

		June 2022 2022年6月 RMB'000 人民幣千元	December 2021 2021年12月 RMB'000 人民幣千元
Total assets	資產總額	1,392,341	1,238,537
Total liabilities	負債總額	476,327	378,326
Cash and bank balance	現金及銀行餘額	826,643	499,983
Total equity	權益總額	916,014	860,211
Equity attributable to the owners of the Company	本公司擁有人應佔權益	899,593	835,657

		June 2022 2022年6月	June 2021 2021年6月
Key financial ratios	主要財務比率		
Gross profit margin	毛利率	31.8%	36.3%
Net profit margin	淨利率	18.3%	15.9%
Net profit margin attributable to the owners of the Company	本公司擁有人應佔淨利潤率	17.6%	14.3%
Basic and diluted earnings per share (RMB yuan)	每股基本及攤薄盈利 (人民幣元)	0.084	0.087

		June 2022 2022年6月	June 2021 2021年6月
Total property management contracted GFA as at the end of reporting period (sq.m.'000)	於報告期末物業管理總合約 建築面積(千平方米)	47,998	43,321
Total property management GFA under management as at the end of reporting period (sq.m.'000)	於報告期末物業管理總在管 建築面積(千平方米)	32,643	28,001

Chairman's Statement

主席報告

On behalf of the Board, I hereby present the interim results of the Group for the period ended 30 June 2022 (the “**Reporting Period**”).

No change of soaring aspirations amidst vicissitudes and embrace the future with high spirit and determination. In the first six months of 2022, the economic situation experienced transmutation and vibration with many industries reaching their watershed and “shifted to slow growth”. It is a challenge of how an industry can safeguard no decline in service quality and enterprise can maintain its development pace under the current environment. Facing the “question of times” on development and stability, the Company firmly adhered to its main development focus, continued to iterate service quality and intensified stable development since its listing one year ago. It is time to renew and energise the ties with strengths, developed a new setup of corporate development with “stability”, responded to changes with confidence, sought development by embracing changes and improved capabilities with perseverance.

Only in hard times can courage be manifested and only sharpen one's edge can lead to success. Under the background of enormous industry changes during the first half of the year, the Company is still rosy about the long-term prospects of the property service industry and remains fully confident. All of its employees unswervingly anchored in the value chassis and constantly generated invincible and strong joint forces. With the strategic focus of “be timid before you become strong”, we proactively carried out reform and implemented measures to improve operation efficiency, continuously adapted to market fluctuations and marched forward in solid steps towards the Company's targets on operation and budget. In terms of market expansion, the Company continued to penetrate into core city clusters in the Yangtze River Delta region, tightly constructed market network and further improved the aggregation effect. With the takeover of newly-delivered projects in Wuhan, Chengdu, Suzhou and other cities, the Company successfully established presence in new regional markets. In the first six months of the year, the Company continued to maintain the advantages in the market-based operation capability and obtained more and more projects from third parties through market-based open competitions. Also, it vigorously expanded and developed commercial buildings, industrial buildings, urban services and other new types of businesses to achieve diversified development.

本人謹代表董事會提呈本集團截至2022年6月30日止中期(「**報告期間**」)業績報告。

風雲不改凌雲志，振衣濯足展襟懷。2022年前6個月，經濟形勢風雲激盪，不少行業走到了「換擋減速」的時代拐點，當前環境下如何保證服務質量不下滑，企業發展不斷檔，是全行業面臨的挑戰。面對發展與穩定的「時代之問」，公司上市一週年以來，堅持發展主軸不動搖，不斷迭代服務品質，強化穩健發展，以實力奏響時代強音，以「穩健」書寫企業發展新格局，以信心應萬變，以迎變謀發展，以堅守礪能力。

艱難方顯勇毅，磨礪始得玉成。這半年，在行業發生劇烈變化的背景下，公司依然對物業服務的行業前景長期看好，並充滿信心。全體員工堅定不移的以信心錨定價值底盤，持續迸發出無堅不摧的強大合力。我們以「清風拂山崗，明月照大江」的戰略定力，通過積極地組織變革和運營提效等措施，不斷適應市場波動，按照公司經營預算的目標堅實前行。在市場拓展上，公司持續深耕長三角核心城市群，織密市場網絡，聚集效應進一步提升。隨著武漢、成都、蘇州等城市新交付項目的接管，成功入駐新區域市場。在今年前6個月，公司繼續保持市場化運營能力的優勢，通過市場化公開競爭獲取的第三方項目不斷增多，並且在商辦、產辦、和城市服務等新型業態積極佈局發力，實現多元發展。

The road ahead is arduous and fraught with difficulties and relentless efforts are mandated. In the first six months of the year, the Company embraced new changes and reforms. In following industry development trends, the Company continuously refined service capability and introduced a series of new services, technologies and products in the first six months. It improved service satisfaction through the iteration and upgrading of service systems. For instance, we developed the “Forever Young Programme (凍顏計劃)” for companion communities and offered exclusive UI butler standards and other featured services for commercial buildings. Entwining on the theme of “15-minute life circle”, the Company further consolidated the business foundations of community retails, asset operation, home decoration and other value-added services and developed a new pattern focusing on the tri-common development and progressive growth of “revenue, scale and brand” through high-quality and diversified development. In the first half year, the Company experienced the pandemic outbreak ordeal in Shanghai for two and a half months and also the phasal emergency lockdowns in Hangzhou, Quzhou and Jinhua in Zhejiang Province and Hefei in Anhui. However, we managed to achieve zero pandemic spread successfully in projects under management and recorded no significant service issues in communities during the quarantine.

It is more imperative to maintain strategic focus amid more serious market volatility. In facing market fluctuations, on one hand, we will unwaveringly focus on the principal business of property services with full confidence, further temper endogenous power and expand industrial development boundaries to enhance corporate development resilience and improve enterprise capability in responding to crisis. On the other hand, we shall also devise plans with initiatives, face the challenges directly in efficiency enhancement and cost reduction and enhance cost control to improve enterprise operational efficiency. At the same time, we will constantly enhance customer stickiness, improve service quality and foster hardcore fans development.

征程萬里風正勁，重任千鈞再奮蹄。今年前6個月，公司積極迎新求變，擁抱變革。順應行業發展趨勢，不斷精研服務力，推出了一系列新服務、新科技、新產品。通過服務體系迭代升級，提升服務滿意度。比如，我們打造了知己社區的「凍顏計劃」、也為商辦業態打造了專屬UI管家標準等特色服務。圍繞社區15分鐘生活圈的主題，公司在社區零售、資產運營、房屋美居等增值業務上進一步夯實業務基礎，以高質量的多元發展，實現企業「營收、規模、品牌」三元共生，遞進增長的新格局。今年上半年，公司經歷了上海兩個半月的疫情大考和浙江杭州、衢州、金華和安徽合肥等地的階段性應急封控，但是，我們成功做到在管項目中沒有出現一起疫情擴散，沒有一個小區隔離期間出現重大服務問題。

越是風高浪急，越要保持戰略定力。面對市場的波動，一方面，我們充滿信心的專注深耕物業服務主業不動搖，進一步錘鍊內生動力，拓展產業發展邊界，增強企業發展韌性，提高企業應對危機的能力。另一方面，也要主動謀劃，直面降本增效的挑戰，加強成本控制，提升企業運行效率。同時不斷增強客戶黏度，提升服務品質，培育鐵桿粉絲。

Chairman's Statement

主席報告

Forge ahead with advancement and prepare well tirelessly. In facing the times with rapid changes, we still believe that with the further deepening of urbanisation in China, the property service industry is still full of enormous development potential and robust vibrancy. In future, Dexin Services will continue to adhere to the strategic vision of being a “service provider of future urban life relationship”, strategically penetrate into the principal business of service, improve quality, upkeep existing capacity with incremental expansion, perform well in focusing on projects to enhance space efficiency. At the same time, we will vigorously develop new types of business, leverage reasonable transmission mechanisms and calibrate product lines to develop new business growth drivers and branded product lines. We will respond to the questions of the industry, the times and the market with confidence, embracement of changes and perseverance and strive to achieve the medium- and long-term objective of becoming one of leading property services providers in the PRC.

Dexin Services Group Limited

Hu Yiping

Chairman

25 August 2022

百尺竿頭思更進，策馬揚鞭自奮蹄。面對快速變化的時代，我們依然相信，隨著中國城市化的進一步深入，物業服務行業依然是一個極具發展潛力和蓬勃動力的行業。接下來，德信服務將繼續秉持「未來城市生活關係服務商」的企業願景，在戰略上繼續深耕服務主業，做好品質提升，保住存量做大增量，做好項目聚焦，增強空間效益。同時積極發力新業態，利用合理的傳輸機制，梳理產品線，打造新的業務增長點，形成品牌化的產品線。以信心回答行業之間，以迎變回答時代之間，以堅守回答市場之間，為成為中國領先的物業服務提供商之一的中長期目標不斷奮鬥。

德信服务集团有限公司

董事長

胡一平

2022年8月25日

Management Discussion and Analysis

管理層討論與分析

MANAGEMENT DISCUSSION AND ANALYSIS

Dexin Services is a leading comprehensive property management service provider in Zhejiang Province. In the first half of 2022, the Group maintained a stable operation with steady improvement in efficiency and quality. In terms of comprehensive strengths, the Company was recognised as TOP24 among the Top 100 Property Management Service Companies in the PRC in 2022 by China Index Academy (“CIA”). Following the service concept of “Companion Service with Love (知己服務有愛相伴)”, we provide standardised and high-quality services for property owners and customers through diversified property and service portfolios. Our principal businesses include property management services, value-added services to non-property owners and community value-added services, covering the entire property management value chain.

