



Riverine China Holdings Limited 浦江中國控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(於開曼群島註冊成立的有限公司)

Stock Code 股份代號：1417



INTERIM REPORT
中期報告

2023

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FINANCIAL HIGHLIGHTS

財務摘要

For the six months ended 30 June

截至6月30日止六個月

		2023 2023年	2022 2022年	Increase/(Decrease) 上升/(下跌)	
Operating results (RMB'000)	營運業績(人民幣千元)				%
Revenue	收益	462,027	445,325	16,702	3.8
Gross profit	毛利	56,348	70,651	(14,303)	(20.2)
Profit for the period	期內溢利	1,846	17,090	(15,244)	(89.2)
Profitability (%)	盈利率(%)				
Gross profit margin	毛利率	12.2	15.9	(3.7)	(23.3)
Net profit margin	純利率	0.4	3.8	(3.4)	(89.5)
Return on equity	股權回報率	0.5	4.5	(4.0)	(88.9)
Return on total assets	總資產回報率	0.2	1.7	(1.5)	(88.2)
Liquidity	流動資金				
Current ratio (time)	流動比率(倍)	1.2	1.3	(0.1)	(7.7)
Quick ratio (time)	速動比率(倍)	1.2	1.3	(0.1)	(7.7)
Trade receivables turnover (days)	貿易應收款項週轉天數 (天)	105.1	104.8	0.3	0.3
Trade payables turnover (days)	貿易應付款項週轉天數 (天)	59.2	60.0	(0.8)	(1.3)
Capital adequacy	資本充足水平				
Gearing ratio (%)	資產負債比率(%)	47.0	36.4	10.6	29.1
Net debt to equity ratio	淨債務對股權比率	Net cash position	Net cash position		
		淨現金狀況	淨現金狀況	—	—
Per share data	每股數據				
Earnings per share — basic (RMB)	每股盈利 — 基本 (人民幣)	—	0.03	(0.03)	(100.0)
Dividend per share (HKD) — Interim	每股股息(港元) — 中期	—	—	—	—

DEFINITIONS

釋義

In this report, unless the context otherwise requires, the following terms and expressions shall have the meanings set out below. The English translation of company names in Chinese or another language which are marked with “*” is for identification purposes only.

於本報告中，除文義另有所指外，下列詞彙及詞語具有如下涵義。標注[*]的中文或其他語言的公司名的英文譯名乃僅供識別之用。

“Audit Committee” 「審核委員會」	指	the audit committee of the Company 本公司審核委員會
“Board” or “Board of Directors” 「董事會」	指	the board of Directors of the Company 本公司董事會
“CG Code” 「企業管治守則」	指	the Corporate Governance Code as set out in Appendix 14 of the Listing Rules 上市規則附錄十四所載企業管治守則
“Company” 「本公司」	指	Riverine China Holdings Limited (浦江中國控股有限公司), an exempted company incorporated under the laws of Cayman Islands with limited liability on 27 July 2016 浦江中國控股有限公司，於2016年7月27日根據開曼群島法律註冊成立的獲豁免有限責任公司
“connected person” 「關連人士」	指	has the meaning ascribed to it under the Listing Rules 具有上市規則所賦予該詞的涵義
“Controlling Shareholder(s)” 「控股股東」	指	has the meaning ascribed to it under the Listing Rules and, in the context of the Company, means a group of controlling shareholders of the Company, namely Partner Summit, Vital Kingdom, Mr. Xiao, Source Forth, Mr. Fu, Pine Fortune and Mr. Chen 具有上市規則所賦予該詞的涵義，就本公司而言，指本公司的控股股東集團，即合高、至御、肖先生、泉啟、傅先生、富柏及陳先生
“Director(s)” 「董事」	指	the director(s) of the Company 本公司的董事
“Group” 「本集團」	指	the Company and its subsidiaries 本公司及其附屬公司
“Hefei Zheng Wen” 「合肥政文」	指	Hefei Zheng Wen Bund Property Management Company Limited* (合肥市政文外灘物業管理有限公司), a limited liability company established in the PRC on 14 April 2004, a joint venture company of the Company and indirectly owned as to 50% by the Company and 50% by an Independent Third Party 合肥市政文外灘物業管理有限公司，一間於2004年4月14日在中國成立的有限責任公司，為本公司合營企業，由本公司間接擁有50%及由獨立第三方擁有50%

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“HK\$” Or “HK dollars” or “HK cents” 「港元」或「港仙」	指	Hong Kong dollars and cents, the lawful currency of Hong Kong 港元及港仙，香港的法定貨幣
“Hong Kong” or “HK” 「香港」	指	the Hong Kong Special Administrative Region of the PRC 中國香港特別行政區
“Independent Third Party(ies)” 「獨立第三方」	指	an individual(s) or a company(ies) who or which is/are independent and not connected with (within the meaning of the Listing Rules) any directors, chief executive or substantial shareholders (within the meaning of the Listing Rules) of the Company, its subsidiaries or any of their respective associates and not otherwise a connected person of the Company 獨立於本公司、其附屬公司之任何董事、最高行政人員或主要股東(定義見上市規則)或其各自之任何聯繫人且與之概無關連(定義見上市規則)亦非本公司之關連人士的個人或公司
“Listing” 「上市」	指	the listing of the Shares on the Main Board of the Stock Exchange 股份在聯交所主板上市
“Listing Rules” 「上市規則」	指	the Rules Governing the Listing of Securities on the Stock Exchange, as amended, supplemented or otherwise modified from time to time 聯交所證券上市規則，經不時修訂、補充或以其他方式修改
“Model Code” 「標準守則」	指	the Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix 10 to the Listing Rules 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
“Mr. Chen” 「陳先生」	指	Mr. Chen Yao (陳瑤), the Controlling Shareholder 陳瑤先生，控股股東
“Mr. Fu” 「傅先生」	指	Mr. Fu Qichang (傅其昌), the Controlling Shareholder, vice-chairman of the Board and an executive Director 傅其昌先生，控股股東、董事會副主席兼執行董事
“Mr. Xiao” 「肖先生」	指	Mr. Xiao Xingtao (肖興濤), the Controlling Shareholder, chairman of the Board and an executive Director 肖興濤先生，控股股東、董事會主席兼執行董事
“Partner Summit” 「合高」	指	Partner Summit Holdings Limited (合高控股有限公司), a company incorporated under laws of the BVI on 16 June 2016 with limited liability, which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune and is one of the Controlling Shareholders 合高控股有限公司，一間於2016年6月16日根據英屬處女群島法律註冊成立的有限公司，由至御、泉啟及富柏分別擁有87%、10%及3%，且為控股股東之一

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“Period” 「期間」	指	the six months ended 30 June 2023 截至2023年6月30日止六個月
“Pine Fortune” 「富柏」	指	Pine Fortune Global Limited (富柏環球有限公司), a company incorporated under laws of the BVI on 16 June 2016 with limited liability, which is wholly-owned by Mr. Chen and is one of the Controlling Shareholders 富柏環球有限公司，一間於2016年6月16日根據英屬處女群島法律註冊成立的有限公司，乃由陳先生全資擁有，且為控股股東之一
“PRC” or “China” 「中國」	指	the People’s Republic of China which, for the purposes of this interim report, excludes Hong Kong, Macau and Taiwan 中華人民共和國，惟就本中期報告而言，不包括香港、澳門及台灣
“Pujiang Property” 「浦江物業」	指	Shanghai Pujiang Property Company Limited* (上海浦江物業有限公司), a limited liability company established in the PRC on 2 December 2002 and an indirect wholly-owned subsidiary of the Company 上海浦江物業有限公司，一間在中國於2002年12月2日成立的有限責任公司，為本公司的間接全資附屬公司
“RMB” or “Renminbi” 「人民幣」	指	Renminbi, the lawful currency of the PRC 人民幣，中國的法定貨幣
“SFO” 「證券及期貨條例」	指	Securities and Future ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time 《證券及期貨條例》(香港法例第571章)，經不時修訂、補充或以其他方式修改
“Shanghai Bund” 「上海外灘」	指	Shanghai Bund Property Company Limited* (上海外灘物業有限公司), a limited liability company established in the PRC on 8 April 1996 and is an indirect associate of the Company 上海外灘物業有限公司，一間在中國於1996年4月8日成立的有限責任公司，為本公司的間接聯營企業
“Shanghai Bund Ke Pu” 「上海外灘科浦」	指	Shanghai Bund Ke Pu Engineering Management Company Limited* (上海外灘科浦工程管理有限公司), a limited liability company established in the PRC on 30 November 2004, a non wholly-owned subsidiary of the Company and indirectly owned as to 97% by the Company and as to 3% by an Independent Third Party 上海外灘科浦工程管理有限公司，一間於2004年11月30日在中國成立的有限責任公司，為本公司非全資附屬公司，由本公司間接持有97%及由一名獨立第三方持有3%

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<p>“Shanghai Qiang Sheng”</p> <p>「上海強生」</p>	<p>指</p>	<p>Shanghai Qiang Sheng Property Company Limited* (上海強生物業有限公司), a limited liability company established in the PRC on 17 December 1992, an indirect associate of the Company and indirectly owned as to 48.53% by the Company and as to 51.47% by an Independent Third Party</p> <p>上海強生物業有限公司，一間在中國於1992年12月17日成立的有限責任公司，為本公司間接聯營企業，由本公司間接擁有48.53%及由一名獨立第三方間接擁有51.47%</p>
<p>“Share(s)”</p> <p>「股份」</p>	<p>指</p>	<p>share(s) of HK\$0.01 each in the share capital of the Company</p> <p>本公司股本中每股面值0.01港元的股份</p>
<p>“Share Option Scheme”</p> <p>「購股權計劃」</p>	<p>指</p>	<p>the share option scheme conditionally adopted by the Company on 15 November 2017</p> <p>本公司於2017年11月15日有條件採納的購股權計劃</p>
<p>“Shareholder(s)”</p> <p>「股東」</p>	<p>指</p>	<p>holder(s) of issued Share(s)</p> <p>已發行股份的持有人</p>
<p>“Source Forth”</p> <p>「泉啟」</p>	<p>指</p>	<p>Source Forth Limited (泉啟有限公司), a company incorporated under laws of the BVI on 8 June 2016 with limited liability, which is wholly-owned by Mr. Fu and is one of the Controlling Shareholders</p> <p>泉啟有限公司，一間於2016年6月8日根據英屬處女群島註冊成立的有限公司，乃由傅先生全資擁有，且為控股股東之一</p>
<p>“Stock Exchange” or “Hong Kong Stock Exchange”</p> <p>「聯交所」或「香港聯交所」</p>	<p>指</p>	<p>the Stock Exchange of Hong Kong Limited</p> <p>香港聯合交易所有限公司</p>
<p>“Vital Kingdom”</p> <p>「至御」</p>	<p>指</p>	<p>Vital Kingdom Investments Limited (至御投資有限公司), a company incorporated under laws of the BVI on 17 May 2016 with limited liability, which is wholly-owned by Mr. Xiao and is one of the Controlling Shareholders</p> <p>至御投資有限公司，一間於2016年5月17日根據英屬處女群島法律註冊成立的有限公司，乃由肖先生全資擁有，且為控股股東之一</p>
<p>“Zhong Min Zhi Da”</p> <p>「中民智達」</p>	<p>指</p>	<p>Zhong Min Zhi Da (Shanghai) Information Technology Company Limited* (中民智達(上海)信息科技有限公司), a limited liability company established in the PRC on 13 November 2018, a joint venture company of the Company and indirectly owned as to 58.50% by the Company and 41.50% by four Independent Third Parties</p> <p>中民智達(上海)信息科技有限公司，一間於2018年11月13日於中國成立的有限公司，為本公司的合營企業公司，由本公司間接擁有58.50%權益及四名獨立第三方擁有41.50%權益</p>
<p>“%” or “Per Cent”</p> <p>「%」</p>	<p>指</p>	<p>per centum or percentage</p> <p>百分比</p>

CORPORATE INFORMATION

公司資料

BOARD OF DIRECTORS

Executive Directors

Mr. Xiao Xingtao (*Chairman*)
Mr. Fu Qichang
Mr. Xiao Yuqiao
Ms. Wang Hui

Non-executive Director

Mr. Zhang Yongjun

Independent non-executive Directors

Mr. Cheng Dong
Mr. Weng Guoqiang
Mr. Shu Wa Tung Laurence

AUDIT COMMITTEE

Mr. Shu Wa Tung Laurence (*Chairman*)
Mr. Cheng Dong
Mr. Weng Guoqiang

REMUNERATION COMMITTEE

Mr. Cheng Dong (*Chairman*)
Mr. Fu Qichang
Mr. Xiao Yuqiao
Mr. Shu Wa Tung Laurence
Mr. Weng Guoqiang

NOMINATION COMMITTEE

Mr. Xiao Xingtao (*Chairman*)
Mr. Fu Qichang
Mr. Cheng Dong
Mr. Shu Wa Tung Laurence
Mr. Weng Guoqiang

HEADQUARTER IN THE PRC

14th Floor, Jiushi Tower
28 South Zhongshan Road
Shanghai, PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

5/F Manulife place,
348 Kwun Tong Road, Hong Kong

董事會

執行董事

肖興濤先生(*主席*)
傅其昌先生
肖予喬先生
王慧女士

非執行董事

張擁軍先生

獨立非執行董事

程東先生
翁國強先生
舒華東先生

審核委員會

舒華東先生(*主席*)
程東先生
翁國強先生

薪酬委員會

程東先生(*主席*)
傅其昌先生
肖予喬先生
舒華東先生
翁國強先生

提名委員會

肖興濤先生(*主席*)
傅其昌先生
程東先生
舒華東先生
翁國強先生

中國總部

中國上海
中山南路28號
久事大廈14樓

香港主要營業地點

香港九龍觀塘道348號
宏利廣場5樓

CORPORATE INFORMATION

公司資料

COMPANY SECRETARIES

Ms. Cheung Kam Mei Helen
Mr. Cai Yufei

AUTHORISED REPRESENTATIVES

Mr. Xiao Yuqiao
Mr. Cai Yufei

LEGAL ADVISER

Cheung & Choy, Solicitors & Notaries

AUDITOR

Ernst & Young
Certified Public Accountants
Registered Public Interest Entity Auditor
27/F, One Taikoo Place
979 King's Road
Quarry Bay, Hong Kong

PRINCIPAL BANKERS

Shanghai Pudong Development Bank Co., Ltd.
Bank of China (Hong Kong) Limited

PRINCIPAL SHARE REGISTRAR AND TRANSFER OFFICE IN THE CAYMAN ISLANDS

Conyers Trust Company (Cayman) Limited
Cricket Square
P.O. Box 2681
Grand Cayman, KY1-1111
Cayman Islands

HONG KONG BRANCH SHARE REGISTRAR

Tricor Investor Services Limited
17/F, Far East Finance Centre
16 Harcourt Road
Hong Kong

WEBSITE ADDRESS

www.riverinepm.com

SECURITIES CODE

Equity: 1417.hk

COMPANY ENQUIRES

Email: ir@ppmc.com.cn

公司秘書

張金美女士
蔡欲飛先生

法定代表

肖予喬先生
蔡欲飛先生

法律顧問

張世文 蔡敏律師事務所

核數師

安永會計師事務所
執業會計師
註冊公共利益實體核數師
香港鰂魚湧
英皇道979號
太古坊一座27樓

主要往來銀行

上海浦東發展銀行股份有限公司
中國銀行(香港)有限公司

開曼群島股份過戶登記總處

Conyers Trust Company (Cayman) Limited
Cricket Square
P.O. Box 2681
Grand Cayman, KY1-1111
Cayman Islands

香港股份過戶登記分處

卓佳證券登記有限公司
香港
夏慤道16號
遠東金融中心17樓

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證券代號

股票：1417.hk

本公司查詢

電郵：ir@ppmc.com.cn

The Group is a comprehensive provider of urban public services in the PRC and is mainly engaged in the provision of property management services for high-end non-residential properties, sublease services from investment properties and integrated urban sanitary services in the PRC.

