

Onewo Inc.

萬物雲空間科技服務股份有限公司

(A P C)
(於中華人民共和國註冊成立的股份有限公司)

Stock Code | 股份代號 : 2602

中期報告 **2023**
Interim Report

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CORPORATE INFORMATION

公司資料

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Mr. He Shuhua

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Mr. Wang Wenjin
Mr. Zhang Xu
Mr. Sun Jia
Mr. Zhou Qi
Mr. Yao Jinbo

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Ms. Law Elizabeth
Mr. Chen Yuyu
Mr. Shen Haipeng
Mr. Song Yunfeng

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Ms. Law Elizabeth (*Chairperson*)
Mr. Wang Wenjin
Mr. Chen Yuyu

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Mr. Shen Haipeng (*Chairperson*)
Mr. Zhu Baoquan
Mr. Song Yunfeng

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Mr. Zhu Baoquan (*Chairperson*)
Mr. Song Yunfeng
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SUPERVISORS

Ms. Xiang Yun (*Chairperson*)
Ms. Han Huihua
Mr. Wu Jianxia

JOINT COMPANY SECRETARIES

Mr. Huang Min
Ms. Ng Wai Kam (ACG, HKACG)

AUTHORIZED REPRESENTATIVES

Mr. Zhu Baoquan
Mr. Huang Min

ALTERNATE AUTHORIZED REPRESENTATIVE

Ms. Ng Wai Kam (ACG, HKACG)

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CORPORATE INFORMATION

® ! Ø

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MANAGEMENT DISCUSSION AND ANALYSIS

管理層討論與分析

The following discussion should be read in conjunction with the interim condensed consolidated financial information of the Group, including the related notes, set out on pages 63 to 105 of this interim report.

Amid the continuous downbeat sentiment haunting the real estate development industry in 2023, the independent development ability underpinned by the living consumption of residents and enterprises in the existing market has become the key to success in the industry.

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MANAGEMENT DISCUSSION AND ANALYSIS

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Leading companies in the industry are investing in a new track. As more and more real estate is held by enterprises, integrated facilities and equipment management services have become a new battlefield. For mature markets in developed countries, large enterprises usually choose to outsource their non-core businesses, including property management, administrative management, energy management, etc. In 2023, CRIC predicts that the average administrative management outsourcing rate of Chinese enterprises will reach more than 60%, and the administrative management outsourcing rate of large enterprises will reach 81.5%. At the same time, the average outsourcing rate of large enterprises will reach 81.5%. At the same time, the average outsourcing rate of large enterprises will reach 81.5%.

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The Emergence of New Technologies such as Large Language Models (LLMs), a New Type of AI Technology, Has Accelerated the Transformation and Upgrading of Labor-intensive Industries

AI大模型等新科技的出現加速勞動密集型行業的轉型升級

Changes in the relation between supply and demand in the labor market have relieved the labor pressure of labor-intensive enterprises in the short term.

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MANAGEMENT DISCUSSION AND ANALYSIS

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MANAGEMENT DISCUSSION AND ANALYSIS

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MANAGEMENT DISCUSSION AND ANALYSIS

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During the Reporting Period, Cushman & Wakefield Vanke Service continued to penetrate deeply into industries such as the internet, biopharmaceutical, high-end manufacturing and financial industry, and the saturated income from new contracts from existing customers amounted to RMB667.8 million, accounting for approximately 32% of the total amount of saturated income from new contracts; the Company has newly acquired nearly 20 top 500 and unicorn clients, including leading insurance companies, domestic sports leaders and leading liquor enterprises, etc., and seven newly contracted super high-rise projects; and it has provided dust-free management services to five customers, including top domestic telecommunication companies, top biotechnology companies and top household appliance companies.

The investment in the technology strategy has mainly brought about internal efficiency improvement and external revenue enhancement for the Group.

During the Reporting Period, the Group

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MANAGEMENT DISCUSSION AND ANALYSIS

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The Group is divided into three business segments: (i) community space living consumption services; (ii) commercial and urban space Integrated services; (iii) AIoT and BPaaS solution services.

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(iii) AIoT ç BPaaS Ô Ù é f

The following table sets out the details of revenue by business and service type as at the dates indicated:

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

	2023 2023年		2022 2022 年		Growth rate # —
	RMB'000 人民幣千元	%	RMB'000 [O Æ w ©	%	%
	(unaudited) (未經審計)		(unaudited) € J % 2 •		
Community space living consumption services					

MANAGEMENT DISCUSSION AND ANALYSIS

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The following table sets out the details of gross profit by business and service type as at the dates indicated:

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

		2023 2023年		2022 2022 Ę	
		Gross profit margin 毛利 RMB'000 人民幣千元 (unaudited) (未經審計)	Gross profit margin 毛利率 %	Gross profit margin ā ; RMB'000 [O Æ w © (unaudited) € J ¼ 2 •	Gross profit margin ā ; %
Community space living consumption services	社區空間居住消費服務				
Ñ Residential property services	Ñ Ā J 8	1,026,769	12.6	764,647	10.5
Ñ Home-related asset services	Ñ ç ' ē *	194,925	28.4	127,068	24.1
Ñ Other community value-added services	Ñ l ü _ # =	126,775	64.8	124,177	62.8
Subtotal	小計	1,348,469	14.9	1,015,892	12.7
Commercial and urban space integrated services	商企和城市空間綜合服務				
Ñ Property and facility management services	Ñ J 8 q £ D M #	412,503	10.4	403,429	11.7
Ñ Value-added services for developers	Ñ š ĩ # =	194,056	14.0	283,698	20.8
Ñ Urban space integrated services	Ñ i 9 d œ Æ ¥	29,471	9.5	29,413	10.8
Subtotal	小計	636,030	11.2	716,540	14.1
AIoT and BPaaS solution services	AIoT及BPaaS解決方案服務				
Ñ AIoT solutions	- AIoT Ô Û é	208,354	31.1	193,531	26.9
Ñ BPaaS solutions	- BPaaS Ô Û é	219,179	33.9	201,280	46.1
Subtotal	小計	427,533	32.5	394,811	34.2
Total	合計	2,412,032	15.1	2,127,243	14.9

During the Reporting Period, the Group has further consolidated its basic capabilities with the growth of scale and the quality of its operations taken into account to ensure the long-term sound development of its operations.

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MANAGEMENT DISCUSSION AND ANALYSIS

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The Group's residential property services under the community space living consumption services, property and facility management services under the commercial and urban space integrated services, and BPaaS solution business under the AIoT and BPaaS solution services are recurring businesses. During the Reporting Period, the Company's recurring businesses achieved revenue of RMB12,775.5 million, representing a period to period increase of 14.5%, accounting for 79.7% of total revenue; the gross profit reached RMB1,658.5 million, representing a period to period increase of 21.1%, representing 68.8% of total gross profit.