FINANCIAL REVIEW

Revenue

For the Reporting Period, revenue of the Group amounted to approximately RMB485.1 million (2021 Interim Period: RMB456.4 million), representing an increase of 6.3% as compared with the 2021 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 during the periods indicated, both in absolute amount and as a percentage of total revenue:

管理層討論及分析

德信服务是浙江省領先的綜合性物業管理服務提供商。2022年上半年，本集團保持穩健經營，效益質量穩步提升，就綜合實力而言獲中國指數研究院（「中指院」）認可為2022中國物業服務百強企業TOP24。秉承「知己服務有愛相伴」的服務理念，我們通過多元物業與服務組合為業主與客戶提供標準化，高質量的服務。我們主要業務包含物業管理服務、非業主增值服務、社區增值服務，全面涵蓋了整個物業管理價值鏈。

財務回顧

收入

於報告期間，本集團實現收入約人民幣485.1百萬元（2021年中期：人民幣456.4百萬元），較2021年中期增加6.3%。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。

下表載列於所示期內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）：

For the six months ended 30 June 截至6月30日止六個月					
		2022 2022年		2021 2021年	
		RMB'000 人民幣千元	Percentage 佔比	RMB'000 人民幣千元	Percentage 佔比
Property management services	物業管理服務	285,191	58.8%	242,255	53.0%
Value-added services to non-property owners	非業主增值服務	100,842	20.8%	109,340	24.0%
Community value-added services	社區增值服務	99,115	20.4%	104,837	23.0%
Total	總計	485,148	100.0%	456,432	100.0%

Management Discussion and Analysis

管理層討論與分析

Property Management Services

As an enterprise “having an operating business foothold in Zhejiang Province by deeply rooting into the Yangtze River Delta region and business presence nationwide”, we scaled up our business and increased market shares through endogenous expansion and strategic joint venture opportunities in the Reporting Period. For the Reporting Period, revenue from our property management services amounted to approximately RMB285.2 million, representing an increase of 17.7% as compared with approximately RMB242.3 million in the 2021 Interim Period. As at 30 June 2022, we had a total GFA under management of approximately 32.6 million sq.m., representing an increase of approximately 4.6 million sq.m. or growth rate of 16.4% as compared with approximately 28.0 million sq.m. in the 2021 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 parties.

The following table sets forth the changes in our property management contracted GFA and GFA under management as of the periods indicated:

物業管理服務

作為「立足浙江省，深耕長三角，佈局全國」的企業，於報告期間，我們通過內生擴展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。於報告期間，我們的物業管理服務收入達約人民幣285.2百萬元，較2021年中期約人民幣242.3百萬元增加17.7%。於2022年6月30日，我們的總在管建築面積約32.6百萬平方米，較2021年中期的約28.0百萬平方米增加約4.6百萬平方米，增長率為16.4%。該增長主要歸因於德信集團交付項目的增加，以及獨立第三方的業務增加。

下表載列截至所示期內我們的物業管理合約建築面積及在管建築面積的變化：

		For the six months ended 30 June 截至6月30日止六個月				2021 2021年			
		2022 2022年		Projects under management 在管項目		Contracted projects 簽約項目		Projects under management 在管項目	
		Number of projects 項目數量	GFA 建築面積 (’000 sq.m.) (千平方米)	Number of projects 項目數量	GFA 建築面積 (’000 sq.m.) (千平方米)	Number of projects 項目數量	GFA 建築面積 (’000 sq.m.) (千平方米)	Number of projects 項目數量	GFA 建築面積 (’000 sq.m.) (千平方米)
As of the beginning of the Period	截至期初	309	46,363	233	31,110	241	38,032	175	24,905
New engagements	新訂約	21	1,967	14	1,385	39	5,533	30	3,340
Reserve transformation	儲備轉化	0	0	6	480	—	—	—	—
Terminations	終止	(4)	(332)	(4)	(332)	(1)	(244)	(1)	(244)
As of the end of the Period	截至期末	326	47,998	249	32,643	279	43,321	204	28,001

A majority of our revenue from property management services is generated from services provided to properties developed by independent third-party property developers. As of 30 June 2022, we had 160 properties under our management that were developed by independent third-party property developers with a total GFA under management of approximately 21.8 million sq.m..

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。截至2022年6月30日，我們有160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21.8百萬平方米。

Management Discussion and Analysis

管理層討論與分析

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

下表載列截至所示日期我們按物業類型劃分的在管總建築面積明細：

		As at 30 June 截至6月30日					
		2022 2022年			2021 2021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	7,059	76,158	26.7%	6,350	62,514	25.8%
Jointly developed properties	聯合開發物業	3,791	45,623	16.0%	3,412	40,375	16.7%
Properties developed by independent third-party property developers	獨立第三方物業開發商開發物業	21,793	163,410	57.3%	18,239	139,366	57.5%
Total	總計	32,643	285,191	100.0%	28,001	242,255	100.0%

Our Geographical Presence

Zhejiang Province and the Yangtze River Delta Region are among the most economically developed regions in the PRC, with higher urbanisation rates and resident disposable income. 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 industry. As of 30 June 2022, our geographical presence has extended to 38 cities in China.

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。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，使得我們在物業行業更具競爭力。截至2022年6月30日，我們的地理分佈已擴展至中國38座城市。

Management Discussion and Analysis

管理層討論與分析

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

下表載列截至所示日期我們按區域劃分的在管總建築面積：

		As at 30 June 截至6月30日			2021 2021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	20,605	215,652	75.6%	18,623	183,669	75.8%
Yangtze River Delta Region (excluding Zhejiang Province)	長江三角洲地區 (不包括浙江省)	9,714	62,189	21.8%	8,394	53,753	22.2%
Other regions	其他地區	2,324	7,350	2.6%	984	4,833	2.0%
Total	總計	32,643	285,191	100.0%	28,001	242,255	100.0%

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 parks and municipal facilities. We believe that by accumulating our experience and recognition for our quality property management services to both residential and non-residential properties, we will be able to continue to diversify our portfolio of properties and further enlarge our customer base.

在管物業組合

儘管我們在管的大部分源自住宅物業，我們於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。

The following table sets forth our total GFA under management for the dates indicated:

下表載列我們截至所示日期的在管總建築面積：

		As at 30 June 截至6月30日			2021 2021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	住宅物業	23,482	202,548	71.0%	20,426	166,548	68.7%
Non-residential properties	非住宅物業	9,161	82,643	29.0%	7,575	75,707	31.3%
Total	合計	32,643	285,191	100.0%	28,001	242,255	100.0%

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 RMB100.8 million, representing a decrease of 7.8% compared with the 2021 Interim Period, which was due to the decreasing demand for services from co-developers due to the periodic effect of the PRC real estate market.

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 RMB99.1 million, representing a decrease of 5.4% as compared with approximately RMB104.8 million in the 2021 Interim Period. Such decrease is primarily due to the reducing service demand from property owners due to the epidemic outbreak.

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 RMB331.0 million, representing an increase of 13.8% as compared with the 2021 Interim Period. The increase in cost of sales was mainly due to: (1) the increase in cost in line with the increase of the GFA under management and business scale during the period; and (2) we had invested more costs in cleaning, order and security as the epidemic outbreak continued.

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。於報告期間內，非業主增值服務收入約人民幣100.8百萬元，較2021年中期下降7.8%，此乃由於受中國房地產市場的周期影響，合作地產開發商的服務需求減少。

社區增值服務

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。於報告期間，社區增值服務收入達約人民幣99.1百萬元，較2021年中期約人民幣104.8百萬元下降5.4%。該下降主要由於受疫情的影響，業主的服務需求減少。

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。於報告期間，本集團的銷售成本為約人民幣331.0百萬元，較2021年中期增加13.8%。銷售成本增長主要為：(1)本期內在管面積和業務規模擴大，伴隨成本的增長；及(2)隨着疫情的持續，我們在保潔、秩序及安全方面投入了更多的成本。

Management Discussion and Analysis

管理層討論與分析

Gross Profit and Gross Profit Margin

Based on the abovementioned factors, the gross profit of the Group was approximately RMB154.1 million for the Reporting Period, representing a decrease of 6.9% as compared with approximately RMB165.5 million in the 2021 Interim Period. The gross profit margin decreased from 36.3% for the 2021 Interim Period to 31.8% in the Reporting Period.

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

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年	2021 2021年
Property management services	物業管理服務	25.1%	27.4%
Value-added services to non-property owners	非業主增值服務	40.6%	41.7%
Community value-added services	社區增值服務	42.0%	51.2%
Total	總計	31.8%	36.3%

The Group's gross profit margin was affected by the combined gross profit margin of the three segments of basic property services, community value-added services and value-added services to non-property owners. The Group's gross profit margin decreased from 36.3% in the 2021 Interim Period to 31.8% in the current Reporting Period.

Other Income

Other income increased from approximately RMB3.7 million for the 2021 Interim Period to approximately RMB18.1 million for the Reporting Period, primarily due to the interest income generated from guarantees we provided to a third party.

Other gains-net

For the Reporting Period, the Group recorded other net gains of approximately RMB3.7 million (2021 Interim Period: approximately RMB0.2 million), primarily due to the increase in foreign exchange gains during the Reporting Period.