The Group provides a wide range of property management services and value-added services to a variety of properties. The properties managed by the Group can generally be classified into four categories based on nature and usage, which are comprised of (i) public properties (including public arenas such as cultural venues, stadiums, exhibition halls and public transportation properties such as rail station and airport etc.); (ii) commercial establishments (including shopping malls, hotels, commercial and entertainment complexes) and office buildings; (iii) residential properties; and (iv) others (including schools, land parcels, industrial areas and properties under construction).

The integrated urban sanitary services include road cleaning, refuse classification, collection and transportation and maintenance of public environmental sanitary facilities such as public toilets and garbage containers.

本集團為中國綜合城市服務供應商，主要從事為中國高端非住宅物業提供物業管理服務、投資物業分租服務及提供城鎮一體化環衛服務。

本集團為不同種類的物業提供多種物業管理服務及增值服務，本集團的在管物業一般可根據其性質及用途分為四個類別，即(i)公眾物業(包括文化場所、體育館及展覽館等公眾場館以及鐵路站及機場等公眾交通物業)；(ii)商業綜合體(包括商場、酒店、商業及娛樂綜合體)及辦公大樓；(iii)住宅物業；及(iv)其他物業(包括學校、地塊、工業區域及在建物業)。

城鎮一體化環衛服務包括道路清掃、垃圾分類、收集及清運以及諸如公共廁所與垃圾箱等公共環衛設施的維護。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

INDUSTRY OVERVIEW

The urbanization development of the PRC has been gradually accelerating since 1980s with urbanization rate increasing from approximately 19.4% in 1980 to 65.22% in 2022. As compared with the average urbanization rate of approximately 70% in developed countries, there are further potential for urbanization development in the PRC. Improved urbanization has led to an increased demand for residential and other property developments, resulting in an increased demand for comprehensive urban public services including property management services, sublease services from investment properties and urban sanitary services.

However, amid the global economic downturn, the recovery of post-pandemic economy remained sluggish and also resulted in the reduction of government expenditure. The property management and urban sanitary industry continued to face various risks and challenges.

BUSINESS REVIEW

The Group, through its operating subsidiaries and investments in associates, provides a wide range of comprehensive urban public services, including property management services with valued-added services to a variety of properties in the PRC, sublease services from investment properties and urban sanitary services to various areas.

The properties managed by the Group are mainly located in Shanghai and expanded to Beijing, Tianjin, Anhui, Zhejiang, Jiangsu, Shandong, Jiangxi, Fujian, Sichuan, Henan, Hubei and Hunan provinces. The urban sanitary services are mainly performed in Fujian and Sichuan provinces.

During the Period, the Group through its subsidiaries and investments in associated companies had entered into 554 property management agreements for the provision of various kinds of property management services for the properties in the PRC, remaining at a stable level compared with 513 property management agreements in the same period of 2022.

行業概覽

中國的城鎮化發展自二十世紀八十年代以來逐步加快，1980年的城鎮化率約為19.4%，2022年已達到65.22%。與發達國家平均約70%的城鎮化率相比，中國的城鎮化發展仍有潛力。城鎮化水準的提高使得住宅及其他房產開發需求持續增加，致使對包含物業管理服務、投資性房地產轉租服務及城鎮環衛服務的城市綜合服務需求日益增加。

然而伴隨全球經濟下行，疫情後經濟復甦仍舊緩慢，並導致政府財政支出縮減。物業管理及城鎮環衛行業持續面臨多重風險與挑戰。

業務回顧

本集團透過其營運附屬公司及於聯營企業的投資提供廣泛的綜合城市公共服務，包括為中國不同種類的物業提供多種物業管理服務及增值服務，投資性房地產轉租服務及為不同的區域提供城鎮環衛服務。

本集團在管的若干物業大部分位於上海，並拓展至北京市、天津市、安徽、浙江、江蘇、山東、江西、福建、四川、河南、湖北及湖南省。本集團的城鎮環衛服務主要在福建及四川省開展。

期內，本集團透過其附屬公司及於聯營公司的投資訂立了554項物業管理協議，以就於中國的物業提供各類物業管理服務，與2022年同期的513項物業管理協議相比，維持於穩定水平。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

During the Period, approximately 74.3% of total revenue was generated from the provision of property management of services, of which approximately 91.1% was generated from non-residential properties whereas the remaining of approximately 8.9% was generated from residential properties. Also, approximately 25.6% of the Group's total revenue was generated from the provision of urban sanitary services, and approximately 0.1% of the Group's total revenue was generated from sublease services from investment properties.

The Group's property management services have been and will continue to be strategically focused on high-end non-residential properties in the PRC and the Group's urban sanitary service is an important part of the comprehensive urban public services.

The table below sets forth a breakdown of revenues by type of services provided for the period indicated.

期內，總收益中約74.3%為源自提供的物業管理服務，其中約91.1%乃產生自向非住宅物業提供物業管理服務，而餘下約8.9%乃來自住宅物業服務。同時，本集團總收益中約25.6%乃產生自提供城鎮環衛服務，及本集團總收益中約0.1%乃產生自提供投資性房地產轉租服務。

本集團的物業管理服務始終並將繼續戰略性地專注於中國非住宅物業，而本集團的城鎮環衛服務為綜合城市公共服務的重要組成部分。

下表載列按所示期間提供服務類型劃分的收益明細。

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

		2023 2023年		2022 2022年	
		Revenue 收益	% of total 佔總數 百分比	Revenue 收益	% of total 佔總數 百分比
		RMB'000 人民幣千元		RMB'000 人民幣千元	
Property management services on the lump sum basis	包乾制物業管理服務	342,286	74.1%	317,533	71.3%
Property management services on the fixed remuneration basis	酬金制物業管理服務	787	0.2%	582	0.1%
Urban sanitary services	城鎮環衛服務	118,440	25.6%	123,251	27.7%
Sublease services from investment properties	投資性房地產轉租服務	514	0.1%	3,959	0.9%
Total	總計	462,027	100%	445,325	100%

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The table below sets forth a breakdown of revenues from providing property management services by type of managed properties for the period indicated.

下表載列按所示期間在管物業類型劃分來自提供物業管理服務的收益明細。

For the six months ended 30 June

截至6月30日止六個月

		2023 2023年		2022 2022年	
		Revenue 收益 RMB'000 人民幣千元	% of total 佔總數 百分比	Revenue 收益 RMB'000 人民幣千元	% of total 佔總數 百分比
Commercial establishments & office buildings	商業綜合體及辦公大樓	212,415	61.9%	210,010	66.0%
Public properties	公眾物業	88,218	25.7%	63,060	19.8%
Residential properties	住宅物業	30,328	8.9%	36,263	11.4%
Others	其他	12,112	3.5%	8,782	2.8%
Total	總計	343,073	100%	318,115	100%

The table below sets forth a breakdown of revenues from providing urban sanitary services by various areas for the period indicated.

下表載列按所示期間不同區域劃分來自提供城鎮環衛服務的收益明細。

For the six months ended 30 June

截至6月30日止六個月

		2023 2023年		2022 2022年	
		Revenue 收益 RMB'000 人民幣千元	% of total 佔總數 百分比	Revenue 收益 RMB'000 人民幣千元	% of total 佔總數 百分比
Fujian	福建	68,495	57.8%	77,735	63.1%
Sichuan	四川	27,807	23.5%	43,249	35.1%
Other	其他	22,138	18.7%	2,267	1.8%
Total	總計	118,440	100%	123,251	100%

MANAGEMENT DISCUSSION AND ANALYSIS

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HUMAN RESOURCES

The Group employed 5,117 employees and dispatched staff as of 30 June 2023. The Group also subcontracted part of the labour intensive work, such as security, cleaning and gardening services and certain specialized engineering repairs and maintenance works to subcontractors. The employment contracts either have no fixed terms, or if there are fixed terms, the terms are generally up to three years, after which the Group will evaluate renewals based on performance appraisals. All of the full-time employees are paid a fixed salary and may be granted other allowances, based on their positions. In addition, discretionary bonuses may also be awarded to employees based on the individual employee's performance. The Group conducts regular performance appraisals to ensure that the employees receive feedback on their performance.

PROSPECTS

Over the years since listing on the Stock Exchange on 11 December 2017, the Group, by leveraging on its capital, has striven to develop as an operator for systematic urban management engaging in environmental and property management businesses in core regions around the country. Currently, the Group has been actively developing its business in the cities along the eastern coast, as well as the regions along the Yangtze River by extending the horizontal development of complementary products and vertical development along the industrial chain.

As a leading service provider in the non-residential property management service industry, the Group will continue to build up its core competitiveness in engineering technology. We endeavor to achieve innovative development in engineering technology with our ability to operate and maintain the online and offline integrated engineering equipment and facility for Shanghai Bund Ke Pu as well as professional resources synchronization mechanism.

人力資源

截至2023年6月30日，本集團聘用5,117名僱員及派遣員工。本集團亦分包部分勞動密集型工作，例如保安、清潔及園藝服務以及若干專門工程維修及保養工程予分包商。該等僱傭合約無固定期限，或倘有固定期限，則一般為期不多於三年，而本集團其後將會根據表現考核評估是否續約。我們所有全職僱員均獲發固定薪金，並可能會按其職位而獲授其他津貼。此外，僱員亦可能按個別僱員表現獲授酌情花紅。本集團定期進行表現考核，確保僱員就彼等的表現獲得反饋意見。

前景

自本集團於2017年12月11日在聯交所上市後多年以來，正以資本為核心紐帶，努力發展成為全國核心區域佈局、囊括環衛和物業管理等業務領域的系統性城市管理的運營商。目前正進一步圍繞東部沿海及長江沿岸區域尋求全國化主動佈局、產品橫向互補的結構化要求以及產業鏈縱向延伸發展。

本集團作為非住宅物業管理服務行業的領先服務提供商，持續打造工程技術的核心競爭力。目前正通過上海外灘科浦打造線上線下的一體化工程設備設施運維能力和專業化資源協同機制，實現工程技術領域的創新發展。

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Furthermore, based on various technologies, such as the Internet of Things, the Internet, 3D technology and big data, the Group has utilised its property management business as a pilot business and developed a self-owned open source smart building system, “Dynamic Building Matrix” (“DBM”) to manage the data of basic status of buildings, which allows the provision of data and information as well as professional services to relevant parties, including property owners, property users, managers and regulators. In 2023, we continued to achieve the sales of this system to customers at home and abroad. The Group will ensure the stability and reliability of our advanced technology, prudently expand the market at home and abroad and gradually realize the output effect of our technology investment in China.

Since the outbreak of COVID-19 in China in January 2020, the Group has taken active measures to carry out all epidemic prevention work, focusing on the health of the customers, users and employees and the public security and social responsibilities. According to the current guidance of domestic policies, the important role of sanitation and property management in urban comprehensive services in the epidemic is highly recognized by the community in order to avoid similar outbreak in the future. While the recovery of post-pandemic economy remained sluggish and the Group is facing various challenges such as slow-down in payments from customers and lower bidding prices, the Group will carry out the business expansion activities in a prudent manner and focus more on sustainable and stable future positive cash flow. Also, the Group will continue to enhance the capability of specialization services to maintain profitability. Nevertheless, the Group will continue to deepen its strategic positioning to identify and seize the opportunities.

另一方面，本集團已經基於物聯網、互聯網、3D技術、大數據技術，以物業管理做為先導業務，圍繞建築的基礎狀態數據自主開發了開放性的智慧樓宇系統「動態物業模型」(「DBM」)，為樓宇的擁有者、使用者、管理者、監管者等相關方提供數據信息、展開專業服務。於2023年，我們持續實現該系統對海內外客戶的銷售，本集團在確保技術先進穩定的前提下，將謹慎拓展海內外市場，逐步實現於中國的科技投入的產出效應。

自新型冠狀病毒於2020年1月在中國爆發以來，本集團積極採取措施，做好各項防疫工作，始終將客戶、用戶、僱員的健康和公共安全及社會責任置於首位。根據目前國內政策的導向，為避免日後類似的疫情爆發，疫情中環衛和物業管理在城市綜合服務方面發揮的重要作用得到社會各界的高度認同。然而疫情後經濟復甦仍舊緩慢，本集團也正面臨諸如客戶付款延遲及招標價格下行等多種挑戰。因此本集團在進行市場開拓時將趨於謹慎，更多關注持續穩定的未來正向現金回報，並將持續通過提升專業化的服務能力維持利潤水平。儘管如此，本集團將繼續深化戰略發展定位，識別並把握物業管理及城鎮環衛行業蘊含的機遇。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

FINANCIAL REVIEW

Revenue

The Group's revenue increased by approximately 3.8% to approximately RMB462.0 million for the six months ended 30 June 2023 from approximately RMB445.3 million for the six months ended 30 June 2022. The increase in revenue was mainly attributable to (i) the revenue generated from property management services increased from approximately RMB318.1 million for the six months ended 30 June 2022 to approximately RMB343.1 million for the Period, (ii) the revenue generated from urban sanitary services decreased from approximately RMB123.3 million for the six months ended 30 June 2022 to approximately RMB118.4 million for the Period, and (iii) the revenue generated from sublease services from investment properties decreased from approximately RMB4.0 million for the six months ended 30 June 2022 to approximately RMB0.5 million for the Period.