During the Reporting Period, the Group's revenue from residential property services was RMB8,154.6 million, representing an increase of 12.2% as compared to the same period of last year, accounting for 50.9%; the business generated a gross profit of RMB1,026.8 million during the Reporting Period, representing a period to period increase of 34.3%, accounting for 42.6%. Due to the smooth progression in the process transformation of the Onewo Town strategy, the overall gross profit margin of the business increased by 2.1 percentage points, and the space efficiency has improved. As of June 30, 2023, the saturated income of residential property service projects under management was RMB22,948.4 million, representing a period to period increase of 18.5%; the number of residential projects under management was 3,586, representing an increase of 140 as compared to the number of residential projects under management as of December 31, 2022. The growth of results is mainly due to the Company's outstanding market expansion ability, especially its deep cultivation ability in the existing market.

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The following table sets forth the details of the number of residential projects under management and contracts and the saturated income as at the dates indicated:

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		As of June 30, 截至6月30日止	
		2023 2023年	2022 2022 年
Saturated income from contracts (RMB million)	¥ ò s q x] € [O Æ ò - © •	29,263.7	26,374.4
Number of contracted projects	¥ ò ° f p ž	4,478.0	4,096.0
Saturated income from projects under management (RMB million)	- M s q x] € [O Æ ò - © •	22,948.4	19,368.5
Number of projects under management	- M ° f p ž	3,586.0	3,035.0

During the Reporting Period, the Group has actively withdrawn from a total of 89 residential projects which

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MANAGEMENT DISCUSSION AND ANALYSIS

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MANAGEMENT DISCUSSION AND ANALYSIS

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The following table sets forth the details of the number of property and facility management service projects under management and contracts and saturated income as at the dates indicated:

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		As of June 30, 截至6月30日止	
		2023 2023年	2022 2022年
Saturated income from contracts (RMB million)	¥ ò s q x] € [O Æ ò ñ © •	15,245.5	11,459.0
Number of contracted projects	¥ ò ° f p ž	2,356	1,929
Saturated income from projects under management (RMB million)	- M s q x] € [O Æ ò ñ © •	11,372.6	9,396.5
Number of projects under management	- M ° f p ž	1,958	1,706

The following table sets forth the number of residential property projects under management, the saturated income from projects under management as at the dates indicated, as well as a breakdown of income from property and facility management services during the periods indicated by type of property developer:

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		June 30, 2023 2023年6月30日			June 30, 2022 2022年6月30日		
		Annualized saturated			Annualized saturated		
		Number of projects under management 在管項目數量 (units) (個)	income 年化飽和收入 (RMB million) (人民幣百萬元)	Financial income 財務收入 (RMB million) (人民幣百萬元)	Number of projects under management 在管項目數量 (units) (個)	income 飽和收入 (RMB million) (人民幣百萬元)	Financial income 財務收入 (RMB million) (人民幣百萬元)
China Vanke Group and its joint ventures and associates	¬ Á « ç l ¥ © ! ç L © !	301	2,002.4	576.9	271	1,766.5	632.4
Independent Third Party real estate developers	ù m K g ù ò © * š i	1,657	9,370.2	3,397.4	1,435	7,629.9	2,821.9
Total	¥	1,958	11,372.6				

MANAGEMENT DISCUSSION AND ANALYSIS

M # 4 Å ~ ±

During the Reporting Period, the Group's revenue from BPaaS solutions was RMB646.7 million, representing an increase of 48.0% as compared to the same period of last year, accounting for 4.0% of the total revenue. The business generated a gross profit of RMB219.2 million during the Reporting Period, representing an increase of 8.9% as compared to the same period of last year. The rapid growth of the business was attributable to the Group's vigorous promotion of enterprise BPaaS services, which brought 22 new external customers on the one hand, and the launch of space BPaaS business in a cumulative total of 42 city-as-a-property projects on the other hand.

In addition to the recurring businesses, relying on Onewo Towns, the Group's asset services under the community space showed good development momentum.

During the Reporting Period, the Group's revenue from home-related asset services was RMB685.4 million, representing an increase of 30.2% as compared to the same period of last year, accounting for 4.3% of the total revenue. The business generated a gross profit

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- Urban space integrated services

Since the Group launched the urban space integrated service business in 2018, it was mainly implemented in the form of minority shareholding management, and has made remarkable progress during the Reporting Period.

During the Reporting Period, the Group's revenue from urban space integrated services was RMB309.7 million, representing an increase of 13.6% as compared to the same period of last year, accounting for 1.9% of the total revenue. The business generated a gross profit of RMB29.5 million during the Reporting Period, representing an increase of 0.2% as compared to the same period of last year. As of June 30, 2023, the Group had implemented 96 urban space integrated service projects in 44 cities across China. During the Reporting Period, the minority shareholding projects achieved an ROI (return on investment) of 8.0%, and the technology business has been started through the implementation of 42 city-as-a-

- 城市空間整合服務

自 2018 年 8 月 8 日 啟 業 以 來，該 業 務 主 要 採 取 少 數 股 權 管 理 的 形 式 展 開，在 報 告 期 間 取 得 了 顯 著 的 進 展。

在 報 告 期 間，該 業 務 的 收 入 為 人 民 幣 309.7 萬 元，較 去 年 同 期 增 長 13.6%，占 總 收 入 的 1.9%。該 業 務 在 報 告 期 間 產 生 毛 利 為 人 民 幣 29.5 萬 元，較 去 年 同 期 增 長 0.2%。於 2023 年 6 月 30 日，該 集 團 在 中 國 44 個 城 市 實 施 了 96 個 城 市 空 間 整 合 服 務 項 目。在 報 告 期 間，該 集 團 的 少 數 股 權 項 目 實 現 了 8.0% 的 回 報 率 (ROI)，而 技 術 業 務 已 經 通 過 實 施 42 個 城 市 空 間 整 合 服 務 項 目 展 開。

MANAGEMENT DISCUSSION AND ANALYSIS

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The following table sets forth the number of urban service projects by region as at June 30, 2023:

Regions 區域		Number of projects 項目個數
North China	6	13
East China	6	20
South China	6	55
Central China	6	4
Northwest China		1
Southwest China	1	3
Total	<	96

During the Reporting Period, some of the Group's businesses continued to be affected by the pressure on the real estate development industry. However, by virtue of past capability accumulation of some of the businesses, such as capabilities in the areas of AIoT solutions and real estate renovation, the Group is actively acquiring new customers.

During the Reporting Period, the Group's revenue from AIoT solutions was RMB669.7 million, representing a decrease of 6.8% as compared to the same period of last year, accounting for 4.2% of total revenue. The business had a gross profit margin of 31.1% during the Reporting Period, representing an increase of 4.2 percentage points as compared to the same period of last year. During the Reporting Period, the business's revenue from developers decreased from RMB635.9 million to RMB371.2 million, while revenue from other customers increased from RMB82.8 million to RMB298.5 million. The business is subject to pressures in the development of the real estate development industry, resulting in a decline in the revenue contributed by developer customers, but there is a relatively large room for the growth of the business in the market of renovation of existing and old projects and the construction of urban industrial parks. The Group will continue to actively expand market sources to obtain new non-developer customers.