毛利及毛利率

基於以上原因，本集團於報告期間的毛利為約人民幣154.1百萬元，較2021年中期約人民幣165.5百萬元下降6.9%。毛利率由2021年中期的36.3%下降至報告期間的31.8%。

下表載列我們於所示期內按業務分部劃分的毛利率：

本集團的毛利率受基礎物業服務、社區增值服務和非業主增值服務三大板塊組合的毛利率共同影響。本集團的毛利率由2021年中期的36.3%下降至本幫期間的31.8%。

其他收入

其他收入由2021年中期的約人民幣3.7百萬元增至報告期間的約人民幣18.1百萬元，主要由於我們為第三方提供擔保取得了利息收入。

其他收益淨額

於報告期間，本集團錄得其他淨收益約人民幣3.7百萬元（2021年中期：約人民幣0.2百萬元），主要由於報告期間外匯收益增加。

Selling and Marketing Expenses

The selling and marketing expenses of the Group increased from approximately RMB4.3 million for the 2021 Interim Period to approximately RMB7.0 million for the Reporting Period, representing an increase of 62.8%, primarily due to 1) the increase in expenses paid to sales support and marketing personnel in line with revenue growth and business expansion, and 2) more sales and marketing expenses were invested for the brand building of the Company.

Administrative Expenses

The administrative expenses of the Group decreased from approximately RMB69.6 million for the 2021 Interim Period to approximately RMB58.7 million for the Reporting Period, representing a decrease of 15.7%, which is primarily due to the decrease in listing expenses.

Impairment loss on trade and other receivables

The impairment loss on trade and other receivables increased from approximately RMB2.7 million for the 2021 Interim Period to RMB5.6 million for the Reporting Period, primarily due to the increase in provision for bad debts.

Finance income-net

The finance income-net of the Group increased from approximately RMB0.9 million for the 2021 Interim Period to RMB8.2 million for the Reporting Period, representing an increase of 811.1%. Such increase is primarily attributable to the increase in interest from bank deposits and interest income from borrowings.

Income Tax Expenses

The income tax expenses of the Group increased 14.2% from approximately RMB21.2 million for the 2021 Interim Period to approximately RMB24.2 million for the Reporting Period. The effective income tax rate was 21.5% (2021 Interim Period: 22.6%), representing a decrease of 1.1% as compared with last year in general.

銷售及營銷開支

本集團的銷售及營銷開支由2021年中期的約人民幣4.3百萬元增加62.8%至報告期間的約人民幣7.0百萬元，主要由於1)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，及2)為公司品牌建設投入了更多的銷售及營銷開支。

行政開支

本集團的行政開支由2021年中期的約人民幣69.6百萬元下降15.7%至報告期間的約人民幣58.7百萬元。主要由於上市開支減少。

貿易及其他應收款項之減值虧損

貿易及其他應收款項之減值虧損由2021年中期的約人民幣2.7百萬元增加至報告期間的人民幣5.6百萬元，主要由於我們計提的壞賬撥備增加所致。

融資收入淨額

本集團的融資收入淨額由2021年中期的約人民幣0.9百萬元，增加至報告期間人民幣8.2百萬元，增幅811.1%。該增加主要是由於銀行存款利息及借款利息收入增加所致。

所得稅開支

本集團的所得稅開支由2021年中期的約人民幣21.2百萬元增加14.2%至報告期間的約人民幣24.2百萬元。實際所得稅率為21.5% (2021年中期：22.6%)，基本與去年相比，下降1.1%。

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Profit

As a result of the foregoing, the Group's net profit was approximately RMB88.6 million for the Reporting Period, representing an increase of 22.0% as compared with approximately RMB72.6 million for the 2021 Interim Period. Net profit margin was 18.3%, representing an increase of 2.4% as compared with 15.9% for the 2021 Interim Period. The profit attributable to the owners of the Company increased by approximately 31.2% from approximately RMB65.1 million for the 2021 Interim Period to approximately RMB85.4 million for the Reporting Period.

The basic and diluted earnings per share of the Company were RMB0.084 per share (2021 Interim Period: RMB0.087 per share).

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 RMB826.9 million as of 30 June 2022, representing an increase of 10.1% from RMB750.8 million as of 31 December 2021.

At of 30 June 2022, the Group's current ratio (current assets/current liabilities) was 2.9 times (31 December 2021: 3.2 times).

As of 30 June 2022, the Group's bank borrowings was RMB47.0 million (31 December 2021: nil), and the gearing ratio (total borrowings divided by total equity) was 0.05 (31 December 2021: nil).

Trade and other receivables and prepayments

As of 30 June 2022, trade and other receivables and prepayments amounted to RMB523.1 million, representing an increase of 16.3% from RMB449.6 million as of 31 December 2021, which was primarily attributable to the scale expansion and business growth of the Group.

利潤

基於上述原因，本集團於報告期間的利潤淨額約為人民幣88.6百萬元，較2021年中期的約人民幣72.6百萬元增長22.0%。淨利潤率為18.3%，較2021年中期的15.9%增加2.4%。本公司擁有人應佔利潤由2021年中期的約人民幣65.1百萬元增加約31.2%至報告期間的約人民幣85.4百萬元。

本公司的每股基本及攤薄盈利為每股股份人民幣0.084元（2021年中期：每股股份人民幣0.087元）。

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2022年6月30日達人民幣826.9百萬元，較2021年12月31日人民幣750.8百萬元增加10.1%。

截至2022年6月30日，本集團的流動比率（流動資產／流動負債）為2.9倍（2021年12月31日：3.2倍）。

截至2022年6月30日，本集團銀行借款47.0百萬元（2021年12月31日為零），且資本負債比率（借款總額除以權益總額）為0.05（2021年12月31日為零）。

貿易及其他應收款項以及預付款項

截至2022年6月30日，貿易及其他應收款項以及預付款項為人民幣523.1百萬元，較截至2021年12月31日的人民幣449.6百萬元增長16.3%，主要由於本集團業務規模擴張及業務增長所致。

Trade and other payables

As of 30 June 2022, trade and other payables amounted to RMB256.5 million, representing an increase of 2.8% as compared with RMB249.6 million as of 31 December 2021, 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 of 30 June 2022, 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 arises.

CAPITAL COMMITMENTS

As of 30 June 2022, the Group had no material capital commitment.

CONTINGENT LIABILITIES AND PLEDGE OF ASSETS

As of 30 June 2022, the Company, its subsidiaries and associates did not have any financial guarantees, guarantees nor mortgage for loans, nor other significant contingent liabilities.

CHARGES ON GROUP'S ASSETS

No assets of the Group were charged or pledged as at 30 June 2022.

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

During the Reporting Period, the Group entered into an agreement to acquire 26.9% equity interests of Hangzhou Xier Technology Co., Ltd. (杭州悉爾科技有限公司) from Deqing Hongxiang Enterprise Management Partnership (Limited Partnership) (德清虹祥企業管理合夥企業(有限公司)) at a consideration of RMB33.3 million. As of 30 June 2022, the transaction has been completed.

貿易及其他應付款項

截至2022年6月30日，貿易及其他應付款項為人民幣256.5百萬元，較截至2021年12月31日的人人民幣249.6百萬元增長2.8%，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。截至2022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。

資本承擔

截至2022年6月30日，本集團並無重大資本承擔。

或然負債及抵押資產

截至2022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。

本集團資產的抵押

於2022年6月30日，本集團並無抵押或質押資產。

重大投資、重大收購及出售附屬公司、聯營公司及合營企業

於報告期間，本集團訂立一份協議，以向德清虹祥企業管理合夥企業(有限公司)收購杭州悉爾科技有限公司的26.9%股權，代價為人民幣33.3百萬元。截止2022年6月30日，已完成該交易。

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FUTURE PLANS FOR MATERIAL INVESTMENTS

On 9 June 2022, the Company entered into the parking space leasing and sales agency services framework agreement with Dexin China Holdings Company Limited, pursuant to which, the Group will provide exclusive parking spaces sales and leasing agency services in respect of the target parking spaces to Dexin China Group to facilitate the sales and leasing activities of parking space properties. The parking space leasing and sales agency services framework agreement is subject to the approval by an extraordinary general meeting of the Company.

SIGNIFICANT EVENTS AFTER THE END OF THE REPORTING PERIOD

Save as disclosed in the note 21 to the condensed consolidated financial statements, there was no significant event for the Company, its subsidiaries or associates after the end of the Reporting Period.

EMPLOYEE AND REMUNERATION POLICY

As of 30 June 2022, the Group had a total of 2,644 employees (31 December 2021: 2,908).

The Group has adopted a system of determining the remuneration of employees based on the performance of employees. The Group is committed to the continuous improvement of our employees' skills by offering them a competitive remuneration structure and incentive scheme to motivate our employees. In terms of employee training, the Group provides consistent and systematic training to employees based on their positions and expertise, in order to enhance their future expertise in property management and their related fields.