Cost of services provided

The Group's cost of services provided increased by approximately 8.3% to approximately RMB405.7 million for the six months ended 30 June 2023 from approximately RMB374.7 million for the six months ended 30 June 2022. The increase in cost of services provided was primarily due to (i) the increase in property management services income which leads to the increase in staff costs and sub-contracting staff costs; and (ii) the Group continues to recruit more talented staff and provide training for the existing staff to cope with the expansion of operations.

Gross profit and gross profit margin

The Group's gross profit decreased by approximately 20.4% to approximately RMB56.3 million for the six months ended 30 June 2023 from approximately RMB70.7 million for the six months ended 30 June 2022 due to an increase in cost of services provided despite being partially offset by the increase in revenue. Gross profit margin decreased to 12.2% for the six months ended 30 June 2023 from 15.9% for the six months ended 30 June 2022.

財務回顧

收益

本集團的收益由截至2022年6月30日止六個月的約人民幣445.3百萬元增加約3.8%至截至2023年6月30日止六個月的約人民幣462.0百萬元。收益增長主要來自(i)物業管理服務產生的收益由截至2022年6月30日止六個月的約人民幣318.1百萬元增加至期內的約人民幣343.1百萬元，(ii)城鎮環衛服務產生的收益由截至2022年6月30日止六個月的約人民幣123.3百萬元減少至期內的約人民幣118.4百萬元，及(iii)來源於投資性房地產轉租服務的收益由截至2022年6月30日止六個月的約人民幣4.0百萬元減少至期內的約人民幣0.5百萬元。

所提供服務成本

本集團所提供的服務成本由截至2022年6月30日止六個月的約人民幣374.7百萬元增加約8.3%至截至2023年6月30日止六個月的約人民幣405.7百萬元。所提供服務成本的增加主要由於(i)來自物業管理服務收入增加，導致員工成本及外包員工成本增加；及(ii)本集團繼續增聘人才並為現有員工提供培訓以應付業務拓展。

毛利及毛利率

本集團的毛利由截至2022年6月30日止六個月的約人民幣70.7百萬元減少約20.4%至截至2023年6月30日止六個月的約人民幣56.3百萬元，乃由於所提供服務成本增加，惟部分被收益增加所抵銷。毛利率由截至2022年6月30日止六個月的15.9%下降至截至2023年6月30日止六個月的12.2%。

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Other income and gains

The Group's net other income and gains decreased to approximately RMB4.1 million for the six months ended 30 June 2023 from approximately RMB7.7 million for the six months ended 30 June 2022. The decrease in net other income and gains was primarily due to the decrease in other income recognized from sublease services from investment properties.

Selling and distribution expenses

The selling and distribution expenses increased by approximately 28.6% to approximately RMB11.7 million for the six months ended 30 June 2023 from approximately RMB9.1 million for the six months ended 30 June 2022. The increase in selling and distribution expenses was primarily due to increased business expansion and marketing activities as well as more recruited talented staff.

Administrative expenses

The administrative expenses decreased to approximately RMB36.5 million for the six months ended 30 June 2023 from approximately RMB40.5 million for the six months ended 30 June 2022, which was mainly due to the decrease in expenses related to operation of sublease services from investment properties.

Other Expenses

Other expenses with the amount of RMB6.1 million for the six months ended 30 June 2023 represented the valuation loss on decrease in the fair value of the investment property, which was resulted from the temporary vacancy of the Group's investment properties due to redecoration.

Interest expenses

The interest expenses increased to approximately RMB7.2 million for the six months ended 30 June 2023 from approximately RMB6.7 million for the six months ended 30 June 2022, which was due to the increase in average bank loans and other borrowings during the Period.

其他收入及收益

本集團的其他收入及收益淨額由截至2022年6月30日止六個月的約人民幣7.7百萬元減少至截至2023年6月30日止六個月的約人民幣4.1百萬元。其他收入及收益淨額減少主要由於就投資性房地產轉租服務確認的其他收入減少所致。

銷售及分銷開支

銷售及分銷開支由截至2022年6月30日止六個月的約人民幣9.1百萬元增加約28.6%至截至2023年6月30日止六個月的約人民幣11.7百萬元。銷售及分銷開支增加乃主要由於加大業務擴張力度及營銷活動增加以及招聘更多人才所致。

行政開支

行政開支由截至2022年6月30日止六個月的約人民幣40.5百萬元減少至截至2023年6月30日止六個月的約人民幣36.5百萬元，乃主要由於與投資性房地產轉租服務運營相關的費用減少所致。

其他開支

截至2023年6月30日止六個月的其他開支人民幣6.1百萬元指投資性房地產公平值減少的有關估值虧損，此乃由於本集團投資性房地產重新裝修而出現臨時空置所致。

利息開支

利息開支由截至2022年6月30日止六個月約人民幣6.7百萬元增加至截至2023年6月30日止六個月約人民幣7.2百萬元，乃由於期內平均銀行貸款及其他借款增加所致。

MANAGEMENT DISCUSSION AND ANALYSIS

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Share of profits and losses of joint ventures

The share of losses of joint ventures with the amount of RMB1.2 million was primarily due to the losses shared from Zhong Min Zhi Da, despite being partially offset by the profits shared from Hefei Zheng Wen.

Share of profits and losses of associates

Share of profit of associates increased by approximately 26.2% to approximately RMB5.3 million for the six months ended 30 June 2023 from approximately RMB4.2 million for the six months ended 30 June 2022 which was primarily due to the increase in profits shared from Shanghai Qiang Sheng.

Income tax expenses

The income tax expenses decreased to approximately RMB1.2 million for the six months ended 30 June 2023 as compared to the income tax expenses of approximately RMB5.0 million for the six months ended 30 June 2022. The decrease in income tax expenses was mainly due to the decrease in profit before tax which applied for income tax obligation for the Period.

Profit for the Period and net profit margin

As a result of foregoing, the net profit decreased by approximately 89.5% to approximately RMB1.8 million for the six months ended 30 June 2023 from approximately RMB17.1 million for the six months ended 30 June 2022, while the net profit margin decreased to 0.4% for the six months ended 30 June 2023 from 3.8% for the six months ended 30 June 2022.

Other intangible assets and goodwill

The other intangible assets and goodwill primarily included customer relationship and goodwill obtained from a business combination. The other intangible assets decreased to approximately RMB33.9 million as at 30 June 2023 from approximately RMB37.0 million as at 31 December 2022, which was primarily due to the amortization of customer relationship.

分佔合營企業的損益

分佔合營企業虧損人民幣1.2百萬元主要由於分佔中民智達虧損所致，惟部分被分佔合肥政文溢利所抵銷。

分佔聯營企業的損益

分佔聯營企業溢利由截至2022年6月30日止六個月約人民幣4.2百萬元增加約26.2%至截至2023年6月30日止六個月約人民幣5.3百萬元，主要由於分佔上海強生溢利增加所致。

所得稅開支

與截至2022年6月30日止六個月的所得稅開支約人民幣5.0百萬元相比，截至2023年6月30日止六個月的所得稅開支減少至約人民幣1.2百萬元。所得稅開支減少乃主要由於適用於期內所得稅義務的除稅前溢利減少。

期內溢利及純利率

基於上述原因，純利由截至2022年6月30日止六個月的約人民幣17.1百萬元減少約89.5%至截至2023年6月30日止六個月的約人民幣1.8百萬元，而純利率則由截至2022年6月30日止六個月的3.8%降低至截至2023年6月30日止六個月的0.4%。

其他無形資產及商譽

其他無形資產及商譽主要包括來源於一項企業合併形成的客戶關係及商譽。其他無形資產由2022年12月31日的約人民幣37.0百萬元減少至2023年6月30日的約人民幣33.9百萬元，乃主要由於客戶關係攤銷。

MANAGEMENT DISCUSSION AND ANALYSIS

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Trade receivables

The trade receivables increased by approximately 13.1% to approximately RMB283.6 million for the six months ended 30 June 2023 from approximately RMB250.7 million for the year ended 31 December 2022, which was mainly due to the slow-down in collection caused by the economic recession. The trade receivables turnover (average trade receivables divided by revenues multiplied by 182 days) was kept at a stable level of 105.1 days for the Period as compared to 104.8 days for the six months ended 30 June 2022.

Prepayments and other receivables

The prepayment and other receivables decreased by approximately 4.2% to approximately RMB126.5 million for the six months ended 30 June 2023 from approximately RMB132.1 million for the year ended 31 December 2022. The increase was primarily due to the decrease in payments on behalf of residents.

Trade payables

The trade payables kept stable at approximately RMB131.9 million for the six months ended 30 June 2023 as compared with approximately RMB132.2 million for the year ended 31 December 2022. The trade payables turnover (average trade payables divided by cost of services multiplied by 182 days) was kept at a stable level of 59.2 days for the Period as compared to 60.0 days for the six months ended 30 June 2022.

Other payables and accruals

The other payables and accruals decreased to approximately RMB104.3 million for the six months ended 30 June 2023 as compared with approximately RMB134.1 million for the year ended 31 December 2022. The decrease was primarily due to the settlement of accrued cost of service provided.

貿易應收款項

貿易應收款項由截至2022年12月31日止年度的約人民幣250.7百萬元增加約13.1%至截至2023年6月30日止六個月的約人民幣283.6百萬元，主要由於經濟衰退導致回款放緩。期內，貿易應收款項的週轉天數(平均貿易應收款項除以收益乘以182天)維持於穩定水平，為105.1天，而截至2022年6月30日止六個月為104.8天。

預付款項及其他應收款項

預付款項及其他應收款項由截至2022年12月31日止年度約人民幣132.1百萬元減少約4.2%至截至2023年6月30日止六個月的約人民幣126.5百萬元。增加的主要原因是代表住戶付款減少。

貿易應付款項

截至2023年6月30日止六個月，貿易應付款項維持穩定，約為人民幣131.9百萬元，而截至2022年12月31日止年度則約為人民幣132.2百萬元。期內，貿易應付款項的週轉天數(平均貿易應付款項除以所提供服務成本乘以182天)維持於穩定水平，為59.2天，而截至2022年6月30日止六個月為60.0天。

其他應付款項及應計費用

其他應付款項及應計費用減少至截至2023年6月30日止六個月約人民幣104.3百萬元，而截至2022年12月31日止年度約為人民幣134.1百萬元。減少的主要原因是償付所提供服務的應計成本所致。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

Cash Flow

For the six months ended 30 June 2023, the net cash used in operating activities was approximately RMB34.5 million. The net cash generated from investing activities for the Period was approximately RMB0.5 million. The net cash from financing activities for the Period was approximately RMB2.6 million. This was primarily due to the increase in bank loans and other borrowings.

PLEDGE OF ASSETS

Certain property, plant and equipment with carrying amount of approximately RMB15.5 million as at 30 June 2023 (31 December 2022: approximately RMB12.6 million) were pledged to financing institutions. No trade receivable has been pledged to secure other borrowings as at 30 June 2023 and 31 December 2022.

LIQUIDITY, FINANCIAL RESOURCES AND CAPITAL STRUCTURES

As at 30 June 2023, the Group had cash and cash equivalents of approximately RMB140.4 million. Cash and cash equivalents decreased by approximately RMB31.4 million as compared with the beginning of 2023. The total interest-bearing bank loans and other borrowings increased to approximately RMB173.9 million as at 30 June 2023 from approximately RMB158.8 million as at 31 December 2022. The gearing ratio (total debts divided by total equity) as at 30 June 2023 was 46.9% (31 December 2022: 43.0%). The current ratio (total current assets divided by total current liabilities) as at 30 June 2023 was 1.2 (31 December 2022: 1.3).

Financial management and policy

The management has designed and implemented a risk management policy to address various potential risks identified in relation to the operation of the businesses, including financial, operational and the interest risks from the property management agreements. The risk management policy sets forth procedures to identify, analyse, categorise, mitigate and monitor various risks.

現金流量

截至2023年6月30日止六個月，經營活動所用現金淨額約為人民幣34.5百萬元。期內投資活動所得現金淨額約為人民幣0.5百萬元。期內融資活動所得現金淨額約為人民幣2.6百萬元。此乃主要由於銀行貸款及其他借款增加所致。

資產質押

於2023年6月30日賬面金額約為人民幣15.5百萬元(2022年12月31日：約人民幣12.6百萬元)的若干物業、廠房及設備已抵押予金融機構。於2023年6月30日及2022年12月31日，概無質押貿易應收款項以為其他借款作抵押。

流動資金、財務資源及資本架構

於2023年6月30日，本集團有現金及現金等價物約人民幣140.4百萬元。現金及現金等價物較2023年年初減少約人民幣31.4百萬元。計息銀行貸款及其他借款總額由2022年12月31日的約人民幣158.8百萬元增加至2023年6月30日的約人民幣173.9百萬元。於2023年6月30日的資產負債比率(總債務除以總權益)為46.9%(2022年12月31日：43.0%)。於2023年6月30日的流動比率(總流動資產除以總流動負債)為1.2(2022年12月31日：1.3)。

財務管理及政策

管理層已制定及實施風險管理政策，以處理就業務經營識別出的各種潛在風險，包括財務、營運及物業管理協議利息風險。風險管理政策載列識別、分析、歸類、減輕及監控各種風險的程序。

MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論及分析

The Board is responsible for overseeing the overall risk management system and assessing and updating the same, if necessary. The risk management policy is reviewed on a quarterly basis. The risk management policy also sets forth the reporting hierarchy of risks identified in the operations.

Contingent Liabilities

As at 30 June 2023, the Directors were not aware of any significant events that would have resulted in material contingent liabilities.

INTERIM DIVIDENDS

The Board of Directors does not recommend the payment of any interim dividend for the six months ended 30 June 2023.