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MANAGEMENT DISCUSSION AND ANALYSIS

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MANAGEMENT DISCUSSION AND ANALYSIS

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“Love Community: Property Refurbishment and Development together with Surrounding Communities ”: Renovation in urban areas is another big difficulty arising from the gradual advancement of urbanization. The Group has enriched its skill set in home renovation and maintenance through its historical experience in serving real estate developers. Under this initiative, the Group checks and repairs the facilities and equipment and adopts preventative measures in respect of facilities and equipment in old residential communities, while promoting diverse and mutual development among local governments, real estate developers, properties, owners, and social capital. Thus, owners can live in a safe and quality community with added-value of their properties. Through its provision of services to old residential communities, the Group has built up stronger service capabilities and strengthened its customer relationships, which helps generate more value-added business opportunities.

Using “Zhuzher” (“住這兒”) APP as a port to build a one-stop Internet platform serving a three-kilometer radius of communities: With the Onewo Town model proved to be workable repeatedly, the Group will acquire more projects in the existing market by continuously adopting the subsidy approach for business expansion purposes and will further enrich the “Onewo Town + X” ecosystem in the sub-districts. Based on the life scenarios of its C-end users in sub-districts, the “Zhuzher” APP has expanded user interests, launched marketing tools and enriched the content platforms. The application has also completed a comprehensive upgrade by connecting more services of the ecosystem with the regional shared network by virtue of the LSN (localized service network).

「AI社區：物業更新及與周邊社區共生」:

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以「住這兒」APP為端口打造3公里半徑的一

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Commercial and urban space integrated services

For the six months ended June 30, 2023, the Group's revenue generated from commercial and urban space integrated services was RMB5,667.5 million, representing an increase of 11.3% as compared to RMB5,093.1 million in the same period in 2022, which primarily benefited from the Company's deep cultivation in customer diversification.

AIoT and BPaaS solution services

For the six months ended June 30, 2023, the Group's revenue generated from AIoT and BPaaS solution services was RMB1,316.4 million, representing an increase of 13.9% as compared to RMB1,155.5 million in the same period in 2022, which primarily benefited from the growth of the revenue from enterprise remote operation services.

Cost of Sales

The Group's cost of sales mainly includes operating costs, depreciation and amortization. Operating costs include (i) subcontracting costs; (ii) staff costs; (iii) common area facility costs; (iv) engineering costs; (v) office and other related costs; and (vi) depreciation and amortization, which are mainly consisted of the amortization of customer relationship resulting from historical acquisitions.

For the six months ended June 30, 2023, the total cost of the Group was RMB13,607.6 million, representing an increase of 12.3% as compared to RMB12,116.0 million in the same period in 2022. The increase in costs was mainly due to the increase in revenue scale.

商企和城市空間綜合服務

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AIoT 及BPaaS解決方案服務

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MANAGEMENT DISCUSSION AND ANALYSIS

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For the six months ended June 30, 2023, the Group'

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Commercial and urban space integrated services

For the six months ended June 30, 2023, the adjusted gross profit margin of the Group's commercial and urban space integrated services was 14.3%, of which the adjusted gross profit margin of property and facility management services was 14.1%, representing a decrease of 1.1 percentage points as compared to the same period of last year, mainly due to the increase in the proportion of revenue from integrated facility management services. The gross profit margin of value-added services for developers was 14.0%, representing a decrease of 6.8 percentage points as compared to the same period of last year, mainly due to the increase in the proportion of revenue from integrated facility management services.

商企和城市空間綜合服務

於 2023 年 6 月 30 日止六個月，本集團商企和城市空間綜合服務的調整後毛利百分比為 14.3%，其中物業及設施管理服務的調整後毛利百分比為 14.1%，較去年同期減少 1.1 個百分點，主要由於綜合設施管理服務收入佔比增加所致。開發商增值服務的毛利百分比為 14.0%，較去年同期減少 6.8 個百分點，主要由於綜合設施管理服務收入佔比增加所致。

AIoT 及 BPaaS 解決方案服務

於 2023 年 6 月 30 日止六個月，本集團 AIoT 及 BPaaS 解決方案服務的調整後毛利百分比為 32.5%，較去年同期增加 1.7 個百分點。其中，BPaaS 解決方案服務的調整後毛利百分比為 31.1%，較去年同期增加 0.8 個百分點；AIoT 解決方案服務的調整後毛利百分比為 33.9%，較去年同期增加 0.8 個百分點。

其他收入及收益

於 2023 年 6 月 30 日止六個月，本集團其他收入及收益為 365.7 萬元，較去年同期增加 47.5 萬元，增加 12.4%。其中，物業管理服務收入增加 5.1 萬元，增加 1.1%；其他收入及收益增加 42.4 萬元，增加 11.3%。

MANAGEMENT DISCUSSION AND ANALYSIS

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Intangible Assets

The Group's intangible assets mainly include customer relationships and goodwill acquired in historical acquisitions. The Group's intangible assets decreased from RMB8,507.0 million as of December 31, 2022 to RMB8,210.0 million as of June 30, 2023, mainly due to the amortization of intangible assets.

Liquidity and Financial Resources

Cash position

As of June 30, 2023, the Group had cash and cash equivalents of RMB12,339.9 million, which were mainly denominated in Renminbi.

The operating net cash (cash flow) was RMB12,339.9 million as of June 30, 2023, compared with RMB11,750.3 million as of June 30, 2022, an increase of 5.0%.

無形資產

本集團的無形資產主要包括歷史收購中獲得的客戶關係及商譽。本集團的無形資產由2022年12月31日的人民幣8,507.0萬元減少至2023年6月30日的人民幣8,210.0萬元，主要是由於無形資產的攤銷。

資金流動性及財政資源

現金狀況

於2023年6月30日，本集團持有現金及現金等價物為人民幣12,339.9萬元，其中主要以人民幣計值。

截至2023年6月30日，本集團經營活動產生的現金及現金等價物淨增加額為人民幣12,339.9萬元，較2022年6月30日增加5.0%。

截至2023年6月30日，本集團的現金及現金等價物總額為人民幣12,339.9萬元，較2022年6月30日增加5.0%。

貸款及淨負債率

於2023年6月30日，本集團的貸款及淨負債率如下：

貸款	1,556.0
淨負債	1,556.0
總計	1,556.0

全球發售所得款項淨額用途

於2022年9月29日，本集團全球發售所得款項淨額為人民幣5,617.2萬元，其中：

用於償還債務	1,556.0
用於其他用途	4,061.2
總計	5,617.2

MANAGEMENT DISCUSSION AND ANALYSIS

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Items	項目	Percentage of total amount 佔總額百分比 (Approximate) € ? 0 •	Net proceeds 所得款項淨額 (RMB million) € [0 Å õ 1 0 •	Amount utilized as of June 30, 2023 截至2023年6月30日止已動用金額 (RMB million) € [0 Å õ 1 0 •	Balance 餘額 (RMB million) € [0 Å õ 1 0 •	Expected timetable for the full use of the balance 悉數使用餘額的預期時間表

Contingent Liabilities

As of June 30, 2023, the Group had no material contingent liabilities.

Pledge of Asset

As of June 30, 2023, the Group had no pledge of assets.

Impact of Exchange Rate Fluctuation

As the Group's business is mainly conducted in the PRC, we mainly adopt RMB as the settlement currency.