INTERIM DIVIDENDS

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

重大投資的未來計劃

於2022年6月9日，本公司與德信中國控股有限公司訂立《車位租售業務代理服務框架協議》，據此，本集團將就目標車位向德信中國集團提供車位銷售及租賃業務獨家代理服務，以協助車位物業銷售及租賃活動。《車位租售業務代理服務框架協議》須於本公司股東特別大會上獲批准後，方可作實。

報告期末後重大事項

除簡明綜合財務報表附註21所披露者外，本公司、其附屬公司或聯營公司於報告期末後並無任何重大事項。

僱員及薪酬政策

截至2022年6月30日，本集團共有2,644名僱員（2021年12月31日：2,908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。我們專注於持續提升我們的僱員技能，本集團通過向僱員提供具競爭力的薪酬結構和激勵計劃激勵我們的員工。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未來專業知識。

中期股息

董事會不建議就本報告期派付中期股息。

Corporate Governance and Other Information

企業管治及其他資料

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") to be 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 in aggregate 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。本公司應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，本公司共收到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」)所披露的用途以及對應金額(根據實際所得款項淨額按比例調整)，具體如下：

Purposes	用途	Amount of net proceeds	Unutilised	Utilised	Unutilised	Expected timeline for usage of unutilised proceeds
			as at 1 January 2022	during the reporting period	as at 30 June 2022	
		所得款項淨額	於2022年1月1日尚未動用	於報告期間內已動用	於2022年6月30日尚未動用	未動用所得款項預計使用時間表
		HK\$ million 百萬港元	HK\$ million 百萬港元	HK\$ million 百萬港元	HK\$ million 百萬港元	
1. Expand our business scale and increase market share through multiple channels	1. 通過多渠道擴充業務規模及提高市場份額	496.0	476.8	49.6	427.2	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	76.4	76.4	24.2	52.2	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	76.4	74.8	3.6	71.2	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	38.3	35.3	22.2	13.1	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	76.4	69.5	34.3	35.2	By December 2024 2024年12月前
Total	合計	763.5	732.8	133.9	598.9	

Corporate Governance and Other Information

企業管治及其他資料

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

As at the publication date of this report, 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:

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

於本報告刊發日期，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) 在本公司股份中的權益

Name of Director 董事姓名	Nature of interest 權益性質	Number of Shares interested ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	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 ⁽²⁾ 受控制法團權益 ⁽²⁾ Interest of spouse ⁽²⁾ 配偶的權益 ⁽²⁾	529,202,279(L)	53.48%

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 ⁽¹⁾ 擁有權益的 股份數目 ⁽¹⁾	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。

Corporate Governance and Other Information 企業管治及其他資料

Save as disclosed above and to the best knowledge of the Directors, as at the publication 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，於本報告刊發日期，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 ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	Approximate percentage of interest ⁽⁴⁾ 權益的概約百分比 ⁽⁴⁾
Shengfu International ⁽²⁾ 盛富國際 ⁽²⁾	Beneficial owner 實益擁有人	529,202,279(L)	53.48%
Mr. Hu ⁽²⁾ 胡先生 ⁽²⁾	Interested in controlled corporation 受控制法團權益	529,202,279(L)	53.48%
Ms. Wei ⁽²⁾ 魏女士 ⁽²⁾	Interest of spouse 配偶的權益	529,202,279(L)	53.48%
Kaibang International Limited 凱邦國際有限公司	Beneficial owner 實益擁有人	129,629,630(L)	13.10%

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Name of corporation/person 公司名稱／人士姓名	Nature of interest 權益性質	Number of Shares interested ⁽¹⁾ 擁有權益的股份數目 ⁽¹⁾	Approximate percentage of interest ⁽⁴⁾ 權益的概約百分比 ⁽⁴⁾
HuaAn Fund Management Co., Ltd represent HuaAn Funds — Huamei Investment QDII, HuaAn Funds — Nacity Property QDII, HuaAn Funds — Ruiyang QDII and other asset management plans ⁽³⁾	Investment Manager	70,558,000(L)	7.13%
華安基金管理有限公司代表華安基金 — 華媒投資QDII、華安基金 — 南都 物業QDII、華安基金 — 瑞揚QDII等 資產管理計劃 ⁽³⁾	投資管理人		
HONG KONG MEI LUN INT'L CO., LIMITED (“ HK Mei Lun ”) ⁽⁴⁾	Beneficial owner	53,418,803(L)	5.40%
香港美侖國際有限公司 (下稱「 香港美侖 」) ⁽⁴⁾	實益擁有人		
Ms. Shen Yuehua (“ Ms. Shen ”) ⁽⁴⁾	Interest in controlled corporation	53,418,803(L)	5.40%
沈月華女士(下稱「 沈女士 」) ⁽⁴⁾	受控制法團權益		
Mr. Jin Liang (“ Mr. Jin ”) ⁽⁴⁾	Interest of spouse	53,418,803(L)	5.40%
金糧先生(下稱「 金先生 」) ⁽⁴⁾	配偶的權益		

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) HuaAn Funds — Huamei Investment QDII, HuaAn Funds — Nacity Property QDII and HuaAn Funds — Ruiyang QDII Single Asset Management Plan hold 31,045,000 shares, 6,523,000 shares and 32,990,000 shares respectively, and the principals are Zhejiang Huamei Investment Co., Ltd., Nacity Property Service Group Co., Ltd. and Hangzhou Ruiyang Supply Chain Management Co., Ltd.
- (4) 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.
- (5) As at the publication date of this report, the total number of issued Shares of the Company was 989,461,000 shares.

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) 華安基金 — 華媒投資QDII、華安基金 — 南都物業QDII、華安基金 — 瑞揚QDII單一資產管理計劃分別持有31,045,000股、6,523,000股、32,990,000股，委託人分別是浙江華媒投資有限公司、南都物業服務集團股份有限公司、杭州瑞揚供應鏈管理有限公司。
- (4) 香港美侖分別由沈女士(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侖持有的股份中擁有權益。
- (5) 於本報告刊發日期，本公司已發行股份的總數為989,461,000股股份。

Save as disclosed above and to the best knowledge of the Directors, as at the publication 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，於本報告刊發日期，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。

Corporate Governance and Other Information

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SHARE OPTION SCHEME

On 21 June 2021 (the “**Adoption Date**”), 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 recognise and acknowledge the contributions that the eligible participants had or may make to the Group.

No options were granted, exercised, cancelled or lapsed by the Company under the Share Option Scheme nor were there outstanding share options granted under the share option scheme since the Adoption Date.

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 publication date of this report, the Company has maintained the public float as required under the Listing Rules.

PURCHASE, REDEMPTION OR SALES OF LISTED SECURITIES OF THE COMPANY

The shares of the Company were listed on the Stock Exchange on 15 July 2021 and over-allotment option was partially exercised on 11 August 2021. Therefore, as of 30 June 2022, neither the Company nor its subsidiaries have purchased, redeemed or sold any of its listed securities. On 15 July 2022, 19 July 2022, 20 July 2022, 21 July 2022 and 25 July 2022, the Company repurchased 11,105,000 shares, 2,921,000 shares, 4,676,000 shares, 3,783,000 shares and 4,905,000 shares. The total amount paid to acquire the shares was approximately HK\$81,782,000 (equivalent to RMB69,819,000) and has been deducted from the share capital and share premium account. As at the publication date of this report, all the repurchased shares have been cancelled as at 8 September 2022.

購股權計劃

於2021年6月21日（「**採納日期**」），本公司採納購股權計劃（「**購股權計劃**」），該計劃屬於上市規則第17章的範圍，並受上市規則第17章所規限。購股權計劃的目的乃認可並表彰合資格參與者對本集團曾經或可能作出的貢獻。

自採納日期以來，本公司並無根據購股權計劃授予、行使、註銷或失效的購股權，且亦並無根據購股權計劃授出的尚未行使購股權。

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，於本報告刊發日期，本公司具備《上市規則》規定的公眾持股量。

購買、贖回或出售本公司的上市證券

本公司的股份於2021年7月15日在港交所上市，且超額配股權於2021年8月11日獲部分行使。因此，截至2022年6月30日，本公司及其附屬公司概無購買、贖回或出售其任何上市證券。於2022年7月15日、2022年7月19日、2022年7月20日、2022年7月21日及2022年7月25日，本公司分別回購11,105,000股股份、2,921,000股股份、4,676,000股股份、3,783,000股股份及4,905,000股股份。為收購股份而支付的總金額約為81,782,000港元（相當於人民幣69,819,000元）並已從股本及股份溢價賬中扣除。於本報告刊發日期，所有回購之股份已於2022年9月8日註銷。

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.

For the six months ended 30 June 2022, the Company had complied with all applicable code provisions as set out in the CG Code.

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 during the Reporting Period and up to the publication date of this report.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

Audit Committee

The financial information in this report has not been audited by the Company’s auditor but 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.