董事會負責監督整個風險管理系統，並評估及(如需要)更新風險管理系統。風險管理政策每季檢討。風險管理政策亦載列在營運中識別出的風險匯報層級架構。

或然負債

於2023年6月30日，董事並不知悉有任何會導致出現重大或然負債的重大事件。

中期股息

董事會並不建議派付截至2023年6月30日止六個月的任何中期股息。

CORPORATE GOVERNANCE AND OTHER INFORMATION

The Board is committed to maintaining and upholding high standards of corporate governance of the Company to ensure that formal and transparent procedures are in place to protect and maximise the interests of the Shareholders.

The Company has adopted the code provisions set out in the CG Code contained in Appendix 14 the Listing Rules.

In the opinion of the Directors, the Company adopted and complied with all the code provisions of the CG Code throughout the six months ended 30 June 2023.

AUDIT COMMITTEE AND REVIEW OF INTERIM RESULTS

The Company has established an audit committee with written terms of reference in compliance with Rule 3.21 of the Listing Rule and the CG Code. The audit committee consists of three members, namely Mr. Shu Wa Tung Laurence, Mr. Cheng Dong and Mr. Weng Guoqiang, all being independent non-executive Directors. Mr. Shu Wa Tung Laurence is the chairman of the audit committee and is the independent non-executive Director with the appropriate professional qualifications. The unaudited consolidated interim results of the Group for the six months ended 30 June 2023 and this report have been reviewed by the audit committee of the Board. The audit committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal controls and financial reporting matters related to the preparation of the unaudited consolidated interim results of the Group for the six months ended 30 June 2023.

企業管治及其他資料

董事會致力維持及強化本公司的高水平企業管治，確保施行正式及具透明度的程序，以保障及盡量提升股東的權益。

本公司已採納上市規則附錄14所載的企業管治守則載列的守則條文。

董事認為，本公司於截至2023年6月30日止六個月一直採納及遵守企業管治守則的所有守則條文。

審核委員會及審閱中期業績

本公司已遵照上市規則第3.21條以及企業管治守則成立審核委員會，並釐定其書面職權範圍。審核委員會由三名成員組成，分別為舒華東先生、程東先生及翁國強先生，彼等均為獨立非執行董事。舒華東先生為審核委員會主席，並為具備適當專業資格的獨立非執行董事。董事會審核委員會已審閱本集團截至2023年6月30日止六個月的未經審核綜合中期業績及本報告。審核委員會已與管理層一同審閱本集團所採納的會計原則及慣例，並討論與編製本集團截至2023年6月30日止六個月的未經審核綜合中期業績有關的內部監控及財務匯報事宜。

OTHER INFORMATION 其他資料

INTERIM DIVIDEND

The Board of Directors does not recommend the payment of any interim dividend for the six months ended 30 June 2023.

MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code as the code of conduct for the Directors in their dealings in the Company's securities. Having made specific enquiry of all Directors, all the Directors confirmed that they had complied with the required standard of dealings as set out in the Model Code throughout the six months ended 30 June 2023.

MATERIAL ACQUISITION AND DISPOSALS OF SUBSIDIARIES OR ASSOCIATES

As announced by the company on 8 May 2023, Pujiang Property transferred its 100% equity interests of Shanghai Bund to Shanghai Qiang Sheng at the consideration of RMB 31,896,000 and in consideration of which, Pujiang Property's equity interests in Shanghai Qiang Sheng was increased from 30% to 48.53%. This transaction was completed in July 2023.

COMPETING INTERESTS

The Directors confirm that none of the Controlling Shareholders of the Company or the Directors and their respective close associates (as defined in the Listing Rules) is interested in any business apart from the business operated by the Group which competes or is likely to compete, directly or indirectly, with the Group's business.

中期股息

董事會並不建議派付截至2023年6月30日止六個月的任何中期股息。

董事進行證券交易的標準守則

本公司已採納標準守則，作為董事買賣本公司證券的操守守則。經向全體董事作出具體查詢後，全體董事確認，彼等於截至2023年6月30日止六個月一直遵守標準守則所載的所需交易準則。

附屬公司或聯營企業的重大收購及出售

誠如本公司於2023年5月8日所公佈，浦江物業按代價人民幣31,896,000元向上海強生轉讓銷售上海外灘100%股權，作為代價，浦江物業於上海強生的股權將由30%增加至48.53%，該項交易已於2023年7月交割。

競爭權益

董事確認，概無本公司控股股東或董事及彼等各自的緊密聯繫人(定義見上市規則)於與本集團業務直接或間接構成競爭或可能構成競爭的任何業務(本集團所營運業務除外)中擁有權益。

OTHER INFORMATION 其他資料

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND SHORT POSITIONS IN SHARES, UNDERLYING SHARES AND DEBENTURES OF OUR COMPANY AND ITS ASSOCIATED CORPORATIONS

As at 30 June 2023, the interests of the Directors in the shares and underlying shares of the Company or its associated corporations (within the meaning of Part XV of the SFO), which (a) were required to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests and short positions which the Directors are taken or deemed to have under such provisions of the SFO); or (b) were required, pursuant to Section 352 of the SFO, to be entered in the register referred to therein; or (c) were required to be notified to the Company and the Stock Exchange pursuant to the Model Code were as follows:

董事及主要行政人員於本公司及其相聯法團之股份、相關股份及債權證之權益及淡倉

於2023年6月30日，董事於本公司或其相聯法團（定義見證券及期貨條例第XV部）之股份及相關股份中擁有(a)須根據證券及期貨條例第XV部第7及8分部通知本公司及聯交所之權益（包括根據證券及期貨條例之該等條文董事被當作或被視作享有之權益及淡倉）；或(b)須記入根據證券及期貨條例第352條規定存置之登記冊之權益；或(c)須根據標準守則通知本公司及聯交所之權益如下：

Director 董事	Nature of interests 權益性質	Number of issued ordinary/underlying Shares held 所持已發行普通／ 相關股份數目	Number of underlying Shares held under equity derivatives 根據權益衍生工具 所持相關股份數目	Percentage of interest 所佔權益 百分比
Mr. Xiao Xingtao 肖興濤先生	Interest held jointly with another person; interest of controlled corporation ⁽¹⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽¹⁾	302,634,000		74.72%
Mr. Fu Qichang 傅其昌先生	Interest held jointly with another person; interest of controlled corporation ⁽¹⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽¹⁾	302,634,000		74.72%

Notes:

- (1) As at 30 June 2023, 302,634,000 Shares were held by Partner Summit, a company incorporated in the British Virgin Islands which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune. Mr. Xiao and Mr. Fu own the entire issued share capital of Vital Kingdom and Source Forth respectively. Thus, both Mr. Xiao and Mr. Fu were deemed to be interested in 302,634,000 Shares.
- (2) All the interests disclosed above represent long positions in the Shares.

附註：

- (1) 於2023年6月30日，合高（一間於英屬處女群島註冊成立之公司）持有302,634,000股股份，且該公司由至御擁有87%股權，由泉啟擁有10%股權以及由富柏擁有3%股權。肖先生及傅先生分別擁有至御及泉啟全部已發行股本。因此，肖先生及傅先生被視為於302,634,000股股份中擁有權益。
- (2) 上文披露之所有權益均為股份之好倉。

OTHER INFORMATION 其他資料

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

As at 30 June 2023, the following persons (other than the Directors) had interest in the Shares and the underlying Shares of the Company which (a) would fall to be disclosed to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO; or (b) were required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein:

主要股東於股份及相關股份之權益及 淡倉

於2023年6月30日，以下人士（董事除外）於本公司股份及相關股份中擁有(a)須根據證券及期貨條例第XV部第2及3分部向本公司及聯交所披露之權益；或(b)須記入根據證券及期貨條例第336條規定存置之登記冊之權益：

Name of shareholders 股東名稱／姓名	Nature of interests 權益性質	Number of issued ordinary/underlying Shares held 所持已發行普通／ 相關股份數目	Percentage of interest 所佔權益 百分比
Partner Summit 合高	Beneficial owner 實益擁有人	302,634,000	74.72%
Vital Kingdom 至御	Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾	302,634,000	74.72%
Source Forth 泉啟	Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾	302,634,000	74.72%
Pine Fortune 富柏	Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾	302,634,000	74.72%
Mr. Chen 陳先生	Interest held jointly with another person; interest of controlled corporation ⁽²⁾ 與另一人士共同持有的權益； 受控制法團權益 ⁽²⁾	302,634,000	74.72%

OTHER INFORMATION 其他資料

Name of shareholders 股東名稱／姓名	Nature of interests 權益性質	Number of issued ordinary/underlying Shares held 所持已發行普通／ 相關股份數目	Percentage of interest 所佔權益 百分比
S.I. Infrastructure Holdings Limited ("S.I.") S.I. Infrastructure Holdings Limited (「S.I.」)	Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾	30,000,000	7.41%
Shanghai Industrial Holdings Limited ("Shanghai Industrial") 上海實業控股有限公司 (「上實控股」)	Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾	30,000,000	7.41%
Shanghai Industrial Investment (Holdings) Company Limited ("Shanghai Industrial Investment") 上海實業(集團)有限公司 (「上海實業」)	Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾	30,000,000	7.41%
Shanghai Industrial Investment Treasury Company Limited ("Shanghai Treasury") Shanghai Industrial Investment Treasury Company Limited (「Shanghai Treasury」)	Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾	30,000,000	7.41%
Shanghai Investment Holdings Limited ("Shanghai Investment") 上海投資控股有限公司 (「上海投資」)	Interest of controlled corporation ⁽³⁾ 受控制法團權益 ⁽³⁾	30,000,000	7.41%
Sure Advance Holdings Limited ("Sure Advance") 通程控股有限公司(「通程」)	Beneficial owners ⁽³⁾ 實益擁有人 ⁽³⁾	30,000,000	7.41%

OTHER INFORMATION 其他資料

Notes:

- (1) All the interests stated above represent long positions in the Shares.
- (2) As at 30 June 2023, 302,634,000 Shares were held by Partner Summit, which is owned as to 87% by Vital Kingdom, 10% by Source Forth and 3% by Pine Fortune. Mr. Chen owns the entire issued share capital of Pine Fortune. Therefore, Mr. Chen, Pine Fortune, Vital Kingdom and Source Forth were deemed to be interested in 302,634,000 Shares.
- (3) Information is extracted from the corporate substantial shareholder notices filed by S.I., Shanghai Industrial, Shanghai Industrial Investment, Shanghai Treasury, Shanghai Investment and Sure Advance on 11 December 2017. Shanghai Industrial Investment directly holds the entire issued share capital of Shanghai Treasury, which in turn holds 100% of the issued share capital of Shanghai Investment, which in turn holds 47.77% of the issued share capital of Shanghai Industrial, which in turn holds 100% of the issued share capital of S.I., which in turn holds 100% of the issued share capital of Sure Advance. Therefore, S.I., Shanghai Industrial, Shanghai Industrial Investment, Shanghai Treasury and Shanghai Investment are taken to be interested in the number of shares held by Sure Advance pursuant to Part XV of the SFO.

Save as disclosed above, as at 30 June 2023, there was no person who (i) had an interest or short position in the Shares and underlying Shares which (a) would fall to be disclosed to the Company and the Stock Exchange pursuant to Divisions 2 and 3 of Part XV of the SFO; or (b) were required, pursuant to Section 336 of the SFO, to be entered in the register referred to therein; or (ii) were, directly or indirectly, interested in 5% or more of the nominal value of any class of share capital carrying the right to vote in all circumstances at general meetings of the Company or any options in respect of such capital.

附註：

- (1) 上文所述之所有權益均為股份之好倉。
- (2) 於2023年6月30日，合高持有302,634,000股股份，合高由至御擁有87%股權，由泉啟擁有10%股權以及由富柏擁有3%股權。陳先生擁有富柏全部已發行股本。因此，陳先生、富柏、至御及泉啟被視為於302,634,000股股份中擁有權益。
- (3) 有關資料乃摘錄自S.I.、上實控股、上海實業、Shanghai Treasury、上海投資以及通程於2017年12月11日存檔之公司主要股東通知書。上海實業直接持有Shanghai Treasury全部已發行股本，而Shanghai Treasury則持有上海投資全部已發行股本，而上海投資則持有上實控股47.77%已發行股本，而上實控股則持有S.I.全部已發行股本，而S.I.則擁有通程全部已發行股本。因此，根據證券及期貨條例第XV部，S.I.、上實控股、上海實業、Shanghai Treasury以及上海投資均被視為於通程所持股份數目中擁有權益。

除上文所披露者外，於2023年6月30日，概無任何人士(i)擁有股份及相關股份之權益或淡倉，而(a)須根據證券及期貨條例第XV部第2及3分部向本公司及聯交所作出披露；或(b)須記入根據證券及期貨條例第336條規定存置之登記冊；或(ii)直接或間接擁有各類別股本(附帶可於所有情況下在本公司股東大會上投票之權利)面值之5%或以上之權益或任何有關該股本之購股權。

SHARE OPTION SCHEME

The Company has conditionally adopted the Share Option Scheme on 15 November 2017. No share option has been granted under the Share Option Scheme since its adoption.

Share Award Scheme

The Company adopted a Share Award Scheme (the “Scheme”) on 30 August 2018 (the “Adoption Date”). The Scheme was valid and effective for a term of four (4) years commencing on the Adoption Date.

As announced by the Company on 12 April 2021, the Board (including all independent non-executive Directors), based on the recommendation of the remuneration committee of the Company, resolved that the Company would award an aggregate of 6,574,000 Shares to 17 Selected Employees (the “Awardees”). The Company would further reserve 1,644,000 Shares as incentive award for the Awardees, if they outperform vesting conditions, and further new Selected Employees who may meet the vesting conditions. For further details, please refer to the announcement of the Company dated 12 April 2021.

The vesting period of the Awarded Shares was from 12 April 2021 to 31 March 2023, being the date of the announcement of the annual result of the Company for the year ended 31 December 2022. During the Period, no Shares were vested on any of the Selected Employees after the grant on 12 April 2021 as the vesting conditions determined by the Board based on the annual result of the Company for the year ended 31 December 2022 and the individual performance targets of the Selected Employees were not met. The Scheme was terminated on 30 August 2022 according to the terms of the Scheme. According to the Scheme, upon termination, the Shares would be sold by the trustee. For further details, please refer to the Annual Report of the Company for the year of 2022.