As of June 30, 2023, non-RMB assets are cash and cash equivalents, including HKD-denominated assets (worth RMB122.4 million) and USD-denominated assets (worth RMB5.7 million). As of June 30, 2023, the Group's exposure to foreign exchange risk was limited, and fluctuation of the exchange rate between RMB and foreign currencies had no significant impact on the operating results of the Group.

Significant Investments, Acquisitions and Disposals

As of June 30, 2023, the Group had not made any significant

MANAGEMENT DISCUSSION AND ANALYSIS

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1. 「萬紫千紅」好發展

2019 年，公司实现营业收入 1.52 亿元，同比增长 10.5%，实现净利润 1,520 万元，同比增长 10.5%。公司 2020 年实现营业收入 1.52 亿元，同比增长 10.5%，实现净利润 1,520 万元，同比增长 10.5%。

公司 2020 年实现营业收入 1.52 亿元，同比增长 10.5%，实现净利润 1,520 万元，同比增长 10.5%。公司 2020 年实现营业收入 1.52 亿元，同比增长 10.5%，实现净利润 1,520 万元，同比增长 10.5%。



Employee Stock Ownership Plan

China Vanke introduced and adopted an internal business partnership scheme (+ 8 ¥ « [Ú S) for employees of its property service business, being our Company, in June 2015 to attract and retain talents and to enhance the Company's competitiveness for long-term development. Before the Listing, the Company has further amended and consolidated the business partnership scheme as the employee stock ownership plan ("ESOP"). Please refer to the section headed "Statutory and General Information - 5. Employee Stock Ownership Plan" in the Prospectus for details.

員工持股計劃

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MAJOR EVENTS AFTER THE REPORTING PERIOD 報告期後重大事項

There were no major events affecting the Group after the Reporting Period and up to the date of this report.

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2. MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "Model Code") set out in Appendix 10 to the Listing Rules as its code for dealing in securities of the Company by the Directors and Supervisors.

After specific enquiries made to all Directors and Supervisors, Directors and Supervisors have confirmed their compliance with the required standards set out in the Model Code during the Reporting Period.

3. CHANGES IN THE INFORMATION OF DIRECTORS, SUPERVISORS AND CHIEF EXECUTIVE

Except for Ms. Han Huihua, a Supervisor, who had been appointed as a non-executive director of Vanke Overseas Investment Holding Company Limited (a company listed on the Main Board of the Stock Exchange, stock code: 1036) with effect from August 1, 2023, to the best knowledge of the Directors, there were no changes in the information of the Directors, Supervisors and chief executive of the Company which are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules as of the Latest Practicable Date.

董事進行證券交易的標準守則

本公司已採納上市發行人董事進行證券交易的標準守則（「標準守則」）載於上市規則附錄 10，作為本公司董事及監事買賣本公司證券的行為守則。

經向全體董事及監事作出具體查詢後，董事及監事均確認其於報告期間遵守標準守則所載的規定標準。

董事、監事及最高行政人員資料變動

除韓惠華女士獲委任為萬科海外投資有限公司（一間於香港交易所主板上市的公司，股票代號：1036）非執行董事，自 2023 年 8 月 1 日起生效外，據董事所知，董事、監事及最高行政人員的資料並無任何變動，而該等資料均符合上市規則第 13.51B(1) 條所載的披露規定。

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name	Title	Nature of interest	Class of Shares	Number of Shares ⁽¹⁾	Approximate percentage of shareholding of relevant class of Shares	Approximate percentage of shareholding in the total share capital of the Company
姓名	職銜	權益性質	股份類別	股份數目 ⁽¹⁾	相關類別股份的概約持股比例	本公司股本總額的概約持股百分比
Mr. Zhu Baoquan ⁽²⁾	Executive Director, the chairman of the Board and the general manager	Interest in controlled corporations	Unlisted Foreign Shares	90,000,000(L)	27.27%	7.64%
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		Interest in controlled corporations	H Shares	351,600(L)	0.27%	0.03%
		ò a) , Æ B	H p	351,600(L)	0.27%	0.03%
Mr. Yao Jinbo ⁽³⁾	Non-executive Director	Interest in controlled corporations	Unlisted Foreign Shares	30,042,000(L)	9.10%	2.55%
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CORPORATE GOVERNANCE AND OTHER INFORMATION

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(3) As of June 30, 2023, Dream Landing Holdings Limited (“Dream Landing”) directly held 30,042,000 Unlisted Foreign Shares.

Dream Landing is a wholly-owned subsidiary of Dream Warrior Inc., which is an indirect wholly-owned subsidiary of 58.com Inc. 58.com Inc. is ultimately controlled by Mr. Yao Jinbo, a non-executive Director.

Therefore, Mr. Yao Jinbo is deemed to be interested in the 30,042,000 Unlisted Foreign Shares held by Dream Landing pursuant to Part XV of the SFO.

(3) Ū 2023 Ė6 Ū30 Ū dDream Landing Holdings Limited Ė Dream Landing Ė 5 ħ 30,042,000 p ħ j 9 . p f

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Name	Title	Name of associated corporation	Nature of interest	Class of Shares	Number of Shares ⁽¹⁾	Approximate percentage of shareholding in the relevant class of the underlying shares of the relevant associated corporation	Approximate percentage of shareholding in the total share capital of the relevant associated corporation
姓名	職銜	相聯法團名稱	權益性質	股份類別	股份數目 ⁽¹⁾	佔有關相聯法團有關類別相關股份的概約 持股百分比	佔有關相聯法團股本總額的概約 持股百分比
Mr. Wu Jianxia N ħ ħ [	Supervisor 9 +	China Vanke Ė Ė ħ 8	Beneficial owner ½ B 1 ħ [	A shares A p	15,100 (L)	0.00016%	0.00013%
Ms. Han Huihua μ F 6 ~ {	Supervisor 9 +	China Vanke Ė Ė ħ 8	Beneficial owner ½ B 5 ħ [A shares A p	141,000 (L)	0.00145%	0.00121%

Note:

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

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CORPORATE GOVERNANCE AND OTHER INFORMATION

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So far as was known to the Company, as of June 30, 2023, as recorded in the register required to be kept by the Company under Section 336 of the SFO, the following

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares	Approximate percentage of the total share capital of the Company
主要股東名稱	身份 權益性質	股份類別	股份數目	佔相關類別 股份的概約 持股百分比	佔本公司 股本總額的 概約百分比
Radiant Sunbeam Limited ⁽²⁾	Beneficial owner	Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Bumper Harvest Limited ⁽²⁾	¼ B 1 P [Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Boyu Capital Fund III, L.P. ⁽²⁾	a › , Æ B Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Boyu Capital General Partner III, L.P. ⁽²⁾	a › , Æ B Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Boyu Capital General Partner III, Ltd. ⁽²⁾	a › , Æ B Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Boyu Capital Group Holdings Ltd. ⁽²⁾	a › , Æ B Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	180,000,000(L)	54.54%	15.27%
Ruida I Limited ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	35,000,000(L)	10.60%	2.97%
< : K S P " @ ! ⁽³⁾ Ruida II Limited ⁽³⁾	¼ B 1 P [Beneficial owner	ø j 9 . p Unlisted Foreign Shares	23,284,000(L)	7.05%	1.98%
< : K Z P " @ ! ⁽³⁾ Ruida Investments I Limited Partnership ⁽³⁾	¼ B 1 P [Interest in controlled corporations	ø j 9 . p Unlisted Foreign Shares	23,284,000(L)	7.05%	1.98%
	a › , Æ B	ø j 9 . p	58,284,000(L)	17.66%	4.95%