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。

於截至2022年6月30日止六個月期間，本公司已遵守企業管治守則之適用的所有守則條文。

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，所有董事確認於報告期間及至本報告刊發日期，彼等已遵守標準守則。

審計委員會及中期業績審閱

審計委員會

本報告的財務資料尚未經本公司核數師審閱，惟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。

Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

簡明綜合損益及其他全面收益表

		For the six months ended 30 June 截至6月30日止六個月		
		Notes 附註	2022 2022年 RMB'000 人民幣千元 (unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (unaudited) (未經審核)
Revenue	收入	4	485,148	456,432
Cost of sales	銷售成本		(331,024)	(290,901)
Gross profit	毛利		154,124	165,531
Other income	其他收入	6	18,068	3,715
Other gains — net	其他收益淨額	7	3,742	236
Share of result of associates	應佔聯營公司業績		(4)	—
Share of result of a joint venture	應佔一間合營企業業績		(1)	—
Selling and marketing expenses	銷售及營銷開支		(6,997)	(4,277)
Administrative expenses	行政開支		(58,668)	(69,563)
Impairment loss on trade and other receivables	貿易及其他應收款項之減值虧損		(5,597)	(2,729)
Operating profit	經營利潤		104,667	92,913
Interest income	利息收入		8,955	990
Finance costs	融資成本		(783)	(113)
Finance income — net	融資收入淨額	8	8,172	877
Profit before taxation	除稅前利潤		112,839	93,790
Income tax expenses	所得稅開支	9	(24,238)	(21,164)
Profit and total comprehensive income for the period	期內利潤及全面收益總額	10	88,601	72,626
Profit and total comprehensive income for the period attributable to:	以下各方應佔期內利潤及全面收益總額：			
Owners of the Company	本公司擁有人		85,395	65,146
Non-controlling interests	非控股權益		3,206	7,480
			88,601	72,626
Earnings per share	每股盈利			
— Basic and diluted (RMB)	— 基本及攤薄(人民幣)	12	0.084	0.087

Condensed Consolidated Statement of Financial Position

簡明綜合財務狀況表

		Notes 附註	30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
Non-current assets	非流動資產			
Property, plant and equipment and right-of-use assets	物業、廠房及設備以及使用權資產	13	11,569	11,673
Intangible assets	無形資產		2,449	2,403
Deferred income tax assets	遞延所得稅資產		8,741	7,369
Investment in associates	於聯營公司的投資		8,816	2,450
Investment in a joint venture	於一間合營企業的投資		249	—
Other receivables and prepayments	其他應收款項及預付款項	14	1,000	5,880
			32,824	29,775
Current assets	流動資產			
Inventories	存貨		8,579	8,349
Trade and other receivables and prepayments	貿易及其他應收款項以及預付款項	14	523,053	449,579
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		1,000	—
Pledged bank deposit	已抵押銀行存款		242	250,851
Cash and cash equivalents	現金及現金等價物		826,643	499,983
			1,359,517	1,208,762
Current liabilities	流動負債			
Trade and other payables	貿易及其他應付款項	15	256,520	249,562
Contract liabilities	合約負債		136,871	107,753
Bank borrowings	銀行借款		47,000	—
Lease liabilities	租賃負債		2,927	3,420
Current income tax liabilities	即期所得稅負債		31,404	17,022
			474,722	377,757
Net current assets	流動資產淨值		884,795	831,005
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		917,619	860,780
Non-current liabilities	非流動負債			
Lease liabilities	租賃負債		1,605	569
			1,605	569
NET ASSETS	資產淨值		916,014	860,211
Capital and reserves	資本及儲備			
Share capital	股本	17	8,462	8,462
Reserves	儲備		891,131	827,195
Equity attributable to owners of the Company	本公司擁有人應佔權益		899,593	835,657
Non-controlling interests	非控股權益		16,421	24,554
TOTAL EQUITY	權益總額		916,014	860,211

The condensed consolidated financial statements on pages 26 to 48 were approved and authorised for issue by the board of directors on 25 August 2022 and are signed on its behalf by:

第26至48頁所載簡明綜合財務報表已於2022年8月25日獲董事會批准並授權刊發並由以下董事簽署：

Tang Junjie
唐俊傑
Director
董事

Zhu Xiaoli
朱曉莉
Director
董事

Condensed Consolidated Statement of Changes in Equity

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 interests		Total equity
		Share capital	Share premium	Capital reserves	Statutory reserves	Retained profits	Total	非控股權益	權益總額
		RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000	RMB'000
		人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元	人民幣千元
At 1 January 2021 (Audited)	於2021年1月1日 (經審核)	—	—	(19,099)	18,932	76,037	75,870	12,558	88,428
Profit and total comprehensive income for the period (Unaudited)	期內利潤及全面收益總額 (未經審核)	—	—	—	—	65,146	65,146	7,480	72,626
At 30 June 2021	於2021年6月30日	—	—	(19,099)	18,932	141,183	141,016	20,038	161,054
At 1 January 2022 (Audited)	於2022年1月1日 (經審核)	8,462	653,103	(19,099)	27,607	165,584	835,657	24,554	860,211
Profit and total comprehensive income for the period (Unaudited)	期內利潤及全面收益總額 (未經審核)	—	—	—	—	85,395	85,395	3,206	88,601
Capital injection by a non-controlling interest (Unaudited)	非控股權益注資 (未經審核)	—	—	—	—	—	—	490	490
Equity transaction (Unaudited) (Note i)	權益交易(未經審核)(附註i)	—	—	(21,459)	—	—	(21,459)	(11,829)	(33,288)
At 30 June 2022	於2022年6月30日	8,462	653,103	(40,558)	27,607	250,979	899,593	16,421	916,014

Note:

(i) The Group acquired 26.91% equity interest of Hangzhou Xier Technology Co., Ltd. ("Xier Technology") from third party during the six months ended 30 June 2022.

附註：

(i) 本集團於截至2022年6月30日止六個月內從第三方收購杭州悉爾科技有限公司(「悉爾科技」)的26.91%股權。

Condensed Consolidated Statement of Cash Flows

簡明綜合現金流量表

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (unaudited) (未經審核)
Cash (used in)/generated from operations	經營(所用)/產生現金	(30,128)	59,653
Income tax paid	已付所得稅	(11,228)	(32,003)
Net cash (used in)/generated from operating activities	經營活動(所用)/產生現金淨額	(41,356)	27,650
Cash flows from investing activities	投資活動產生現金流量		
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
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	(1,000)	(66,100)
Loans to third parties	向第三方提供的貸款	(18,600)	—
Repayments from third parties	第三方還款	123,687	—
Purchases of property, plant and equipment	購買物業、廠房及設備	(2,837)	(3,066)
Interest received	已收利息	5,558	990
Purchases of intangible assets	購買無形資產	(287)	(362)
Investment in associates	於聯營公司的投資	(490)	—
Investment in a joint venture	於一間合營企業的投資	(250)	—
Increase in restricted cash	受限制現金增加	(304,500)	—
Decrease in restricted cash	受限制現金減少	555,109	—
Net cash generated from investing activities	投資活動產生現金淨額	356,390	1,381
Cash flows from financing activities	融資活動產生現金流量		
Proceeds from bank borrowings	銀行借款所得款項	47,000	—
Capital injection by a non-controlling interest	非控股權益注資	490	—
Interest paid	已付利息	(783)	—
Repayment of lease liabilities	償還租賃負債	(1,793)	(1,174)
Listing expenses paid	已付上市開支	—	(2,940)
Equity transaction with non-controlling interest	與非控股權益的股權交易	(33,288)	—
Net cash generated from/(used in) financing activities	融資活動產生/(所用)現金淨額	11,626	(4,114)
Net increase in cash and cash equivalents	現金及現金等價物增加淨額	326,660	24,917
Cash and cash equivalents at the beginning of the period	期初現金及現金等價物	499,983	229,212
Cash and cash equivalents at the end of the period	期末現金及現金等價物	826,643	254,129

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

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

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 Company’s ultimate holding company is Shengfu International Limited. The ultimate controlling shareholder of the Group is Mr. Hu Yiping (胡一平) (“**Mr. Hu**” or the “**Ultimate Controlling Shareholder**”).

The condensed consolidated financial statements are presented in Renminbi (“**RMB**”), unless otherwise stated. RMB is the functional currency of the Company and the Company’s subsidiaries.

These condensed consolidated financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 “Interim Financial Reporting” issued by the Hong Kong Institute of Certified Public Accountants (the “**HKICPA**”) and the applicable disclosures required by the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

These condensed consolidated financial statements should be read in conjunction with the 2021 annual financial statements. The accounting policies and methods of computation used in the preparation of these condensed consolidated financial statements are consistent with those used in the annual financial statements for the year ended 31 December 2021.

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。

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。本公司的最終控股公司為盛富國際有限公司。本集團的最終控股股東為胡一平先生(「**胡先生**」或「**最終控股股東**」)。

除非另有指明，否則簡明綜合財務報表以人民幣(「**人民幣**」)呈列。人民幣為本公司及本公司附屬公司之功能貨幣。

該等簡明綜合財務報表已根據香港會計師公會(「**香港會計師公會**」)頒佈的香港會計準則第34號「中期財務報告」及香港聯合交易所有限公司證券上市規則要求之適用披露編製。

該等簡明綜合財務報表應與2021年年度財務報表一併閱讀。編製該等簡明綜合財務報表所使用之會計政策及方法與截至2021年12月31日止年度的年度財務報表所使用者一致。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

2. ADOPTION OF NEW AND REVISED HONG KONG FINANCIAL REPORTING STANDARDS

In the current period, the Group has adopted all the new and revised Hong Kong Financial Reporting Standards (“HKFRSs”) issued by the HKICPA that are relevant to its operations and effective for its accounting period beginning on 1 January 2022. HKFRSs comprise Hong Kong Financial Reporting Standards (“HKFRS”); Hong Kong Accounting Standards (“HKAS”); and Interpretations. The adoption of these new and revised HKFRSs did not result in significant changes to the Group’s accounting policies, presentation of the Group’s consolidated financial statements and amounts reported for the current period and prior years.

The Group has not applied the new HKFRSs that have been issued but are not yet effective. The application of these new HKFRSs will not have material impact on the condensed consolidated financial statements of the Group.