購股權計劃

本公司已於2017年11月15日有條件採納購股權計劃。自採納購股權計劃以來，概無據此授出購股權。

股份獎勵計劃

本公司已於2018年8月30日（「採納日期」）採納股份獎勵計劃（「該計劃」）。該計劃自採納日期起計四（4）年有效及生效。

誠如本公司於2021年4月12日所公佈，董事會（包括全體獨立非執行董事）根據本公司薪酬委員會的建議，議決本公司將向17名入選僱員（「承授人」）獎勵合共6,574,000股股份。本公司已進一步保留1,644,000股股份用於激勵該等承授人超額達成歸屬目標及用於激勵進一步新增符合歸屬目標的入選僱員。進一步詳情請參閱本公司日期為2021年4月12日之公告。

獎勵股份的歸屬期為2021年4月12日至2023年3月31日，即本公司截至2022年12月31日止年度的年度業績公告日期。期間內，由於未達到董事會根據本公司截至2022年12月31日止年度的年度業績釐定的歸屬條件及入選僱員的個人表現目標，故於2021年4月12日授出後，概無股份歸屬於任何入選僱員。根據該計劃的條款，該計劃已於2022年8月30日終止。根據該計劃，於終止時，股份將由受託人出售。有關進一步詳情，請參閱本公司2022年度年報。

OTHER INFORMATION 其他資料

“Awarded Shares” means the 6,574,000 Shares and 1,644,000 Shares awarded to the Awardees and reserved for the Awardees and new Selected Employees respectively.

“Selected Employee” means employee(s) selected by the Board pursuant to the terms of the Scheme for participation in the Scheme.

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

During the six months ended 30 June 2023, neither the Company, nor any of its subsidiaries repurchased, redeemed or sold any of the Company's listed securities.

SUBSEQUENT EVENT AFTER THE PERIOD

The Group does not have any material subsequent event after the Period and up to the date of this report.

EMPLOYEES AND REMUNERATION POLICY

Quality and committed staff are valuable assets to the Group's success. The primary objective of the Group's remuneration policy is to ensure there is an appropriate level of remuneration to attract and retain experienced people of high calibre to join the Group. The Group links the remuneration of its employees to both the Group's performance and individual performance, so that the interests of the employees align with those of the Company's shareholders. As at 30 June 2023, the Group employed approximately 5,117 employees. To enhance the performance of the employees, the Group provides its employees with adequate and regular trainings. Employees' remuneration package comprises fixed and variable components including salary, discretionary bonus, share options and Shares under the Share Award Scheme that may be granted to eligible staff by reference to the Group's performance as well as individual's performance.

「獎勵股份」指獎勵予承授人及預留予承授人及新入選僱員分別為6,574,000股及1,644,000股的股份。

「入選僱員」指董事會根據該計劃條款選定參與該計劃的僱員。

購買、出售或贖回本公司上市證券

於截至2023年6月30日止六個月，本公司及其任何附屬公司概無購回、贖回或出售本公司任何上市證券。

期後事件

於本期間之後及直至本報告日期，本集團概無任何重大期後事件。

僱員及薪酬政策

優秀及敬業的員工乃本集團致勝的寶貴資產。本集團薪酬政策的主要宗旨為確保薪酬水平適當，藉以吸引及挽留高質素富經驗人才加盟本集團。本集團將其僱員薪酬與本集團表現及個人表現掛鉤，從而令僱員權益與本公司股東的權益一致。於2023年6月30日，本集團僱用約5,117名僱員。為提升僱員表現，本集團為其僱員提供充足常規培訓。僱員薪酬待遇包括固定及可變部分，包括薪金、酌情花紅及經參考本集團表現及個人表現後可能向合資格員工授出股份獎勵計劃下的購股權及股份。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

中期簡明綜合損益表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

			2023 2023年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 2022年 (Unaudited) (未經審核) RMB'000 人民幣千元
		Notes 附註		
REVENUE	收益	4	462,027	445,325
Cost of services provided	所提供服務成本		(405,679)	(374,674)
Gross profit	毛利		56,348	70,651
Other income and gains	其他收入及收益	4	4,114	7,654
Selling and distribution expenses	銷售及經銷開支		(11,722)	(9,115)
Administrative expenses	行政開支		(36,536)	(40,499)
Other expenses	其他開支		(6,075)	(5,100)
Finance costs	融資成本	6	(7,194)	(6,673)
Share of profits and losses of:	應佔以下公司損益：			
Joint ventures	合營企業		(1,203)	982
Associates	聯營企業		5,346	4,168
PROFIT BEFORE TAX	除稅前溢利	5	3,078	22,068
Income tax expense	所得稅開支	7	(1,232)	(4,978)
PROFIT FOR THE PERIOD	期內溢利		1,846	17,090
Attributable to:	以下人士應佔：			
Owners of the parent	母公司擁有人		302	11,540
Non-controlling interests	非控股權益		1,544	5,550
			1,846	17,090
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT	母公司普通權益持有人 應佔每股盈利			
Basic and diluted (RMB)	基本及攤薄(人民幣)	9	—	0.03

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

中期簡明綜合全面收益表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

		2023 2023年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 2022年 (Unaudited) (未經審核) RMB'000 人民幣千元
(LOSS)/PROFIT FOR THE PERIOD	期內(虧損)/溢利	1,846	17,090
OTHER COMPREHENSIVE (LOSS)/ INCOME	其他全面(虧損)/收益		
Other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods:	隨後期間將不會重新分類至損益的其他全面(虧損)/收益:		
Equity investments designated at fair value through other comprehensive (loss)/income:	指定按公平值計入其他全面(虧損)/收益的股本投資:	(373)	16
Exchange differences:	匯兌差額:		
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	16	516
Net other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods	隨後期間將不會重新分類至損益的其他全面(虧損)/收益淨額	(357)	532
OTHER COMPREHENSIVE (LOSS)/ INCOME FOR THE PERIOD, NET OF TAX	期內其他全面(虧損)/收益(扣除稅項)	(357)	532
TOTAL COMPREHENSIVE (LOSS)/ INCOME FOR THE PERIOD	期內全面(虧損)/收益總額	1,489	17,622
Attributable to:	以下人士應佔:		
Owners of the parent	母公司擁有人	(55)	12,072
Non-controlling interests	非控股權益	1,544	5,550
		1,489	17,622

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

30 June 2023 2023年6月30日

			30 June 2023 2023年 6月30日 (Unaudited) (未經審核) RMB'000 人民幣千元	31 December 2022 2022年 12月31日 (Audited) (經審核) RMB'000 人民幣千元
		<i>Notes</i> 附註		
NON-CURRENT ASSETS				
	非流動資產			
Property, plant and equipment	物業、廠房及設備	10	43,824	39,931
Investment properties	投資物業		189,600	159,900
Right-of-use assets	使用權資產		8,609	10,355
Goodwill	商譽		25,901	25,901
Finance lease receivables	應收融資租賃款項		9,779	41,194
Other Intangible assets	其他無形資產		33,892	37,048
Investments in joint ventures	於合營企業投資		27,662	28,865
Investments in associates	於聯營企業投資		64,475	57,981
Equity investments designated at fair value through other comprehensive income	指定按公平值計入其他全面收益的股本投資		1,929	2,302
Other non-current assets	其他非流動資產		30,125	29,375
Deferred tax assets	遞延稅項資產		3,498	1,550
Total non-current assets	非流動資產總值		439,294	434,402
CURRENT ASSETS				
	流動資產			
Inventories	存貨		126	82
Trade receivables	貿易應收款項	11	283,641	250,719
Prepayments and other receivables	預付款項及其他應收款項		126,517	132,054
Restricted bank balances	受限制銀行結餘	12	9,217	22,315
Finance lease receivables	應收融資租賃款項		800	5,295
Cash and cash equivalents	現金及現金等價物	13	140,421	171,818
Total current assets	流動資產總值		560,722	582,283

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

中期簡明綜合財務狀況表

30 June 2023 2023年6月30日

			30 June 2023 2023年 6月30日 (Unaudited) (未經審核) RMB'000 人民幣千元	31 December 2022 2022年 12月31日 (Audited) (經審核) RMB'000 人民幣千元
		<i>Notes</i> 附註		
CURRENT LIABILITIES	流動負債			
Trade payables	貿易應付款項	14	131,894	132,227
Other payables and accruals	其他應付款項及 應計費用		104,266	134,115
Interest-bearing bank and other borrowings	計息銀行及其他借款		170,971	155,677
Lease liabilities	租賃負債		22,845	20,965
Tax payable	應付稅項		24,097	16,766
Total current liabilities	流動負債總值		454,073	459,750
NET CURRENT ASSETS	流動資產淨額		106,649	122,533
TOTAL ASSETS LESS CURRENT LIABILITIES	總資產減流動負債		545,943	556,935
NON-CURRENT LIABILITIES	非流動負債			
Interest-bearing bank and other borrowings	計息銀行及其他借款		2,898	3,156
Lease liabilities	租賃負債		161,031	169,225
Deferred tax liabilities	遞延稅項負債		11,123	15,074
Total non-current liabilities	非流動負債總值		175,052	187,455
Net assets	資產淨額		370,891	369,480
EQUITY	權益			
Equity attributable to owners of the parent	母公司所有人應佔權益			
Share capital	股本	15	3,391	3,391
Reserves	儲備		280,151	280,206
			283,542	283,597
Non-controlling interests	非控股權益		87,349	85,883
Total equity	總權益		370,891	369,480

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

中期簡明綜合權益變動表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

		Attributable to owners of the parent 母公司擁有人應佔											
		Share capital	Share premium	Capital reserve	Merger reserve	Statutory reserve	Exchange fluctuation reserve	Fair value reserve of financial asset at fair value through other comprehensive income	Shares held for the share award scheme	Retained profits	Total	Non-controlling interests	Total equity
		股本	股份溢價	資本公積	合併儲備	法定儲備	匯率波動儲備	公平價值儲備	持有的股份	保留溢利	總計	非控股權益	總權益
		RMB'000	RMB'000*	RMB'000*	RMB'000*	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*	人民幣千元*	人民幣千元	人民幣千元	人民幣千元
At 1 January 2023 (audited)	於2023年1月1日(經審核)	3,391	147,501	9,466	(30,342)	35,085	1,223	(19)	(17,916)	134,408	283,597	85,883	369,480
Profit for the period	期內溢利	-	-	-	-	-	-	-	-	302	302	1,544	1,846
Other comprehensive loss for the period:	期內其他全面虧損:												
Change in fair value of equity investment at fair value through other comprehensive loss, net of tax	按公平價值計入其他全面虧損的股本投資之公平價值變動(扣除稅項)	-	-	-	-	-	-	(373)	-	-	(373)	-	(373)
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	-	-	-	-	-	16	-	-	-	16	-	16
Total comprehensive loss for the period	期內全面虧損總額	-	-	-	-	-	16	(373)	-	302	(55)	1,544	1,489
Dividends paid to non-controlling shareholders	支付予非控股股東的股息	-	-	-	-	-	-	-	-	-	-	(78)	(78)
Transfer surplus reserve to capital	盈餘儲備轉至股本	-	-	-	-	779	-	-	-	(779)	-	-	-
At 30 June 2023 (unaudited)	於2023年6月30日(未經審核)	3,391	147,501	9,466	(30,342)	36,664	1,239	(392)	(17,916)	133,931	283,542	87,349	370,891

* These reserve accounts comprise the consolidated reserves of RMB280,151,000 in the consolidated statements of financial position as at 30 June 2023 (30 June 2022: RMB291,154,000).

* 於2023年6月30日，該等儲備賬包括綜合財務狀況表內的綜合儲備人民幣280,151,000元(2022年6月30日：人民幣291,154,000元)。

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

中期簡明綜合權益變動表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

		Attributable to owners of the parent 母公司擁有人應佔												
		Share capital 股本	Share premium 股份溢價	Capital reserve 資本儲備	Merger reserve 合併儲備	Statutory reserve 法定儲備	Share award scheme reserve 股份獎勵計劃儲備	Exchange fluctuation reserve 匯率波動儲備	Fair value reserve of financial asset at fair value through other comprehensive income 公平值計入其他全面收益的金融資產之儲備	Shares held for the share award scheme 持有的股份獎勵計劃	Retained profits 保留溢利	Non-controlling interests 非控股權益	Total equity 總權益	
														RMB'000 人民幣千元
At 1 January 2022 (audited)	於2022年1月1日(經審核)	3,391	159,651	9,466	(30,342)	35,832	1,558	(427)	(1,974)	(17,916)	124,486	283,725	76,135	359,860
Profit for the period	期內溢利	–	–	–	–	–	–	–	–	–	11,540	11,540	5,550	17,090
Other comprehensive income for the period:	期內其他全面收益:													
Change in fair value of equity investment at fair value through other comprehensive loss, net of tax	按公平值計入其他全面虧損的股本投資之公平值變動(扣除稅項)	–	–	–	–	636	–	–	(620)	–	–	16	–	16
Exchange differences on translation of foreign operations	換算海外業務的匯兌差額	–	–	–	–	–	–	516	–	–	–	516	–	516
Total comprehensive income for the period	期內全面收益總額	–	–	–	–	636	–	516	(620)	–	11,540	12,072	5,550	17,622
Equity-settled share-based option arrangement	權益結算以股份為基礎的購股權安排	–	–	–	–	–	(1,252)	–	–	–	–	(1,252)	–	(1,252)
Transfer surplus reserve to capital	盈餘儲備轉至股本	–	–	–	–	(1,925)	–	–	–	–	1,925	–	–	–
At 30 June 2022 (unaudited)	於2022年6月30日(未經審核)	3,391	159,651	9,466	(30,342)	34,543	306	89	(2,594)	(17,916)	137,951	294,545	81,685	376,230