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares	Approximate percentage of the total share capital of the Company	
主要股東名稱	身份 權益性質	股份類別	股份數目	佔相關類別 股份的概約 持股百分比	佔本公司 股本總額的 概約百分比	
Ruida III Limited ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	23,057,000(L)	6.99%	1.96%	
< : K g p * @ ! ⁽³⁾	¼ B 1 p [	ø j 9 . p	23,057,000(L)	6.99%	1.96%
	Beneficial owner	H Shares	351,600(L)	0.27%	0.03%	
	¼ B 1 p [	H p	351,600(L)	0.27%	0.03%
Ruida Investments IV Limited Partnership ⁽³⁾	Interest in controlled corporations	Unlisted Foreign Shares	23,057,000(L)	6.99%	1.96%	
	a > , Æ B	ø j 9 . p	23,057,000(L)	6.99%	1.96%	
	Interest in controlled corporations	H Shares	351,600(L)	0.27%	0.03%	
Ruida V Limited ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	5,689,000(L)	1.72%	0.48%	
	< : K ž p * @ ! ⁽³⁾	¼ B 1 p [ø j 9 . p	5,689,000(L)	1.72%	0.48%
	Interest in controlled corporations	Unlisted Foreign Shares	5,689,000(L)	1.72%	0.48%	
Glorious Falcon Investment Limited ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	87,030,000(L)	26.37%	7.39%	
	a > , Æ B	ø j 9 . p	87,030,000(L)	26.37%	7.39%	
	Interest in controlled corporations	H Shares	351,600(L)	0.27%	0.03%	
Ruida IV Limited ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	2,970,000(L)	0.90%	0.25%	
	< : K , p * @ ! ⁽³⁾	¼ B 1 p [ø j 9 . p	2,970,000(L)	0.90%	0.25%
	Interest in controlled corporations	H Shares	351,600(L)	0.27%	0.03%	
Ruida Investments III Limited Partnership ⁽³⁾	Beneficial owner	Unlisted Foreign Shares	2,970,000(L)	0.90%	0.25%	
	a > , Æ B	H p	351,600(L)	0.27%	0.03%	
	Interest in controlled corporations	Unlisted Foreign Shares	87,030,000(L)	26.37%	7.39%	
	a > , Æ B	ø j 9 . p	87,030,000(L)	26.37%	7.39%	

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares
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CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares	Approximate percentage of the total share capital of the Company
主要股東名稱	身份 權益性質	股份類別	股份數目	佔相關類別 股份的概約 持股百分比	佔本公司 股本總額的 概約百分比
58.com Inc. ⁽⁴⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,042,000(L)	9.10%	2.55%
	a), AEB	ĉ j 9 . p	30,042,000(L)	9.10%	2.55%
HK Rui Xuan Enterprise Management Limited ⁽⁵⁾ ("Rui Xuan")	Beneficial owner	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
0 ¥ • Ð † 8 M # † " © ! 瑞軒	¼ B 1 † [	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
Qianhai Chuangxiang Technology (Shenzhen) Co., Ltd. ⁽⁵⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
Ā ô . Ā ě - • † " © ! ⁽⁵⁾	a), AEB	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
Shenzhen Linkaiying Technology Development Co., Ltd. ⁽⁵⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
- 9 Û ñ © Ā ! i • † " © ! ⁽⁵⁾	a), AEB	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
Shenzhen Linzhu Investment Holding (Group) Co., Ltd. ⁽⁵⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
- 9 Û . 3) p € « • † " © ! ⁽⁵⁾	a), AEB	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
Shenzhen Linzhu Trading Co., Ltd. ⁽⁵⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
- 9 Û . q ø † " © ! ⁽⁵⁾	a), AEB	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
Chen Kunming ⁽⁵⁾	Interest in controlled corporations	Unlisted Foreign Shares	30,000,000(L)	9.09%	2.55%
Ó • ü ⁽⁵⁾	a), AEB	ĉ j 9 . p	30,000,000(L)	9.09%	2.55%
China State-owned Enterprise Mixed Ownership Reform Fund Co., Ltd. ⁽⁵⁾ ("Mixed-ownership Reform Fund")	Beneficial owner	H Shares	11,509,200(L)	8.99%	0.98%
• 7 7 † † 8 ŷ ¥ Ô † S . ' ? - † " © ! 混合所有制改革基金	¼ B 1 † [H p	11,509,200(L)	8.99%	0.98%

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares	Approximate percentage of the total share capital of the Company
主要股東名稱	身份 權益性質	股份類別	股份數目	佔相關類別 股份的概約 持股百分比	佔本公司 股本總額的 概約百分比
China Chengtong Holdings Group Co., Ltd. ⁽⁶⁾ ("China Chengtong")	Interest in controlled corporations	H Shares	14,690,200(L)	11.47%	1.25%
• 7 ·) p « ƒ " @ ! Ƨ 中國誠通	a > , Æ B	H p	14,690,200(L)	11.47%	1.25%
UBS Group AG	Interest in controlled corporations	H Shares	15,683,861(L)	12.25%	1.33%
• Ö « ƒ " @ !	a > , Æ B	H p	15,683,861(L)	12.25%	1.33%
CITIC Securities Company Limited	Interest in controlled corporations	H Shares	12,773,111(L)	9.98%	1.08%
• ! [N p ... ƒ " @ !	a > , Æ B	H p	12,773,111(L)	9.98%	1.08%
			12,773,111(S)	9.98%	1.08%
ICBC Credit Suisse Asset Management Co., Ltd. (on behalf of ICBC Credit Suisse Taihong No. 60 QDII Single Asset Management Plan)	Investment manager	H Shares	11,509,200(L)	8.99%	0.98%
^ Ö • ! ? – M # ƒ " @ ! € ƒ ^ Ö • ! f 60 î QDII S * M # Æ •	³ ¼ #	H p	11,509,200(L)	8.99%	0.98%
GIC Private Limited	Investment manager	H Shares	10,105,500(L)	7.89%	0.86%
	³ ¼ #	H p	10,105,500(L)	7.89%	0.86%
Morgan Stanley	Interest in controlled corporations	H Shares	9,804,779(L)	7.66%	0.83%
Y i { — ;	a > , Æ B	H p	269,400(S)	0.21%	0.02%
			9,804,779(L)	7.66%	0.83%
			269,400(S)	0.21%	0.02%

CORPORATE GOVERNANCE AND OTHER INFORMATION

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Name of Substantial Shareholder	Identity/ Nature of interest	Class of Shares	Number of Shares	Approximate percentage of shareholding in the relevant class of Shares	Approximate percentage of the total share capital of the Company
主要股東名稱	身份 權益性質	股份類別	股份數目		

Notes:

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(A) (L) – Long position; (S) – Short position