3. FAIR VALUE MEASUREMENTS

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The following disclosures of fair value measurements use a fair value hierarchy that categorises into three levels the inputs to valuation techniques used to measure fair value:

Level 1 inputs: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 inputs: inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 inputs: unobservable inputs for the asset or liability.

2. 採納新訂及經修訂香港財務報告準則

於本期間，本集團已採納由香港會計師公會頒佈、與其營運有關及於2022年1月1日開始的會計期間內生效的所有新訂及經修訂香港財務報告準則（「香港財務報告準則」）。香港財務報告準則包括香港財務報告準則（「香港財務報告準則」）、香港會計準則（「香港會計準則」）及詮釋。採納該等新訂及經修訂香港財務報告準則並無導致於本期間及過往年度本集團的會計政策、本集團綜合財務報表的呈列及呈報金額有重大變動。

本集團尚未應用已頒佈但尚未生效之新訂香港財務報告準則。應用此等新訂香港財務報告準則將不會對本集團的簡明綜合財務報表產生重大影響。

3. 公允價值計量

公允價值乃指市場參與者之間於計量日期進行的有序交易中出售一項資產所收取的價格或轉移一項負債所支付的價格。以下為使用公允價值層級之公允價值計量披露，有關層級將用以計量公允價值之估值方法之輸入數據分為三個層級：

第一級輸入數據：本集團於計量日期可取得相同資產或負債於活躍市場之報價（未經調整）。

第二級輸入數據：資產或負債之直接或間接可觀察輸入數據（第一級包括的報價除外）。

第三級輸入數據：資產或負債之不可觀察輸入數據。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

3. FAIR VALUE MEASUREMENTS (Continued)

The Group's policy is to recognise transfers into and transfers out of any of the three levels as of the date of the event or change in circumstances that caused the transfer.

(a) Disclosures of level in fair value hierarchy at 30 June 2022:

3. 公允價值計量(續)

本集團之政策為於導致轉撥之事件或情況出現變動當日確認自三個層級中的任何一個層級之轉入及轉出。

(a) 於2022年6月30日公允價值層級水平披露：

		Fair value measurements using 公允價值計量採用之層級			Total 總計
		Level 1 第一級	Level 2 第二級	Level 3 第三級	
		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
		(unaudited) (未經審核)	(unaudited) (未經審核)	(unaudited) (未經審核)	(unaudited) (未經審核)
Recurring fair value measurements:	經常性公允價值計量：				
Assets:	資產：				
Financial assets at fair value through profit or loss ("Financial assets at FVTPL")	按公允價值計量且其變動計入損益的金融資產(「按公允價值計量且其變動計入損益的金融資產」)	—	—	1,000	1,000
Total recurring fair value measurements	經常性公允價值計量總額	—	—	1,000	1,000

(b) Reconciliation of assets measured at fair value based on level 3:

(b) 根據第三級按公允價值計量的資產之對賬：

		Financial assets at FVTPL 按公允價值計量且 其變動計入損益的 金融資產 RMB'000 人民幣千元
At 1 January 2021 (audited)	於2021年1月1日(經審核)	3,540
Addition	添置	163,500
Disposal	出售	(168,095)
Fair value gain recognised in profit or loss (#)	於損益確認之公允價值收益(#)	1,055
At 31 December 2021 (audited), 1 January 2022 (unaudited)	於2021年12月31日(經審核)及 2022年1月1日(未經審核)	—
Addition	添置	1,000
At 30 June 2022 (unaudited)	於2022年6月30日(未經審核)	1,000
(#) Include gains or losses for assets held as at 31 December 2021 (audited)	(#)包括於2021年12月31日持有之 資產的收益或虧損(經審核)	—

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

3. FAIR VALUE MEASUREMENTS (Continued)

- (c) Disclosure of valuation process used by the Group and valuation techniques and inputs used in fair value measurements:

The Group's chief financial officer is responsible for the fair value measurements of assets and liabilities required for financial reporting purposes, including level 3 fair value measurements. The financial controller reports directly to the Board of Directors for these fair value measurements. Discussions of valuation processes and results are held between the financial controller and the Board of Directors at least twice a year.

Level 3 fair value measurements

3. 公允價值計量 (續)

- (c) 本集團所採用的估值程序、估值技巧及公允價值計量所採用的輸入數據披露：

本集團首席財務官負責財務申報要求的資產及負債公允價值計量，包括第三層級公允價值計量。財務總監直接向董事會報告該等公允價值計量。財務總監與董事會至少每年進行兩次次估計程序及結果討論。

第三層級公允價值計量

Description	Valuation technique/ Unobservable inputs	Range	Effect on fair value for increase of inputs	30 June	31 December
				2022	2021
				RMB'000	RMB'000
				(unaudited)	(audited)
概述	估值技術／不可觀察輸入數據	範圍	輸入數據增長對公允價值影響	於2022年6月30日 人民幣千元 (未經審核)	於2021年12月31日 人民幣千元 (經審核)
Financial assets at FVTPL	Discounted cash flow method/ Expected rate of return per annum	2.53%	increase	1,000	—
按公允價值計量且其變動計入損益的金融資產	貼現現金流量法／預期年回報率	2.53%	增加	1,000	—

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

4. REVENUE

Revenue represents income from property management services, value-added services to non-property owners and community value-added services.

4. 收益

收益指來自物業管理服務、非業主增值服務及社區增值服務之收入。

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Revenue from contracts with customers:	來自客戶合約收益：		
Property management services	物業管理服務	285,191	242,255
Value-added services to non-property owners	非業主增值服務	100,842	109,340
Community value-added services	社區增值服務	99,115	104,837
		485,148	456,432

Disaggregation of revenue from contracts with customers:

The major operating entities of the Group are domiciled in the PRC. Accordingly, all the Group's revenues were derived in the PRC for the six months ended 30 June 2022 and 2021.

來自客戶合約收益之細分：

本集團的主要營運實體位於中國。因此，本集團於截至2022年及2021年6月30日止六個月的所有收入均來自中國。

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Timing of revenue recognition	收益確認的時間		
Over time	隨時間	439,861	393,259
At a point in time	某一時間點	45,287	63,173
		485,148	456,432

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

5. SEGMENT INFORMATION

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

For the six months ended 30 June 2022 and 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 for the six months ended 30 June 2022 and 2021.

As at 30 June 2022 and 31 December 2021, all of the non-current assets of the Group were located in the PRC.

6. OTHER INCOME

Government grants (note) 政府補貼(附註)
Value-added tax deductibles 增值稅抵扣
Income from financial guarantee contract 財務擔保合約收入

		18,068	3,715
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Note: Government grants mainly consisted of financial support funds granted by the local governments.

5. 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2022年及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2022年及2021年6月30日止六個月，本集團的所有收益均來自中國。

於2022年6月30日及2021年12月31日，本集團所有的非流動資產均位於中國。

6. 其他收入

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

2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
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2,838	2,831
933	884
14,297	—
18,068	3,715

附註：政府補助主要包括地方政府授予的財政資助。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

7. OTHER GAINS – NET

7. 其他收益淨額

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Net fair value gains on 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的公允價值收益淨額	—	279
Recognition of financial guarantee contract	確認財務擔保合約	(30,000)	—
Derecognition of financial guarantee contract	取消確認財務擔保合約	30,000	—
Exchange gain	匯兌收益	2,419	—
Others	其他	1,323	(43)
		3,742	236

8. FINANCE INCOME – NET

8. 融資收入淨額

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Finance income	融資收入		
Interests income from bank deposits	銀行存款利息收入	5,558	990
Interests income from borrowings	借款利息收入	3,397	—
		8,955	990
Finance costs	融資成本		
Interest expenses for borrowings	借款利息開支	(711)	—
Interest expenses on lease liabilities	租賃負債利息開支	(72)	(113)
		(783)	(113)
		8,172	877

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

9. INCOME TAX EXPENSES

9. 所得稅開支

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current tax — PRC Enterprise Income Tax (“EIT”):	即期稅項 — 中國企業所得稅 (「企業所得稅」):		
— Provision for the period	— 期內撥備	25,610	20,390
Deferred tax:	遞延稅項:	(1,372)	774
		24,238	21,164

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.

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.

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 period, based on the existing legislation, interpretations and practices in respect thereof.

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 Xier Technology, a PRC subsidiary of the Group, can enjoy as a result of its qualification as a High and New Technology Enterprise (“HNTEs”) in 2021 and 2022.

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 this withholding income tax 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 these 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.

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。

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。

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、詮釋及慣例對期內估計應課稅利潤按適用稅率計算。

中國的一般企業所得稅稅率為25%，獲得優惠待遇除外，例如本集團的中國附屬公司悉爾科技由於獲得高新技術企業（「**高新技術企業**」）資格，於2021年及2022年可享受15%的優惠所得稅稅率。

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。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

10. PROFIT AND TOTAL COMPREHENSIVE INCOME FOR THE PERIOD

The Group's profit for the period is stated after charging the following:

10. 期內利潤及全面收益總額

本集團期內利潤乃經扣除以下各項後列賬：

		For the six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Directors' remuneration	董事薪酬	1,138	871
Depreciation of property, plant and equipment and right-of-used assets	物業、廠房及設備以及使用權資產折舊	5,276	4,340
Amortisation of intangible assets	無形資產攤銷	241	374
Listing expenses	上市開支	—	12,364
Loss on disposal/written off of property, plant and equipment	出售物業、廠房及設備之虧損／撇銷物業、廠房及設備	1	—

11. DIVIDEND

A final dividend of the year ended 31 December 2021 of HK\$0.059 (equivalent to RMB0.048) per ordinary share totalling approximately HK\$59,994,000 (equivalent to approximately RMB51,543,000) was approved by the Company's shareholders annual general meeting on 6 July 2022.