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

			2023 2023年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 2022年 (Unaudited) (未經審核) RMB'000 人民幣千元
	<i>Notes</i>			
	<i>附註</i>			
CASH FLOWS USED IN OPERATING ACTIVITIES	經營活動所用現金流量			
Profit before tax	除稅前溢利		3,078	22,068
Adjustments for:	就以下各項所作調整：			
Finance costs	融資成本	6	7,194	6,673
Share of profits and losses of joint ventures associates	應佔以下公司損益： 合營企業 聯營企業		1,203 (5,346)	(982) (4,168)
Interest income	利息收入	4	(1,317)	(2,840)
Covid-19-related rent concessions from lessors	出租人給予的新冠 病毒疫情相關租金 減免		—	(1,208)
Changes in fair value of investment properties	投資物業的公平值 變動	5	6,075	5,100
Depreciation of property, plant and equipment	物業、廠房及 設備折舊	5	7,593	6,906
Depreciation of right-of-use assets	使用權資產折舊	5	1,973	1,915
Amortisation of intangible assets	無形資產攤銷	5	3,189	3,703
Loss/(gain) on disposal of an associate	出售一間聯營企業 虧損/(收益)	5	102	(6)
Loss on disposal of finance lease receivables	出售應收融資租賃款 項虧損		43	—
Equity-settled share option expense	以權益結算的購股權 開支	5	—	(1,252)
Provision for impairment of trade receivables	貿易應收款項減值 撥備	5	1,716	2,648
Net loss on disposal of items of property, plant and equipment, net	出售物業、廠房及 設備項目虧損淨額	10	214	10
			25,717	38,567
Decrease in restricted bank balances	受限制銀行結餘減少		13,098	2,456
(Increase)/decrease in inventories	存貨(增加)/減少		(44)	17
Increase in trade receivables	貿易應收款項增加		(34,638)	(133,683)
Increase in prepayments, deposits and other receivables	預付款項、按金及其他 應收款項增加		(7,944)	(3,057)
(Decrease)/increase in trade payables	貿易應付款項(減少)/ 增加		(333)	13,012
Decrease in other payables and accruals	其他應付款項及應計 費用減少		(29,849)	(4,720)
(Increase)/decrease in other long-term assets	其他長期資產(增加)/ 減少		(750)	1,220
Cash flows used in operations	經營活動所用現金流量		(34,743)	(86,188)
Corporate income tax paid	已付企業所得稅		200	(5,572)
Net cash flows used in operating activities	經營活動所用現金流量 淨額		(34,543)	(91,760)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

中期簡明綜合現金流量表

For the six months ended 30 June 2023 截至2023年6月30日止六個月

		2023 2023年 (Unaudited) (未經審核) RMB'000 人民幣千元	2022 2022年 (Unaudited) (未經審核) RMB'000 人民幣千元
CASH FLOWS FROM INVESTING ACTIVITIES		投資活動所得現金流量	
Purchases of items of property, plant and equipment	購置物業、廠房及設備項目	(12,595)	(4,959)
Purchase of intangible assets	購入無形資產	(33)	—
Proceeds from disposal of property, plant and equipment	出售物業、廠房及設備所得款項	895	23
Dividends received from associates	收取來自合營企業的股息	14,250	4,210
Investments in joint ventures and associates	於合營企業及聯營企業的投資	(1,850)	(2,400)
Disposal of an associate	出售一間聯營企業	600	302
Receipt of finance lease	收取融資租賃	300	3,804
Advances of loans to joint venture and associates	合營企業及聯營公司貸款墊款	(1,890)	—
Interest received	已收利息	830	618
Net cash flows from investing activities	投資活動所得現金流量淨額	507	1,598
CASH FLOWS FROM FINANCING ACTIVITIES		融資活動所得現金流量	
New bank loans	新銀行貸款	107,365	102,326
Repayment of bank loans and other borrowings	償還銀行貸款及其他借款	(92,329)	(82,076)
Dividends paid to non-controlling shareholders	支付予非控股股東的股息	(78)	—
Interest paid	已付利息	(7,194)	(6,673)
Proceeds from other borrowings	其他借款所得款項	1,400	—
Principal portion of lease payments	租賃付款的本金部分	(6,541)	(2,691)
Net cash flows from financing activities	融資活動現金流量淨額	2,623	10,886
NET DECREASE IN CASH AND CASH EQUIVALENTS		現金及現金等價物減少淨額	
Cash and cash equivalents at beginning of period	期初的現金及現金等價物	171,818	177,764
Effect of foreign exchange rate change, net	匯率變動影響淨額	16	516
CASH AND CASH EQUIVALENTS AT END OF PERIOD	期末的現金及現金等價物	140,421	99,004
ANALYSIS OF BALANCES OF CASH AND CASH EQUIVALENTS		現金及現金等價物結餘分析	
Cash and bank balances	現金及銀行結餘	140,421	99,004

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

1. CORPORATE AND GROUP INFORMATION

Riverine China Holdings Limited (the “Company”) is an exempted company with limited liability incorporated in the Cayman Islands under the Companies Law of the Cayman Islands. The registered office address of the Company is Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands. The Company was listed on the Main Board of The Stock Exchange of Hong Kong Limited (the “Stock Exchange”) on 11 December 2017.

The Company and its subsidiaries (collectively referred to as the “Group”) are principally engaged in the business of property management services and urban sanitary services in the People’s Republic of China (the “PRC”).

In the opinion of the Company’s directors (the “Directors”), the holding company of the Company is Partner Summit Holdings Limited (the “Parent”), a company established in the British Virgin Islands (“BVI”). The ultimate controlling shareholders of the Company are Mr. Xiao Xing Tao, Mr. Fu Qi Chang and Mr. Chen Yao (together the “Controlling Shareholders”).

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2023 has been prepared in accordance with HKAS 34 Interim Financial Reporting. The interim condensed consolidated financial information does not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2022.

1. 公司及集團資料

浦江中國控股有限公司(「本公司」)根據開曼群島公司法在開曼群島註冊成立為獲豁免有限公司。本公司的註冊辦事處地址為Cricket Square, Hutchins Drive, P.O. Box 2681, Grand Cayman, KY1-1111, Cayman Islands。本公司於2017年12月11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(統稱「本集團」)主要在中華人民共和國(「中國」)從事物業管理服務及城鎮環衛服務業務。

本公司董事(「董事」)認為，本公司的控股公司為合高控股有限公司(「母公司」)，一間在英屬處女群島(「英屬處女群島」)成立的公司。本公司的最終控股股東為肖興濤先生、傅其昌先生及陳瑤先生(合稱「控股股東」)。

2.1 編製基準

截至2023年6月30日止六個月的中期簡明綜合財務資料乃根據香港會計準則第34號中期財務報告編製。中期簡明綜合財務資料並不包括編製年度財務報表所規定的所有資料及披露項目，並應與本集團截至2022年12月31日止年度的年度綜合財務報表一併閱讀。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The accounting policies adopted in the preparation of the interim condensed consolidated financial information are consistent with those applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial information.

HKFRS 17	<i>Insurance Contracts</i>
Amendments to HKFRS 17	<i>Insurance Contracts</i>
Amendment to HKFRS 17	<i>Initial Application of HKFRS 17 and HKFRS 9 — Comparative Information</i>
Amendments to HKAS 1 and HKFRS Practice Statement 2	<i>Disclosure of Accounting Policies</i>
Amendments to HKAS 8	<i>Definition of Accounting Estimates</i>
Amendments to HKAS 12	<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i>
Amendments to HKAS 12	<i>International Tax Reform — Pillar Two Model Rules*</i>

* The amendments have been issued by the IASB. At the time of issuance of this illustrative financial information, the equivalent amendments are expected to be issued shortly by the HKICPA

2.2 會計政策及披露的變動

編製中期簡明綜合財務資料所採納的會計政策與編製本集團截至2022年12月31日止年度的年度綜合財務報表所應用的會計政策一致，惟就本期財務資料首次採納的以下新訂及經修訂香港財務報告準則（「香港財務報告準則」）除外。

香港財務報告準則第17號	保險合約
香港財務報告準則第17號(修訂本)	保險合約
香港財務報告準則第17號(修訂本)	首次應用香港財務報告準則第17號及香港財務報告準則第9號 — 可比較資料
香港會計準則第1號及香港財務報告準則實務報告第2號(修訂本)	會計政策之披露
香港會計準則第8號(修訂本)	會計估計之定義
香港會計準則第12號(修訂本)	與單一交易產生之資產及負債有關之遞延稅項
香港會計準則第12號(修訂本)	國際稅制改革 — 支柱二示範規則*

* 該等修訂已由國際會計準則理事會頒佈。於本說明性財務資料刊發時，預期香港會計師公會將於短期內刊發同等的修訂

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The nature and impact of the new and revised HKFRSs that are applicable to the Group are described below:

- (a) Amendments to HKAS 1 require entities to disclose their material accounting policy information rather than their significant accounting policies. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. Amendments to HKFRS Practice Statement 2 provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. The Group has applied the amendments since 1 January 2023. The amendments did not have any impact on the Group's interim condensed consolidated financial information but are expected to affect the accounting policy disclosures in the Group's annual consolidated financial statements.
- (b) Amendments to HKAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in financial statements that are subject to measurement uncertainty. The amendments also clarify how entities use measurement techniques and inputs to develop accounting estimates. The Group has applied the amendments to changes in accounting policies and changes in accounting estimates that occur on or after 1 January 2023. Since the Group's policy of determining accounting estimates aligns with the amendments, the amendments did not have any impact on the financial position or performance of the Group.

2.2 會計政策及披露的變動(續)

適用於本集團之新訂及經修訂香港財務報告準則的性質及影響載述如下：

- (a) 香港會計準則第1號修訂本要求實體披露其重大會計政策資料而非其重大會計政策。倘可合理預期會計政策資料與實體財務報表中包含的其他資料一起考慮時，會影響使用財務報表作一般目的的主要使用者基於相關財務報表作出的決定，則該資料為重大。對香港財務報告準則實務報告第2號之修訂為如何將重要性概念應用於會計政策披露提供了非強制性指導。本集團已自2023年1月1日起應用該等修訂。該等修訂對本集團中期簡明綜合財務資料並無任何影響，惟預期將影響本集團年度綜合財務報表的會計政策披露。
- (b) 香港會計準則第8號修訂本釐清會計估計變動及會計政策變動之間的區別。會計估計界定為財務報表中受計量不確定因素影響的貨幣金額。該修訂本亦釐清實體如何使用計量技術及輸入數據制定會計估計。本集團已應用於2023年1月1日或之後發生的會計政策變動及會計估計變動的修訂。由於本集團釐定會計估計的政策與該等修訂一致，該等修訂對本集團的財務狀況或表現並無任何影響。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (Continued)

The nature and impact of the new and revised HKFRSs that are applicable to the Group are described below: (Continued)

- (c) Amendments to HKAS 12 Deferred Tax related to Assets and Liabilities arising from a Single Transaction narrow the scope of the initial recognition exception in HKAS 12 so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences, such as leases and decommissioning obligations. Therefore, entities are required to recognise a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability for temporary differences arising from these transactions. The amendments did not have any impact on the Group's interim condensed consolidated financial information.

2.2 會計政策及披露的變動(續)

適用於本集團之新訂及經修訂香港財務報告準則的性質及影響載述如下：(續)

- (c) 香港會計準則第12號修訂本與單一交易產生之資產及負債有關的遞延稅項收窄香港會計準則第12號中初始確認豁免的範圍，使有關豁免不再適用於導致應課稅項與可扣減暫時差額相同的交易，例如租賃及退役責任。因此，實體須就該等交易所產生的暫時差額確認遞延稅項資產(惟須有足夠的應課稅溢利)及遞延稅項負債。該等修訂對本集團中期簡明綜合財務資料並無任何影響。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

3. OPERATING SEGMENT INFORMATION

3. 經營分部資料

Six months ended 30 June 2023 截至2023年6月30日止六個月		Property management services 物業管理服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Urban sanitary services 城鎮環衛服務 RMB'000 人民幣千元 (Unaudited) (未經審核)	Sublease service from investment properties 投資物業 分租服務 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)
Segment revenue (note 4)	分部收益(附註4)				
Service provided to external customers	向外部客戶提供的服務	343,073	118,440	514	462,027
Segment results	分部業績	43,903	14,222	(1,777)	56,348
Reconciliation:	對賬:				
Interest income	利息收入				1,317
Share of profits and losses of:	應佔以下公司損益:				
Joint ventures	合營企業				(1,203)
Associates	聯營企業				5,346
Other unallocated income and gains	其他未分配收入及收益				2,797
Corporate and other unallocated expenses	企業及其他未分配開支				(58,573)
Finance costs (other than interest on lease liabilities)	融資成本(租賃負債利息除外)				(2,954)
Profit before tax	除稅前溢利				3,078

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

3. OPERATING SEGMENT INFORMATION

(Continued)

3. 經營分部資料(續)

		Property management services	Urban sanitary services	Sublease service from investment properties	Total
		物業管理服務	城鎮環衛服務	分租服務	總計
		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
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)	(未經審核)	(未經審核)
Six months ended 30 June 2022					
截至2022年6月30日止六個月					
Segment revenue (note 4)	分部收益(附註4)				
Service provided to external customers	向外部客戶提供的服務	318,115	123,251	3,959	445,325
Segment results	分部業績	43,317	23,738	3,596	70,651
Reconciliation:	對賬:				
Interest income	利息收入				2,840
Share of profits and losses of:	應佔以下公司損益:				
Joint ventures	合營企業				982
Associates	聯營企業				4,168
Other unallocated income and gains	其他未分配收入及收益				4,814
Corporate and other unallocated expenses	企業及其他未分配開支				(59,216)
Finance costs (other than interest on lease liabilities)	融資成本(租賃負債利息除外)				(2,171)
Profit before tax	除稅前溢利				22,068

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

3. OPERATING SEGMENT INFORMATION

(Continued)

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on reportable segment profit/loss, which is a measure of adjusted profit/loss before tax. The adjusted profit/loss before tax is measured consistently with the Group's profit before tax except that interest income, share of profits and losses of joint ventures and associates, non-lease-related finance costs, other unallocated income and gains as well as corporate and other unallocated expenses are excluded from such measurement.

No analysis of the Group's assets and liabilities by operating segment is disclosed as it is not regularly provided to the chief operating decision-maker for review.