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(2) Radiant Sunbeam Limited %Bumper
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CORPORATE GOVERNANCE AND OTHER INFORMATION

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- (3) Each of Ruida I Limited and Ruida II Limited is a wholly-owned subsidiary of Ruida Investments I Limited Partnership. Ruida III Limited is a wholly-owned subsidiary of Ruida Investments IV Limited Partnership and Ruida V Limited is a wholly-owned subsidiary of Ruida Investments III Limited Partnership. Glorious Falcon Investment Limited is the general partner of each of Ruida Investments I Limited Partnership, Ruida Investments IV Limited Partnership and Ruida Investments III Limited Partnership. In addition, Yuying 23 is a limited partner holding approximately 62.86% interests in Ruida Investments I Limited Partnership and the remaining interests are held by the general partner, Glorious Falcon Investment

(4) Dream Landing Holdings Limited is a wholly-owned subsidiary of Dream Warrior Inc., which is in turn an indirect wholly-owned subsidiary of 58.com Inc. 58.com Inc. is a wholly-owned subsidiary of Quantum Bloom Group Ltd. (a company incorporated in the Cayman Islands), more than one-third of whose control is owned by Mr. Yao Jinbo (through his intermediary controlled entities). As such, each of Dream Warrior Inc., 58.com Inc. and Quantum Bloom Group Ltd. is deemed to be interested in the Unlisted Foreign Shares held by Dream Landing Holdings Limited.

(5) Rui Xuan is a wholly-owned subsidiary of Qianhai Chuangxiang Technology (Shenzhen) Co., Ltd., which is in turn wholly owned by Shenzhen Linkaiying Technology Development Co., Ltd., which is owned as to 95% by Shenzhen Linzhu Investment Holding (Group) Co., Ltd. ("Linzhu Group"). Linzhu Group is owned as to 90% by Shenzhen Linzhu Trading Co., Ltd., which is in turn wholly-owned by Mr. Chen Kunming. As such, each of Qianhai Chuangxiang Technology (Shenzhen) Co., Ltd., Shenzhen Linkaiying Technology Development Co., Ltd., Linzhu Group and Shenzhen Linzhu Trading Co., Ltd. is deemed to be interested in the Unlisted Foreign Shares held by Rui Xuan.

(6) Mixed-ownership Reform Fund is a national fund approved by the State Council, entrusted by the State-owned Assets Supervision and Administration Commission of the State Council and initiated by China Chengtong. China Chengtong Investment Company Limited is a wholly-owned subsidiary of China Chengtong Hong Kong Company Limited, which is an overseas capital operation platform of China Chengtong. As such, China Chengtong will be deemed to be interested in the H Shares held by Mixed-ownership Reform Fund and China Chengtong Investment Company Limited.

Save as disclosed above, as of June 30, 2023, the Company had not been notified of any persons (other than a Director, a Supervisor or chief executive of the Company) who had an interest or short position in the Shares or underlying Shares that were recorded in the register required to be kept under Section 336 of the SFO.

(4) Dream Landing Holdings Limited % Dream Warrior Inc. Y Œ • n @ ! d p Dream Warrior Inc. % 58.com Inc. Y œ Ÿ Œ • n @ ! d p 58.com Inc. % Quantum Bloom Group Ltd. € S • õ š Ě ¥ W Ó m Y @ ! • Y Œ • n @ ! d ü Ě * < [' p @ ! t @ g ± ~ S Y › S Œ € . @ I • § › S ô • f º ä d Dream Warrior Inc. e 58.com Inc. e Quantum Bloom Group Ltd. ¢ — V % õ Dream Landing Holdings Limited 5 p Y ¢ j 9 . p • 1 p Œ B f

(5) • Đ % Ā ô . Ā ! € - • p " @ ! Y Œ • n @ ! d p Ā ô . Ā ! € - • p " @ ! _ - 9 Û ñ @ Ā ! ĩ • p " @ ! Œ ' p d - 9 Û ñ @ Ā ! ĩ • p " @ ! _ - 9 Û . ³ › p € « • p " @ ! € 琳珠集團 95% Y p Œ f Ÿ . « _ - 9 Û . q ø p " @ ! ' p 90% Y p Œ d p - 9 Û . q ø p " @ ! _ Ó • ü < [Œ ' p f º ä d Ā ô . Ā ! € - • p " @ ! e - 9 Û ñ @ Ā ! ĩ • p " @ ! e Ÿ . « ĵ - 9 Û . q ø p " @ ! ¢ — V % õ • Đ 5 p Y ¢ j 9 . p • 1 p Œ B f

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CORPORATE GOVERNANCE AND OTHER INFORMATION

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The Board has established the Audit Committee with written terms of reference in compliance with the Listing Rules and the CG Code. The primary duties of the Audit Committee are to review, supervise and coordinate the external and internal audit process, propose the engagement or replacement of the external auditors, review the financial information and its disclosure as well as the internal control system of the Company, and other matters authorized by the Board.

The Audit Committee consists of three members, namely Ms. Law Elizabeth (ĩ Q Ō), Mr. Wang Wenjin (ĩ Ō ĩ) and Mr. Chen Yuyu (Ō W Ā). The Audit Committee has reviewed the Company's unaudited condensed consolidated interim results for the six months ended

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7. 中期股息

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CORPORATE GOVERNANCE AND OTHER INFORMATION

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On March 31, 2023, the Company received the official approval of China Securities Regulatory Commission ("CSRC") in relation to the H Share Full Circulation, pursuant to which, the CSRC approved 21 Shareholders of the Company to convert a total of 1,050,420,000 Unlisted Shares held by them into overseas listed Shares, which can be listed and traded on the Main Board of the Stock Exchange upon completion of the conversion (the "Conversion and Listing"). For further details, please refer to the Company's announcements dated November 22, 2022, January 11, 2023 and March 31, 2023.

The details of the implementation plan of the H Share Full Circulation and Conversion and Listing have not been finalized. The Company will make further announcements on the progress of the H Share Full Circulation and the Conversion and Listing in compliance with the Listing Rules and applicable laws as and when appropriate. The H Share Full Circulation and Conversion and Listing are subject to other relevant procedures as required by the CSRC, the Stock Exchange and other domestic and overseas regulatory authorities.

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TO THE BOARD OF DIRECTORS OF ONEWO INC.

(A joint stock company incorporated in the People's Republic of China with limited liability)

致萬物雲空間科技服務股份有限公司董事會

INTRODUCTION

We have reviewed the interim financial information set out on pages 63 to 105, which comprises the condensed consolidated statement of financial position of Onewo Inc. (the "Company") and its subsidiaries (the "Group") as at 30 June 2023 and the related condensed consolidated statements of profit or loss, comprehensive income, changes in equity and cash flows for the six months period then ended, and explanatory notes. The Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited require the preparation of a report on interim financial information to be in compliance with the relevant provisions thereof and International Accounting Standard 34 *Interim Financial Reporting* ("IAS 34") issued by the International Accounting Standards Board ("IASB"). The directors of the Company are responsible for the preparation and presentation of this interim financial information in accordance with IAS 34. Our responsibility is to express a conclusion on this interim financial information based on our review. Our report is made solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report.