The directors do not recommend the payment of an interim dividend for the six months ended 30 June 2022 (six months ended 30 June 2021: nil).

11. 股息

截至2021年12月31日止年度每股普通股0.059港元(相當於人民幣0.048元)之末期股息(合共約59,994,000港元(相當於約人民幣51,543,000元))獲本公司股東於2022年7月6日舉行之股東週年大會上批准。

董事不建議派付截至2022年6月30日止六個月的中期股息(截至2021年6月30日止六個月：無)。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

12. EARNINGS PER SHARE

The calculation of the basic earnings per share for the period is based on the profit for the period attributable to the owners of the Company of approximately RMB85,395,000 (2021: RMB65,146,000) and on the weighted average number of shares in issue during the period of approximately 1,016,851,000 (2021: 750,000,000).

In determining the weighted average number of ordinary shares in issue for the six months ended 30 June 2022 and 2021, the ordinary shares issued as on the date of incorporation of the Company and the corresponding capitalisation issue (note 17) of 749,998,947 shares were deemed to be issued on 1 January 2021 as if the Company had been incorporated by then.

No diluted earning per share is presented as the Company had no potential ordinary shares outstanding for the six months ended 30 June 2022 and 2021.

13. PROPERTY, PLANT AND EQUIPMENT AND RIGHT-OF-USE ASSETS

		30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
Property, plant and equipment	物業、廠房及設備	7,534	8,582
Right-of-use assets	使用權資產	4,035	3,091
		11,569	11,673

During the six months ended 30 June 2022, the Group acquired property, plant and equipment and right-of-use assets of approximately RMB2,837,000 and RMB2,336,000 respectively (six months ended 30 June 2021: RMB3,066,000 and RMB nil respectively).

12. 每股盈利

期內每股基本盈利乃以本公司擁有人應佔期內溢利約人民幣85,395,000元(2021年：人民幣65,146,000元)及期內已發行股份加權平均數約1,016,851,000股(2021年：750,000,000股)計算。

於釐定截至2022年及2021年6月30日止六個月之已發行普通股加權平均數時，截至本公司註冊成立日期已發行普通股及相應資本化發行(附註17)之749,998,947股股份被視為於2021年1月1日發行，猶如本公司當時已經註冊成立。

由於截至2022年及2021年6月30日止六個月本公司並無任何已發行在外潛在普通股，故並無呈列每股攤薄盈利。

13. 物業、廠房及設備以及使用權資產

截至2022年6月30日止六個月，本集團收購了物業、廠房及設備以及使用權資產分別約為人民幣2,837,000元及人民幣2,336,000元(截至2021年6月30日止六個月：分別為人民幣3,066,000元和人民幣零元)。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

14. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS

14. 貿易及其他應收款項以及預付款項

			30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
		Notes 附註		
Current:	即期：			
Trade receivables	貿易應收款項			
— Related parties	— 關聯方	(a)	120,258	29,945
— Third parties	— 第三方	(a)	241,019	169,034
			361,277	198,979
Less: allowance for impairment of trade receivables	減：貿易應收款項減值撥備		(21,423)	(17,642)
			339,854	181,337
Other receivables	其他應收款項			
— Deposits	— 按金		75,121	79,975
— Payments on behalf of property owners	— 代表業主之付款	(b)	48,294	27,476
— Others	— 其他		5,947	1,324
Less: allowance for impairment of other receivables	減：其他應收款項減值撥備		(5,942)	(5,056)
			123,420	103,719
Prepayments	預付款項			
— Prepayments for inventories	— 存貨預付款項	(c)	19,574	19,204
— Other prepayments	— 其他預付款項		9,264	8,361
			28,838	27,565
Loan receivables	應收貸款	(d)	32,569	137,656
Less: allowance for impairment of loan receivables	減：應收貸款減值撥備		(1,628)	(698)
			30,941	136,958
			523,053	449,579
Non-current:	非即期：			
— Third parties	— 第三方		1,000	5,880

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

14. TRADE AND OTHER RECEIVABLES AND PREPAYMENTS (Continued)

Notes:

- (a) Trade receivables mainly arise from property management services income to property owners and value-added services to non-property owners. 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 residents upon the issuance of demand note.

As at 30 June 2022 and 31 December 2021, the aging analysis of the trade receivables based on recognition date of trade receivables were as follows:

		30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
0 to 180 days	0至180天	248,973	145,674
181 to 365 days	181至365天	62,995	7,127
1 to 2 years	1至2年	33,591	30,987
2 to 3 years	2至3年	6,565	5,481
3 to 4 years	3至4年	5,287	5,664
Over 4 years	4年以上	3,866	4,046
		361,277	198,979

- (b) 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 agreed to offset the trade receivables due from the customer by purchasing certain properties from a related party of the customer at total consideration of RMB16,129,000 by reference to the market value of these properties. The Group, the customer and the related party of the customer have further entered into an agreement, pursuant to which the consideration for purchase of properties was settled by and offset against the Group's trade receivables from the customer. The property certificates are in the process of obtaining and the Group plans to sell the properties.
- (d) As at 30 June 2022, loans to third parties with an aggregate principal amount of approximately RMB32,569,000 (31 December 2021: RMB137,656,000) are unsecured, bear interest 7.2%–10% (31 December 2021: 7.2%–10%) per annum and are repayable within one year.

14. 貿易及其他應收款項以及預付款項 (續)

附註：

- (a) 貿易應收款項主要來自向業主提供的物業管理服務收入及非業主增值服務。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。

於2022年6月30日及2021年12月31日，基於貿易應收款項確認日期的貿易應收款項賬齡分析如下：

- (b) 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，本集團同意自一名客戶的關聯方購入若干物業，以抵銷應收該客戶的貿易應收款項，參考該等物業的市值，總代價為人民幣16,129,000元。本集團、該客戶及該客戶的關聯方已進一步訂立協議，據此，購買物業的代價由本集團應收該客戶的貿易應收款項結算並抵銷該貿易應收款項。產權證正在獲取當中及本集團計劃出售該等物業。
- (d) 於2022年6月30日，借予第三方本金總額約人民幣32,569,000元（2021年12月31日：人民幣137,656,000元）之貸款為無抵押，按年利率7.2%–10%（2021年12月31日：7.2%–10%）計息及須於一年內償還。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

15. TRADE AND OTHER PAYABLES

15. 貿易及其他應付款項

		Notes	30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
Trade payables	貿易應付款項	(a)		
— Related parties	— 關聯方		7	25
— Third parties	— 第三方		87,689	86,977
			87,696	87,002
Other payables	其他應付款項			
— Deposits	— 按金		35,604	35,143
— Amounts temporarily received from/on behalf of property owners	— 暫時向／代業主收取的金額	(c)	99,900	79,336
— Amounts due to related parties	— 應付關聯方款項	(b)	1,295	740
— Amounts due to non-controlling interests	— 應付非控股權益款項	(b)	1,307	1,172
— Payables for listing expenses	— 上市開支應付款項		—	1,231
— Accrued payroll	— 應計薪資		11,688	24,428
— Other taxes payables	— 其他應付稅項		16,502	15,116
— Other accrued expenses	— 其他應計開支		2,528	5,394
			168,824	162,560
			256,520	249,562

Notes:

附註：

(a) The aging analysis of trade payables based on invoice date were as follow:

(a) 貿易應付款項按發票日期的賬齡分析如下：

		30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (audited) (經審核)
Within 1 year	1年以內	83,551	72,841
After 1 year but within 2 years	1年後但2年內	3,173	13,075
After 2 year but within 3 years	2年後但3年內	853	1,022
Over 3 years	超過3年	119	64
		87,696	87,002

(b) Amounts due to related parties and non-controlling interests were unsecured, interest free and repayable on demand.

(b) 應付關聯方及非控股權益款項為無抵押、免息及按要求償還。

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

(c) 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，以及向承租人收取的租金費用，以便退還業主。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

16. FINANCIAL GUARANTEE CONTRACT

On 29 December 2021, Shanghai Xuquan Trading Co., Ltd. (上海栩全商貿有限公司) (“**Shanghai Xuquan**”), an indirect wholly-owned subsidiary of the Company, entered into the guarantee agreement with Hangzhou Ruiyang Supply Chain Management Co., Ltd. (杭州瑞揚供應鏈管理有限公司) (“**Hangzhou Ruiyang**”), a business partner and an independent third party of the Company, pursuant to which, Shanghai Xuquan shall provide a guarantee for the amount of RMB496 million borrowed by Hangzhou Ruiyang from Ping An Bank Co., Ltd. Hangzhou Branch (“**Ping An Bank**”) and receive 8% guarantee fee from Hangzhou Ruiyang.

On 29 December 2021 and 6 January 2022, Shanghai Xuquan entered into 3 pledge contracts with Ping An Bank to pledge the certificate of deposit of a total value of RMB300 million and 204.5 million, respectively. In December 2021 and January 2022, Shanghai Xuquan pledged the certificates of deposit to Ping An Bank of a total value of RMB250.6 million and RMB504.5 million, respectively. In order to provide guarantees for Hangzhou Ruiyang, for the amount of RMB496 million by way of pledge, Shanghai Xuquan will receive an aggregate of 10.1% of the total amount of the pledge contracts as the income (including the 2.1% interest income per year generated from the pledge contracts and 8% guarantee fee per year from the guarantee agreement). The financial guarantee contract was effective in January 2022 which was the time at which Hangzhou Ruiyang carried out the issuance of bills and commencement of the borrowing.