3. 經營分部資料(續)

管理層個別監察本集團經營分部業績，以便作出資源分配決策及評估表現。分部表現按可呈報分部溢利／虧損評估，即計量經調整除稅前溢利／虧損。經調整除稅前溢利／虧損之計量與本集團除稅前溢利貫徹一致，惟有關計量不包括利息收入、分佔合營企業及聯營企業的損益、非租賃相關之財務費用、其他未分配收入及收益以及企業及其他未分配開支。

並無披露按經營分部劃分的本集團資產及負債分析，因為該資料並無定期提供予主要經營決策者供其審閱。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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30 June 2023 2023年6月30日

4. REVENUE, OTHER INCOME AND GAINS

An analysis of revenue, other income and gains is as follows:

An analysis of revenue is as follows:

4. 收益、其他收入及收益

收益、其他收入及收益分析如下：

收益分析如下：

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
<i>Revenue from contracts with customers</i> 來自客戶合約的收益			
Property management service income on the lump sum basis	包幹制物業管理服務收入	342,286	317,533
Property management service income on the fixed remuneration basis	酬金制物業管理服務收入	787	582
Urban sanitary service income	城鎮環衛服務收入	118,440	123,251
<i>Revenue from other sources</i> 其他來源的收益			
Gross rental income from sublease service from investment properties	投資物業分租服務所得租金收入總額	514	3,959
		462,027	445,325

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

中期簡明綜合財務資料附註

30 June 2023 2023年6月30日

4. REVENUE, OTHER INCOME AND GAINS

(Continued)

An analysis of revenue, other income and gains is as follows: (Continued)

An analysis of revenue is as follows: (Continued)

4. 收益、其他收入及收益(續)

收益、其他收入及收益分析如下：(續)

收益分析如下：(續)

**For the six months ended
30 June**

截至6月30日止六個月

		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Timing of revenue recognition	收益確認時間		
Services transferred over time	隨時間轉移服務		
Property management services	物業管理服務	343,073	318,115
Urban sanitary services income	城鎮環衛服務收入	118,440	123,251
		461,513	441,366

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30 June 2023 2023年6月30日

4. REVENUE, OTHER INCOME AND GAINS

(Continued)

An analysis of revenue, other income and gains is as follows: (Continued)

4. 收益、其他收入及收益(續)

收益、其他收入及收益分析如下：(續)

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Other income			
Bank interest income	其他收入 銀行利息收入	1,109	618
Interest income from finance lease receivables	融資租賃應收利息收入	208	2,222
Government grants*	政府補貼*	2,238	2,076
Covid-19-related rent concessions from lessors	出租人給予的新冠病毒疫情相關租金減免	—	2,297
Others	其他	559	435
		4,114	7,648
Gains			
Gain on disposal of an associate	收益 出售一間聯營企業收益	—	6
		4,114	7,654

* Government grants include various subsidies received by the Group from the relevant government bodies. There are no unfulfilled conditions or contingencies relating to these grants.

* 政府補貼包括本集團從相關政府機構獲得的多種補助。概無有關該等補助的未達成條件或或有事項。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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30 June 2023 2023年6月30日

5. PROFIT BEFORE TAX

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

5. 除稅前溢利

本集團除稅前溢利乃扣除／(計入)下列各項後得出：

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Cost of services provided	所提供服務成本	405,679	374,674
Depreciation of property, plant and equipment	物業、廠房及設備折舊	7,593	6,906
Depreciation of right-of-use assets	使用權資產折舊	1,973	1,915
Amortisation of intangible assets	無形資產攤銷	3,189	3,703
Research and development cost	研發開支	2,640	2,824
Employee benefit expenses* (including Directors' and chief executive's remuneration)	僱員福利開支*(包括董事及主要行政人員酬金)	114,949	110,013
Wages and salaries	工資及薪金	26,642	24,338
Pension scheme contributions (defined contribution scheme)	退休金計劃供款 (界定供款計劃)	—	(1,252)
Equity-settled share option expense	以權益結算的購股權開支	699	551
Lease payments not included in the measurement of lease liabilities	未計入租賃負債計量的租賃付款	1,158	1,060
Auditor's remuneration	核數師酬金	278	87
Bank charges	銀行收費	2,902	2,152
Office expenses	辦公室開支	1,716	2,648
Impairment of trade receivables, net	貿易應收款項減值淨額	6,075	5,100
Fair value loss on investment properties	投資物業的公平值虧損	102	(6)
Loss/(gain) on disposal of an associate	出售一間聯營企業 虧損／(收益)	(1,109)	(618)
Interest income	利息收入	(208)	(2,222)
Interest income from finance lease receivables	融資租賃應收利息收入	(2,238)	(2,076)
Government grants	政府補貼		

* Amounts of RMB314,801,000 and RMB283,095,000 of staff costs were included in "Cost of services provided" in profit or loss during the six months ended 30 June 2023 and 2022, respectively.

* 於截至2023年及2022年6月30日止六個月，員工成本分別為人民幣314,801,000元及人民幣283,095,000元計入損益內的「提供服務成本」。

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6. FINANCE COSTS

An analysis of finance costs is as follows:

6. 融資成本

融資成本分析如下：

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Interest expense on bank loans and other borrowings	銀行貸款及其他借款利息 開支	2,954	2,171
Interest on lease liabilities	租賃負債利息	4,240	4,502
		7,194	6,673

7. INCOME TAX EXPENSE

The Group is subject to income tax on an entity basis on profits arising in or derived from the tax jurisdictions in which members of the Group are domiciled and operate. The Group and the Company are not liable for income tax in Hong Kong as they did not have assessable income sourced from Hong Kong during the period.

The Company is a tax-exempted company incorporated in the Cayman Islands.

Provision for the PRC income tax has been made at the applicable income tax rate of 25% (2022: 25%) on the assessable profits of the PRC subsidiaries.

7. 所得稅開支

本集團須以實體基準就本集團成員公司於其註冊及經營所在司法權區所產生或取得的溢利支付所得稅。本集團及本公司毋須繳納香港所得稅，因為其於期內並無源自香港的應課稅收入。

本公司為於開曼群島註冊成立的免稅公司。

對中國附屬公司應課稅溢利按適用所得稅率25% (2022年：25%) 進行中國所得稅撥備。

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7. INCOME TAX EXPENSE (Continued)

7. 所得稅開支(續)

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Current Mainland China corporate income tax charge for the period	期內即期中國內地企業所得稅支出	7,131	7,750
Deferred tax	遞延稅項	(5,899)	(2,772)
Total tax charge for the period	期內稅項支出總額	1,232	4,978

8. INTERIM DIVIDENDS

The Directors of the Company proposed not to declare any interim dividend for the six months ended 30 June 2023 (six months ended 30 June 2022: Nil).

8. 中期股息

本公司董事建議不宣派截至2023年6月30日止六個月的任何中期股息(2022年6月30日止六個月：無)。

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

The calculation of basic earnings per share amount is based on the profit for the period attributable to the ordinary equity holders of the parent and the weighted average number of ordinary shares of 396,782,000 (2022: 396,782,000) in issue during the period.

The Group had no potentially dilutive ordinary shares in issue during the six months ended 30 June 2023 (2022: Nil).

9. 母公司普通權益持有人應佔每股盈利

每股基本盈利金額乃按母公司普通權益持有人應佔期內溢利及期內已發行396,782,000股(2022年：396,782,000股)普通股加權平均數計算。

截至2023年6月30日止六個月，本集團並無潛在攤薄已發行普通股(2022年：無)。

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9. EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (Continued)

The calculations of basic and diluted earnings per share are based on:

9. 母公司普通權益持有人應佔每股盈利(續)

每股基本及攤薄盈利乃按以下數據計算：

		For the six months ended 30 June 截至6月30日止六個月	
		2023 2023年 RMB'000 人民幣千元 (Unaudited) (未經審核)	2022 2022年 RMB'000 人民幣千元 (Unaudited) (未經審核)
Earnings	盈利		
Profit attributable to ordinary equity holders of the parent	母公司普通權益持有人應佔溢利	302	11,540
		Number of shares 股份數目	
		2023 2023年	2022 2022年
Shares	股份		
Weighted average number of ordinary shares in issue during the year	本年度已發行普通股的加權平均數	396,782,000	396,782,000
Earnings per share	每股收益		
Basic and diluted (RMB)	基本及攤薄(人民幣)	—	0.03

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10. PROPERTY, PLANT AND EQUIPMENT

During the six months ended 30 June 2023, the Group acquired assets at a cost of RMB12,595,000 (30 June 2022: RMB4,959,000), excluding property, plant and equipment acquired through a business combination.

Assets with a net book value of RMB1,109,000 were disposed of by the Group during the six months ended 30 June 2023 (30 June 2022: RMB33,000), resulting in a net loss on disposal of RMB214,000 (30 June 2022: RMB10,000).

The Group pledged certain of its motor vehicles to secure the Group's borrowings which were included as interest-bearing other borrowings RMB11,819,000. The net carrying amounts of these pledged motor vehicles as at 30 June 2023 were RMB15,488,000.

10. 物業、廠房及設備

於截至2023年6月30日止六個月，本集團收購資產(透過業務合併收購的物業、廠房及設備除外)的成本為人民幣12,595,000元(2022年6月30日：人民幣4,959,000元)。

於截至2023年6月30日止六個月，本集團出售賬面淨值為人民幣1,109,000元的資產(2022年6月30日：人民幣33,000元)，產生出售虧損淨額人民幣214,000元(2022年6月30日：人民幣10,000元)。

本集團質押其若干汽車為本集團之借款提供擔保，該等借款以計息其他借款人民幣11,819,000元入賬。於2023年6月30日，該等質押汽車的賬面淨值為人民幣15,488,000元。

11. TRADE RECEIVABLES

11. 貿易應收款項

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Trade receivables	貿易應收款項	293,953	259,315
Impairment	減值	(10,312)	(8,596)
		283,641	250,719

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11. TRADE RECEIVABLES (Continued)

The Group's trading terms with its customers are mainly on credit. The credit period is generally 10 to 60 days, extending up to three months for major customers. Each customer has a maximum credit limit. The Group seeks to maintain strict control over its outstanding receivables and has a credit control department to minimise credit risk. Overdue balances are reviewed regularly by senior management. In view of the aforementioned and the fact that the Group's trade receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. The Group does not hold any collateral or other credit enhancements over its trade receivable balances. Trade receivables are non-interest-bearing.

At 30 June 2023, included in the Group's trade receivables are amounts due from the Group's associates of RMB1,507,000 (31 December 2022: RMB2,121,000) and no amounts due from joint ventures (31 December 2022: RMB76,000), respectively, which are repayable on credit terms similar to those offered to the major customers of the Group.

11. 貿易應收款項(續)

本集團與客戶的貿易條款主要為信貸。信貸期一般為10至60天，主要客戶最多延長至三個月。各客戶有最大信貸限制。本集團致力嚴格監控其未收回的應收款項，同時設有信貸控制部門以盡量減低信貸風險。高級管理層定期審閱逾期結餘。鑒於以上所述及由於本集團的貿易應收款項涉及大量不同客戶，因此並不存在信貸風險高度集中的情況。本集團並無就貿易應收款項結餘持有任何抵押品或其他信貸增級。貿易應收款項不計利息。

於2023年6月30日，分別計入本集團貿易應收款項的應收本集團聯營企業款項為人民幣1,507,000元(2022年12月31日：人民幣2,121,000元)及並無應收合營公司貿易應收款項(2022年12月31日：人民幣76,000元)，乃按向本集團主要客戶所提供的相若信貸條款償還。

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11. TRADE RECEIVABLES (Continued)

An ageing analysis of the trade receivables as at the end of the respective reporting periods, based on the invoice date and net of loss allowance, is as follows:

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Within 1 year	1年內	274,405	243,322
1 to 2 years	1至2年	8,516	6,752
2 to 3 years	2至3年	720	645
		283,641	250,719

11. 貿易應收款項(續)

於各報告期末，貿易應收款項按發票日期並扣除虧損撥備的賬齡分析如下：

12. RESTRICTED BANK BALANCES

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Restricted bank balances received from residents for property management services	自居民收取用於物業管理服務的受限制銀行結餘	9,217	22,315

12. 受限制銀行結餘

Restricted bank balances earn interest at interest rates stipulated by the respective financial institutions. The restricted bank balances are deposited with creditworthy banks with no recent history of default.

受限制銀行結餘按各金融機構訂定的利率賺取利息。受限制銀行結餘乃存放在信譽良好及無近期拖欠記錄的銀行。

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13. CASH AND CASH EQUIVALENTS

13. 現金及現金等價物

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Cash and bank balances	現金及銀行結餘	140,421	171,818

At the end of reporting period, the cash and bank balances of the Group denominated in RMB amounted to RMB138,593,000 (2022: RMB168,869,000). The RMB is not freely convertible into other currencies, however, under Mainland China's Foreign Exchange Control Regulations and Administration of Settlement, Sale and Payment of Foreign Exchange Regulations, the Group is permitted to exchange RMB for other currencies through banks authorised to conduct foreign exchange business.

Cash at banks earns interest at floating rates based on daily bank deposit rates. The bank balances are deposited with creditworthy banks with no recent history of default.

於報告期末，本集團以人民幣計值的現金及銀行結餘為人民幣138,593,000元（2022年：人民幣168,869,000元）。人民幣不能自由兌換為其他貨幣。然而，根據中國內地的外匯管理條例及結匯、售匯及付匯管理規定，本集團可透過獲授權經營外匯業務的銀行將人民幣兌換為其他貨幣。

存放於銀行的現金按每日銀行存款利率的浮動利率賺取利息。銀行結餘乃存放在信譽良好及無近期拖欠記錄的銀行。

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14. TRADE PAYABLES

An ageing analysis of the trade payables as at the end of the respective reporting periods, based on the invoice date, is as follows:

14. 貿易應付款項

於各報告期末，貿易應付款項按發票日期的賬齡分析如下：

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Within 3 months	3個月內	107,772	124,501
3 to 12 months	3至12個月	8,166	4,902
Over 1 year	超過1年	15,956	2,824
		131,894	132,227

The trade payables are non-interest-bearing and are normally settled on terms of 5 to 90 days.

貿易應付款項為免息並一般以5至90天賬期結算。

15. SHARE CAPITAL

15. 股本

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Authorised: 8,000,000,000 shares of HK\$0.01 each (2022: 8,000,000,000 shares of HK\$0.01 each)	法定： 8,000,000,000股每股面值 0.01港元的股份(2022年： 8,000,000,000股每股面 值0.01港元的股份)	70,096	70,096
Issued and fully paid: 405,000,000 shares of HK\$0.01 each (2022: 405,000,000 shares of HK\$0.01 each)	已發行及繳足： 405,000,000股每股面值 0.01港元的股份(2022年： 405,000,000股每股面 值0.01港元的股份)	3,391	3,391

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16. CONTINGENT LIABILITIES

As at end of the reporting period, the Group had no significant contingent liabilities.