SCOPE OF REVIEW

We conducted our review in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the HKICPA. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Hong Kong Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

INDEPENDENT REVIEW REPORT

獨立審閱報告

Based on our review, nothing has come to our attention that

is inconsistent with the information provided in the financial statements, and we are not aware of any material misstatements in the financial statements.

As a result, we have issued a clean audit opinion on the financial statements for the year ended 31 December 2023.

INTERIM-CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS

中期簡明合併損益表

For the six months ended 30 June 2023

截至2023年6月30日止六個月

		Six months ended 30 June 截至6月30日止六個月		
		Notes • W	2023 2023年 RMB'000 人民幣千元 (unaudited) (未經審計)	2022 2022年 RMB'000 人民幣千元 (unaudited) (未經審計) € J ¼ 2 • (restated) € ¾ ••
REVENUE	收入	4	16,019,670	14,243,206
Cost of sales	V / Ó I		(13,607,638)	(12,115,963)
Gross profit	ã ;		2,412,032	2,127,243
Other income and gains, net	I ü ×] ç × B X	5	447,531	365,665
Selling and distribution expenses	V / ç ± V š Ő		(229,179)	(205,055)
Administrative expenses	A š Ő		(995,740)	(961,513)

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
中期簡明合併全面收益表

For the six months ended 30 June 2023

截至2023年6月30日止六個月

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

中期簡明合併財務狀況表

30 June 2023
2023年6月30日

		Notes • W	As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (audited) (restated) € 2 • (restated) € 2 ••
NON-CURRENT ASSETS	非流動資產			
Property, plant and equipment	Property, plant and equipment	10	699,389	666,490
				18,583,000
NON-CURRENT ASSETS				

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

		<i>Notes</i> • <i>W</i>	As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (audited) (經審計) (restated) (重述)
NET CURRENT ASSETS	流動資產淨值		5,368,345	4,075,244
TOTAL ASSETS LESS CURRENT LIABILITIES	資產總值減流動負債		19,726,780	19,249,441
NON-CURRENT LIABILITIES	非流動負債			
Other payables and accruals	其他應付賬項及應計	17	1,050,226	963,769
Provision	撥備		137,515	117,283
Lease liabilities	租賃負債		100,321	124,106
Deferred tax liabilities	遞延稅項負債		952,518	1,042,779
Total non-current liabilities	總非流動負債		2,240,580	2,247,937
Net assets	淨資產		17,486,200	17,001,504
EQUITY	權益			
Equity attributable to shareholders of the Company	歸屬於公司股東的權益			
Share capital	股本	18	1,178,469	1,178,469
Other reserves	其他儲備	19	15,705,254	15,281,727
			16,883,723	16,460,196
Non-controlling interests	非控股權益		602,477	541,308
Total equity	權益總額		17,486,200	17,001,504

Zhu Baoquan
朱保全
Director
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He Shuhua
何曙華
Director
è +

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

中期簡明合併權益變動表

For the six months ended 30 June 2023

截至2023年6月30日止六個月



Attributable to shareholders of the Company																			
		Share capital		Capital reserve		Fair value reserve of financial assets at fair value through other comprehensive income		Exchange fluctuation reserve		Statutory surplus reserve		Retained profits		Total		Non-controlling interests		Total equity	
		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元	
		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元		人民币千元	
		10,190,658	(10,190,658)	1,165,985	(1,165,985)	1,606,545	(1,606,545)	355,848	(355,848)	1,075,812	(1,075,812)	3,215,791	(3,215,791)	4,248,400	(4,248,400)	6,767,860	(6,767,860)	13,536,260	(13,536,260)
		10,190,658	(10,190,658)	1,165,985	(1,165,985)	1,606,545	(1,606,545)	355,848	(355,848)	1,075,812	(1,075,812)	3,215,791	(3,215,791)	4,248,400	(4,248,400)	6,767,860	(6,767,860)	13,536,260	(13,536,260)

Six months ended 30 June
截至6月30日止六個月

Notes
• W

2023
2023年

2022
2022年

	2023 2023年	2022 2022年

INTERIM CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

中期簡明合併現金流量表

For the six months ended 30 June 2023

截至2023年6月30日止六個月

	Notes	Six months ended 30 June	
		2023	2022
	• W	2023年	2022年
		RMB'000	RMB'000
		人民幣千元	[O Æ w ©
		(unaudited)	(unaudited)
		(未經審計)	€ J % 2 •
CASH FLOWS FROM INVESTING ACTIVITIES	投資活動所得現金流量		
Proceeds from disposal of items of property, plant and equipment	/ J 8 e @ Ò ÷ £ ê ° f Ô { } °	21,607	13,531
Purchase of items of property, plant and equipment	... o J 8 e @ Ò ÷ £ ê ° f	(124,454)	(74,811)
Proceeds from disposal of investment properties	/ ³ | J 8 Ô { } °	33,429	54,499
Purchase of investment properties	... o ³ | J 8	(15,676)	(51,000)
Purchase of intangible assets	... o ì - *	(18,444)	(207,847)
Purchase of shareholding in joint ventures and associates	... o ¥ † 8 ÷ L @ ! p Æ	(4,020)	(11,081)
Dividends received from joint ventures and associates	¥ † 8 ÷ L @ ! x Q Y p ¹	9,035	-
Proceeds from disposal of joint ventures and associates	/ ¥ † 8 ÷ L @ ! Ô { } °	63,862	42,642
Acquisition of subsidiaries, net of cash acquired	x ... • n @ ! d Ô ð Ô { \$ -	(20,342)	-
Step acquisition of a subsidiary	± | x ... S œ • n @ !	-	(190,907)
Proceeds from disposal of subsidiaries	/ • n @ ! Ô { } °	140,014	519
Receipt from wealth management products	x © ² @ 0 € e Á 3 = w ð Æ ± ñ F (è 3 Æ « Ú Á ð ° c , ; : @ ð 6 y z ð ð 4 % a r ó 4)	14,000	13,000

Six months ended 30 June
截至6月30日止六個月

Notes • W	2023 2023年 RMB'000 人民幣千元 (unaudited) (未經審計)	2022 2022年 RMB'000 [O Æ w © (unaudited) € J ¼ 2 •

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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The interim condensed consolidated financial information for the six months ended 30 June 2023 has been prepared in accordance with IAS 34 *Interim Financial Reporting* issued by IASB. 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.

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 International Financial Reporting Standards ("IFRSs") for the first time for the current period's financial information.