As of 30 June 2022, all guarantees in favour of Ping An Bank provided by the Shanghai Xuquan were released.

16. 財務擔保合約

於2021年12月29日，本公司間接全資附屬公司上海栩全商貿有限公司(「**上海栩全**」)與本公司業務夥伴及獨立第三方杭州瑞揚供應鏈管理有限公司(「**杭州瑞揚**」)訂立擔保協議，據此，上海栩全將為杭州瑞揚從平安銀行股份有限公司杭州分行(「**平安銀行**」)借入的金額人民幣496百萬元提供擔保，並向杭州瑞揚收取8%的擔保費。

於2021年12月29日及2022年1月6日，上海栩全與平安銀行訂立3份質押合約，分別質押總價值為人民幣300百萬元及人民幣204.5百萬元的存單。於2021年12月及2022年1月，上海栩全向平安銀行質押總價值分別為人民幣250.6百萬元及人民幣504.5百萬元的存單。為了透過質押就金額人民幣496百萬元向杭州瑞揚提供擔保，上海栩全將收取質押合約總額的10.1%作為收入(包括質押合約產生的2.1%年利息收入及擔保協議產生的8%年擔保費)。財務擔保合約於2022年1月(即杭州瑞揚開票及開始借款時)生效。

截至2022年6月30日，上海栩全向平安銀行提供的所有擔保均獲解除。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

17. SHARE CAPITAL

17. 股本

		Number of ordinary shares	Nominal value ordinary shares	Amount equivalent to RMB'000 等同金額 人民幣千元
		普通股數目	普通股面值	
Authorised:	法定：			
Shares of the Company with nominal value of HK\$0.01 each	本公司每股面值0.01港元的股份			
At 1 January 2021	於2021年1月1日	38,000,000	380,000	334
Addition (Note (a))	增發(附註(a))	4,962,000,000	49,620,000	43,613
At 31 December 2021 and 30 June 2022	於2021年12月31日及2022年6月30日	5,000,000,000	50,000,000	43,947
Issued and fully paid:	已發行及繳足：			
At 1 January 2021	於2021年1月1日	1,053	11	—
Capitalisation issue on 21 June 2021 (Note (b))	於2021年6月21日資本化發行(附註(b))	749,998,947	7,499,989	6,241
Company's listing (Note (c))	本公司的上市(附註(c))	266,851,000	2,668,510	2,221
At 31 December 2021 and 30 June 2022	於2021年12月31日及2022年6月30日	1,016,851,000	10,168,510	8,462

Notes:

- (a) Pursuant to the written resolutions passed by the shareholders of the Company on 21 June 2021, the authorised share capital of the Company was increased from HK\$380,000 to HK\$50,000,000, divided into 5,000,000,000 shares with a par value of HK\$0.01 each.
- (b) Pursuant to the written resolutions of the shareholder of the Company 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 were authorized to capitalize an amount of HK\$7,499,989.47 (equivalent to RMB6,241,000) 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.
- (c) On 15 July 2021, the Company issued a total of 250,000,000 ordinary shares at a price of HK\$3.06 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 HK\$3.06 per share. Gross proceeds from the issue amounted to HK\$816,564,000 (equivalent to RMB679,593,000). After deducting the underwriting fees and other capitalised listing expenses, net proceeds from the issue amounted to RMB661,565,000, of which, RMB2,221,000 was recorded as share capital and RMB659,344,000 was recorded as share premium.

附註：

- (a) 根據本公司股東於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。
- (b) 根據本公司股東於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(相當於人民幣6,241,000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。
- (c) 於2021年7月15日，本公司因完成全球發售(「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。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。發行總收益為816,564,000港元(相當於人民幣679,593,000元)。扣除包銷費用及其他資本化上市費用後，發行所得收益淨額為人民幣661,565,000元，其中人民幣2,221,000元入賬列為股本，而人民幣659,344,000元則入賬列為股份溢價。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

18. CAPITAL COMMITMENTS

The Group did not have any material capital commitments as at 30 June 2022 and 31 December 2021.

19. CONTINGENT LIABILITIES

Except for note 16 disclosed, the Group did not have any material contingent liabilities as at 30 June 2022 and 31 December 2021.

20. RELATED PARTY TRANSACTIONS

In addition to the related party information disclosed elsewhere in the consolidated financial statements, the Group entered into the following significant related party transactions for the six months ended 30 June 2022 and 2021.

(a) Name of and relationship with related parties

During the period, transactions with the following parties are considered as related party transactions:

Name of related party 關聯方姓名／名稱	Relationship with the Group 與本集團的關係
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

(b) Key management personnel remuneration

Remuneration for key management personnel of the Group, including amounts paid to the Company’s directors and other members of key management, is as follows:

18. 資本承擔

於2022年6月30日及2021年12月31日，本集團並無任何重大資本承擔。

19. 或然負債

除附註16所披露者外，於2022年6月30日及2021年12月31日，本集團並無任何重大或然負債。

20. 關聯方交易

除綜合財務報表其他章節披露的關聯方資料以外，本集團於截至2022年及2021年6月30日止六個月訂立下列重大關聯方交易。

(a) 關聯方姓名／名稱及與關聯方的關係

期內，與下列各方的交易被視為關聯方交易：

(b) 主要管理人員酬金

本集團主要管理人員酬金(包括已付本公司董事及其他主要管理層人員的款項)如下：

	Six months ended 30 June 截至6月30日止六個月	
	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Salaries and other short-term employee benefits 薪金及其他短期僱員福利	2,250	2,188

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

20. RELATED PARTY TRANSACTIONS (Continued)

(c) Significant related party transactions

During the six months ended 30 June 2022 and 2021, the Group had the following significant transactions with related parties. The transactions amounts disclosed represent the transactions with relevant parties during the periods when those parties were related parties of the Group.

20. 關聯方交易 (續)

(c) 重大關聯方交易

截至2022年及2021年6月30日止六個月，本集團與關聯方擁有以下重大交易。披露的交易金額指在相關方為本集團的關聯方時與之進行的交易。

		Six months ended 30 June 截至6月30日止六個月	
		2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2021 2021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	111,852	124,185
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	16,392	15,177
		128,244	139,362
(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	680	636

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。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

20. RELATED PARTY TRANSACTIONS (Continued)

20. 關聯方交易 (續)

(d) Balances with related parties

(d) 與關聯方的結餘

		30 June 2022 2022年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2021 2021年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade related	貿易相關		
Trade receivables	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	98,613	21,147
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	21,645	8,798
Other receivables	其他應收款項		
— 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	54,238	54,550
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	352	45
Trade payables	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	7	25
Other payables	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	373	358
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	922	382
Contract liabilities	合約負債		
— 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	4,037	1,434
— Other entities controlled by Mr. Hu	— 胡先生控制的其他實體	11	—

Other receivables and other payables due from or due 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及免息，期限為按要求償還或根據相關協議而定。

Notes to the Condensed Consolidated Financial Statements

簡明綜合財務報表附註

21. EVENTS AFTER THE REPORTING PERIOD

Major and Continuing Connected Transactions

On 9 June 2022, the Company entered into the parking space leasing and sales agency services framework agreement with Dexin China Holdings Company Limited, pursuant to which, the Group will provide exclusive parking spaces sales and leasing agency services in respect of the target parking spaces to Dexin China Group to facilitate the sales and leasing activities of parking space properties. The parking space leasing and sales agency services framework agreement is subject to the approval by an extraordinary general meeting of the Company.

Repurchase of shares

On 15 July 2022, 19 July 2022, 20 July 2022, 21 July 2022 and 25 July 2022, the Company repurchased 11,105,000 shares, 2,921,000 shares, 4,676,000 shares, 3,783,000 shares and 4,905,000 shares. The total amount paid to acquire the shares was approximately HK\$81,782,000 (equivalent to RMB69,819,000) and has been deducted from the share capital and share premium account. As at the date of this interim report, all the repurchased shares have been cancelled as at 8 September 2022.

22. APPROVAL OF CONSOLIDATED FINANCIAL STATEMENTS

The consolidated financial statements were approved and authorised for issue by the Board of Directors on 25 August 2022.

21. 報告期後事項

主要及持續關連交易

於2022年6月9日，本公司與德信中國控股有限公司訂立《車位租售業務代理服務框架協議》，據此，本集團將就目標車位向德信中國集團提供車位銷售及租賃業務獨家代理服務，以協助車位物業銷售及租賃活動。《車位租售業務代理服務框架協議》須於本公司股東特別大會上獲批准後，方可作實。

回購股份

於2022年7月15日、2022年7月19日、2022年7月20日、2022年7月21日及2022年7月25日，本公司回購11,105,000股股份、2,921,000股股份、4,676,000股股份、3,783,000股股份及4,905,000股股份。為收購股份而支付的總金額約為81,782,000港元（相當於人民幣69,819,000元）並已從股本及股份溢價賬中扣除。於本中期報告日期，所有回購股份已於2022年9月8日註銷。

22. 批准綜合財務報表

該等綜合財務報表於2022年8月25日獲董事會批准及授權刊發。

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