17. COMMITMENTS

The Group had the following capital commitments at the end of the reporting period:

16. 或有負債

於報告期末，本集團並無重大或然負債。

17. 承擔

於報告期末，本集團有以下資本承擔：

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Contracted, but not provided for:	已訂約但未撥備：		
Capital injection for an associate	向一間聯營企業注資	—	2,170

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18. RELATED PARTY TRANSACTIONS

(a) Particulars of the related parties which entered into material transactions with the Group are as follows:

18. 關聯方交易

(a) 與本集團訂立重大交易的關聯方詳情如下：

Name 名稱	Relationship 關係	Referred to as 簡稱
Shanghai Boying Parking Management Service Co., Ltd. (formerly named Shanghai Gaoze Information Technology Co., Ltd.)* 上海泊盈停車管理服務有限公司 (原上海鎬澤信息科技有限公司)*	Controlled by the Controlling Shareholders 由控股股東控制	Shanghai Boying 上海泊盈
Nanjing Songzhu Property Management Company Limited. 南京松竹物業管理有限公司	Associate 聯營企業	Nanjing Songzhu 南京松竹
Hunan Pujiang Property Management Co., Ltd. 湖南浦江物業管理有限公司	Joint venture 合營企業	Hunan Pujiang 湖南浦江
Shanghai Qiang Sheng Property Co., Ltd. 上海強生物業有限公司	Associate 聯營企業	Shanghai Qiang Sheng 上海強生
Shanghai Dongfang Xindi Business Service Co., Ltd. 上海東方欣迪商務服務有限公司	Associate 聯營企業	Dongfang Xindi 東方欣迪
Zhongmin Zhida (Shanghai) Information Technology Co., Ltd. 中民智達(上海)信息科技有限公司	Joint venture 合營企業	Zhongmin Zhida 中民智達
Anhui Xingpu Property Management Co., Ltd. 安徽星浦物業管理有限公司	Associate 聯營企業	Anhui Xingpu 安徽星浦
Anhui Yupu Property Co., Ltd. 安徽禹浦物業有限公司	Joint venture 合營企業	Anhui Yupu 安徽禹浦
Nantong Pumin Property Management Co., Ltd. 南通浦民物業管理有限公司	Associate 聯營企業	Nantong Pumin 南通浦民
Anhui Yujiang Property Co., Ltd. 安徽禹江物業有限公司	Associate 聯營企業	Anhui Yujiang 安徽禹江
Anhui Jinshanjingmei Property Management Co., Ltd. 安徽盡善淨美物業管理有限公司	Joint venture 合營企業	Anhui Jinshanjingmei 安徽盡善淨美

* Shanghai Gaoze Information Technology Co., Ltd. has changed its name to Shanghai Boying Parking Management Service Co., Ltd. on 21 June 2022.

* 上海鎬澤信息技術有限公司於2022年6月21日更名為上海泊盈停車管理服務有限公司。

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18. RELATED PARTY TRANSACTIONS

(Continued)

(b) Transactions with related parties:

Transactions with related parties, other than those already disclosed elsewhere in the financial statements are as follows:

18. 關聯方交易(續)

(b) 與關聯方的交易：

與關聯方的交易(已於財務報表其他地方披露者除外)如下：

		For the six months ended 30 June	
		截至6月30日止六個月	
		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
		<i>Notes</i>	
		<i>附註</i>	
Property management service income:	物業管理服務收入：		
Nanjing Songzhu	南京松竹	(i)	516
Hunan Pujiang	湖南浦江	(i)	581
Dongfang Xindi	東方欣迪	(i)	187
Nantong Pumin	南通浦民	(i)	307
Shanghai Qiang Sheng	上海強生	(i)	68
Interest income:	利息收入：		
Shanghai Boying	上海泊盈	(ii)	54
Zhongmin Zhida	中民智達	(ii)	—
Cost of property management service	物業管理服務開支		
Nanjing Songzhu	南京松竹	(iii)	2,377
Dongfang Xindi	東方欣迪	(iii)	1,045

(i) The services provided to related parties were made according to the published prices and conditions offered to the major customers of the Group.

(ii) The amount due from Shanghai Boying, Zhongmin Zhida is unsecured and with interest rate of 4.78% and 4.15%, and it has no fixed payment terms.

(iii) The services provided by related parties were made according to the published prices and conditions offered to the major suppliers of the Group.

(i) 為關聯方提供的服務乃根據提供給本集團主要客戶的已公佈價格及條件作出。

(ii) 應收上海泊盈、中民智達款項乃無抵押、利率為4.78%和4.15%，及無固定還款期。

(iii) 為關聯方提供的服務乃根據提供給本集團主要客戶的已公佈價格及條件作出。

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18. RELATED PARTY TRANSACTIONS

(Continued)

(c) Due from related parties:

18. 關聯方交易 (續)

(c) 應收關聯方款項：

		30 June 2023 2023年 6月30日 RMB'000 人民幣千元 (Unaudited) (未經審核)	31 December 2022 2022年 12月31日 RMB'000 人民幣千元 (Audited) (經審核)
Nanjing Songzhu	南京松竹	393	76
Hunan Pujiang	湖南浦江	1,114	933
Anhui Jinshanjingmei	安徽盡善淨美	—	1,112
Zhongmin Zhida	中民智達	13,269	11,148
Shanghai Boying	上海泊盈	3,025	2,967
Anhui Xingpu	安徽星浦	580	—
Anhui Yujiang	安徽禹江	—	1,009

The carrying amounts of RMB393,000, RMB1,114,000 and RMB580,000 from Nanjing Songzhu, Hunan Pujiang and Anhui Xingpu are unsecured, interest-free and have no fixed payment terms.

The carrying amounts of RMB3,025,000 and RMB13,269,000 due from Shanghai Boying and Zhongmin Zhida are unsecured and with a fixed interest rate and has no fixed payment terms.

應收南京松竹、湖南浦江及安徽星浦款項的賬面值分別為人民幣393,000元、人民幣1,114,000元及人民幣580,000元，為無抵押、免息及無固定付款期。

應收上海泊盈及中民智達款項的賬面值為人民幣3,025,000元及人民幣13,269,000元，為無抵押及按固定利率計息及無固定付款期限。

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18. RELATED PARTY TRANSACTIONS

(Continued)

(c) Due from related parties: (Continued)

Compensation of key management personnel of the Group:

18. 關聯方交易(續)

(c) 應收關聯方款項：(續)

本集團主要管理人員薪酬：

**For the six months ended
30 June**

截至6月30日止六個月

		2023	2022
		2023年	2022年
		RMB'000	RMB'000
		人民幣千元	人民幣千元
		(Unaudited)	(Unaudited)
		(未經審核)	(未經審核)
Short-term employee benefits	短期僱員福利	1,469	1,182
Post-employment benefits	退休後福利	168	189
Total compensation paid to key management personnel	已付主要管理人員薪酬總額	1,637	1,371

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19. FINANCIAL INSTRUMENTS BY CATEGORY

The carrying amounts of each of the categories of financial instruments as at the end of the reporting period are as follows:

At 30 June 2023 (Unaudited)

Financial assets

19. 按種類劃分金融工具

於報告期末，各類別金融工具的賬面值如下：

於2023年6月30日(未經審核)

金融資產

		Financial assets at fair value through other comprehensive income 按公平值計入 其他全面收益的 金融資產	Equity investments 股權投資	Financial assets at amortised cost 按攤銷成本 計量的金融資產	Total 總計
		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
Equity investments at fair value through other comprehensive income	按公平值計入其他全面收益的股權投資	1,929	—	—	1,929
Trade receivables	貿易應收款項	—	283,641	—	283,641
Financial assets included in prepayments and other receivables	計入預付款項及其他應收款項的金融資產	—	102,620	—	102,620
Financial assets included in other non-current assets	計入其他非流動資產的金融資產	—	9,028	—	9,028
Finance lease receivables	應收融資租賃款項	—	10,579	—	10,579
Restricted bank balances	受限制銀行結餘	—	9,217	—	9,217
Cash and cash equivalents	現金及現金等價物	—	140,421	—	140,421
		1,929	555,506	—	557,435

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30 June 2023 2023年6月30日

19. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

At 30 June 2023 (Unaudited) (Continued)

Financial liabilities

19. 按種類劃分金融工具(續)

於2023年6月30日(未經審核)(續)

金融負債

		Financial liabilities at amortised cost 按攤銷成本計量的金融負債 RMB'000 人民幣千元
Trade payables	貿易應付款項	131,894
Financial liabilities included in other payables and accruals	計入其他應付款項及應計費用的金融負債	56,963
Interest-bearing bank borrowings and other borrowings	計息銀行借款及其他借款	173,869
		362,726

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19. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

At 31 December 2022 (Audited)

Financial assets

19. 按種類劃分金融工具(續)

於2022年12月31日(經審核)

金融資產

		Financial assets at fair value through other comprehensive income 按公平值計入 其他全面收益的 金融資產	Equity investments 股權投資	Financial assets at amortised cost 按攤銷成本 計量的金融資產	Total 總計
		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
Equity investments at fair value through other comprehensive income	按公平值計入其他全面收益的股權投資	2,302	—	—	2,302
Trade receivables	貿易應收款項	—	—	250,719	250,719
Financial assets included in prepayments and other receivables	計入預付款項及其他應收款項的金融資產	—	—	114,582	114,582
Financial assets included in other non-current assets	計入其他非流動資產的金融資產	—	—	18,256	18,256
Finance lease receivables	應收融資租賃款項	—	—	46,489	46,489
Restricted bank balances	受限制銀行結餘	—	—	22,315	22,315
Cash and cash equivalents	現金及現金等價物	—	—	171,818	171,818
		2,302	—	624,179	626,481

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19. FINANCIAL INSTRUMENTS BY CATEGORY (Continued)

At 31 December 2022 (Audited) (Continued)

Financial liabilities

19. 按種類劃分金融工具(續)

於2022年12月31日(經審核)(續)

金融負債

		Financial liabilities at amortised cost 按攤銷成本計量的金融負債 RMB'000 人民幣千元
Trade payables	貿易應付款項	132,227
Financial liabilities included in other payables and accruals	計入其他應付款項及應計費用的金融負債	76,215
Interest-bearing bank borrowings and other borrowings	計息銀行借款及其他借款	158,833
		367,275

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20. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS

Management has assessed that the fair values of cash and cash equivalents, restricted bank balances, trade receivables, trade payables, financial assets included in prepayments and other receivables, financial liabilities included in other payables and accruals, lease liabilities, interest-bearing bank loans and other borrowings approximate to their carrying amounts largely due to the short-term maturities of these instruments.

The Group's finance department headed by the finance manager is responsible for determining the policies and procedures for the fair value measurement of financial instruments. The finance manager reports directly to the chief financial officer and the audit committee. At each reporting date, the finance department analyses the movements in the values of financial instruments and determines the major inputs applied in the valuation. The valuation is reviewed and approved by the chief financial officer. The valuation process and results are discussed with the audit committee.

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

For the fair value of the unlisted equity investments at fair value through other comprehensive income, management has estimated the potential effect of using reasonably possible alternatives as inputs to the valuation model.

20. 金融工具的公平值及公平值等級

管理層已評估現金及現金等價物、受限制銀行結餘、貿易應收款項、貿易應付款項、計入預付款項及其他應收款項的金融資產、計入其他應付款項及應計費用的金融負債、租賃負債、計息銀行貸款及其他借款的公平值與其賬面值相若，主要由於該等工具於短期內到期。

本集團財務部由財務總監領導，負責釐定金融工具公平值計量的政策及程序。財務經理直接向財務總監及審核委員會匯報。於各報告日期，財務部分析金融工具的價值變動及釐定應用於估值的主要輸入數據。估值交由財務總監審核及批准。審核委員會就估值程序及結果進行討論。

金融資產及負債的公平值計入自願雙方可於當前交易(脅迫或清盤銷售除外)中交換該工具所需之金額。估計公平值使用以下方法及假設：

對於按公平值計入其他全面收益的非上市股本投資，管理層已對在估值模型中合理運用可能的替代輸入數據之潛在影響作出估計。

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20. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

Below is a summary of significant unobservable inputs to the valuation of financial instruments together with a quantitative sensitivity analysis as at 30 June 2023 and 31 December 2022:

20. 金融工具的公平值及公平值等級 (續)

下表為於2023年6月30日及2022年12月31日金融工具估值之重大不可觀察輸入數據連同量化敏感度分析的概要：

	Valuation technique 估值技術	Significant unobservable input (level 3) 重大不可觀察輸入數據(第三級)	Sensitivity of fair value to the input 公平值對輸入數據之敏感度
Equity investments at fair value through other comprehensive income	Valuation multiples	Average EV/EBITDA multiple of peers	5% (2022: 5%) increase/decrease in multiple would result in increase/decrease in fair value by RMB35,000 (31 December 2022: RMB35,000)
按公平值計入其他全面收益的股權投資	估值倍數	同業平均EV/EBITDA倍數	倍數上升/下跌5% (2022年: 5%) 將導致公平值增加/減少人民幣35,000元 (2022年12月31日: 人民幣35,000元)

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20. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS (Continued)

Fair value hierarchy

The following tables illustrate the fair value measurement hierarchy of the Group's financial instruments:

Assets measured at fair value:

As at 30 June 2023

		Fair value measurement using 使用下列各項進行公平值計量			
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) RMB'000 人民幣千元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二級) RMB'000 人民幣千元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三級) RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Equity investments designated at fair value through other comprehensive income	指定按公平值計入其他全面收益的股本投資	1,229	—	700	1,929

As at 31 December 2022

於2022年12月31日

		Fair value measurement using 使用下列各項進行公平值計量			
		Quoted prices in active markets (Level 1) 於活躍市場 之報價 (第一級) RMB'000 人民幣千元	Significant observable inputs (Level 2) 重大可觀察 輸入數據 (第二級) RMB'000 人民幣千元	Significant unobservable inputs (Level 3) 重大不可觀察 輸入數據 (第三級) RMB'000 人民幣千元	Total 總計 RMB'000 人民幣千元
Equity investments designated at fair value through other comprehensive income	指定按公平值計入其他全面收益的股本投資	1,602	—	700	2,302

20. 金融工具的公平值及公平值等級 (續)

公平值等級

下表列述本集團金融工具的公平值計量等級：

按公平值計量的資產：

於2023年6月30日

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21. EVENTS AFTER THE REPORTING PERIOD

During the reporting period, Shanghai Pujiang Property Company Limited signed an agreement to acquire 18.53% share of Shanghai Qiang Sheng Property Co., Ltd. with disposal of 100% share of its subsidiary, Shanghai Bund Property Co., Ltd. completed. This transaction was completed in July 2023.

21. 報告期後事件

報告期內，上海浦江物業有限公司簽署收購上海強生物業有限公司18.53%股權的協議，並完成出售其附屬公司上海外灘物業有限公司100%股權。該項交易已於2023年7月交割。



Riverine China Holdings Limited
浦江中國控股有限公司