- IFRS 17
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- Amendments to IFRS 17
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- Amendment to IFRS 17
- 7 ç Ì S _Æ 'K 17 î€ L 1 •
- Amendments to IAS 1 and IFRS Practice Statement 2
- 7 ç 6 _Æ 'K 1 î ç • 7 ç Ì S _Æ ¼ @ S 'K 2 î€ L 1 •
- Amendments to IAS 8
- 7 ç 6 _Æ 'K 8 î€ L 1 •
- Amendments to IAS 12
- 7 ç 6 _Æ 'K 12 î€ L 1 •
- Amendments to IAS 12
- 7 ç 6 _Æ 'K 12 î€ L 1 •

- Insurance Contracts*
- ^ ¥ •
- Insurance Contracts*
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- Initial Application of IFRS 17 and IFRS 9 – Comparative Information*
- / ā Đ | • 7 ç Ì S _Æ 'K 17 î ç • 7 ç Ì S _Æ 'K 9 î Ñ ā 0 Ø
- Disclosure of Accounting Policies*
- 6 A Y P £
- Definition of Accounting Estimates*
- 6 Y > È
- Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- ~ St ø * [Y * ç Á ' è Y È • ü °
- International Tax Reform – Pillar Two Model Rules*
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The nature and impact of the new and revised IFRSs that are applicable to the Group are described below: (continued)

(c) Amendments to IAS 12 *Deferred Tax related to Assets and Liabilities arising from a Single Transaction* narrow the scope of the initial recognition exception in IAS 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 Group has applied the amendments on temporary differences related to leases as at 1 January 2022, with any cumulative effect recognised as an adjustment to the balance of retained profits or other component of equity as appropriate at that date.

Prior to the initial application of these amendments, the Group applied the initial recognition exception and did not recognise a deferred tax asset and a deferred tax liability for temporary differences for transactions related to leases. Upon initial application of these amendments, the Group recognised (i) a deferred tax asset for all deductible temporary differences associated with lease liabilities (provided that sufficient taxable profit is available), and (ii) a deferred tax liability for all taxable temporary differences associated with right-of-use assets as at 1 January 2022. The quantitative impact on the financial information is summarised below.

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2. CHANGES IN ACCOUNTING POLICIES (continued)

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

(c) (continued)

Impact on the interim condensed consolidated statement of financial position:

2. 會計政策變更 € f •

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		Increase/(decrease) 增加 (減少)		
		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元	As at 31 December 2022 於2022年 12月31日 RMB'000 [O Æ w ©	As at 1 January 2022 於2022年 1月1日 RMB'000 [O Æ w ©
Assets	資產			
Deferred tax assets	É · ü ° *	30,269	53,163	57,554
Total non-current assets	ç t * < =	30,269	53,163	57,554
Total assets	* < =	30,269	53,163	57,554
Liabilities	負債			
Deferred tax liabilities	É · ü ° À	(30,139)	(52,641)	(58,189)
Total non-current liabilities	ç t À < X	(30,139)	(52,641)	(58,189)
Total liabilities	À < X	(30,139)	(52,641)	(58,189)
Net assets	* =	(130)	(522)	635
Equity	權益			
Retained profits (included in other reserves)	J ± ã ; — €] l ü · ê •	(120)	(487)	672
Equity attributable to shareholders of the Company	l @ ! p Đ & Æ B	(120)	(487)	672
Non-controlling interests	ç › p Æ B	(10)	(35)	(37)

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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

(c) (continued)

Impact on the interim condensed consolidated statement of profit or loss:

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2. CHANGES IN ACCOUNTING POLICIES 2. 會計政策變更 € f •

(continued)

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

(c) (continued)

Impact on the interim condensed consolidated statement of profit or loss: (continued)

The adoption of amendments to IAS 12 did not have any impact on the basic and diluted earnings per share attributable to ordinary shareholders of the Company, other comprehensive income and the interim condensed consolidated statements of cash flows for the six months ended 30 June 2023 and 2022.

(d) Amendments to IAS 12 *International Tax Reform – Pillar Two Model Rules* introduce a mandatory temporary exception from the recognition and disclosure of deferred taxes arising from the implementation of the Pillar Two model rules published by the Organisation for Economic Co-operation and Development. The amendments also introduce disclosure requirements for the affected entities to help users of the financial statements better understand the entities' exposure to Pillar Two income taxes, including the disclosure of current tax related to Pillar Two income taxes separately in the periods when Pillar Two legislation is effective and the disclosure of known or reasonably estimable information of their exposure to Pillar Two income taxes in periods in which the legislation is enacted or substantively enacted but not yet in effect. Entities are required to disclose the information relating to their exposure to Pillar Two income taxes in annual periods beginning on or after 1 January 2023, but are not required to disclose such information for any interim periods ending on or before 31 December 2023. The Group has applied the amendments retrospectively. Since the Group did not fall within the scope of the Pillar Two model rules, the amendments did not have any impact to the Group.

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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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4. REVENUE

Revenue mainly comprises proceeds from community space living consumption services, commercial and urban space integrated services and AloT and BPaaS solution services. An analysis of the Group's revenue and cost of services by category for the six months ended 30 June 2023 and 2022 is as follows:

An analysis of revenue is as follows:

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AloT ¿ BPaaS Ô Û é Y Ô { ›
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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) (未經審計)	2022 2022 Ě RMB'000 [O Æ w © (unaudited) € J % 2 •
Types of goods or services	商品或服務類別		
Community space living consumption services	_ d œ ç l	9,035,753	7,994,605
Commercial and urban space integrated services	† q ì 9 d œ] ¥	5,667,506	5,093,148
AloT and BPaaS solutions	AloT ¿ BPaaS Ô Û é	1,316,411	1,155,453
Total revenue from contracts with customers	Ò ¥ Ò ×] < X	16,019,670	14,243,206
Timing of revenue recognition	收入確認時間		
Goods or services transferred at a point in time	õ T S Û œ Æ 7 E Y Ü Đ	720,145	506,624
Services transferred over time	‡ Û œ 7 E Y	15,299,525	13,736,582
Total revenue from contracts with customers	Ò ¥ Ò ×] < X	16,019,670	14,243,206

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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		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) (未經審計)	2022 2022年 RMB'000 [O Æ w © (unaudited) € J % 2 •
Interest income	; ' ×]	56,147	20,525
Government grants*	A ' þ ? *	104,133	101,076
Fair value gains on financial assets at fair value through profit or loss	ø ® ^a = Ž ò I] ..., & B Y - D * Y ® ^a = × B	33,884	6,350
Fair value gains on financial liabilities at fair value through profit or loss	ø ® ^a = Ž ò I] ..., & B Y - D Å Y ® ^a = × B	191,792	-
Gain on disposal of investment properties**	/ ³ Ì J 8 Y × B **	14,948	16,451
Gain on disposal of joint ventures and associates	/ ¥ † 8 ÷ L © ! Y × B	27,964	13,058
Gain on remeasurement of the previously held interest in an associate	- Ž ø » 5 Þ ~ L © ! Æ B Y × B	-	215,563
Foreign exchange differences, net	. Ò " . X	3,393	522
Other non-operating income***	Ì ü ø 8 ×] ***	15,270	(7,880)
		447,531	365,665

* There are no unfulfilled conditions or contingencies relating to these grants.

** The Group's investment properties primarily consist of the use right of car parking spaces, which are purchased from the controlling shareholder and leased to third parties.

*** The group's non-operating income mainly represents the compensation income charged to counter parties associated with the non-compliance or breach of contracts by the counter parties.

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6. PROFIT BEFORE TAX

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

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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) (未經審計)	2022 2022 年 RMB'000 [O Æ w © (unaudited) € J ¾ 2 •
Cost of services provided	d 6 Ó I	13,126,514	11,575,451
Cost of inventories sold	/ À Ñ Ó I	481,124	540,512
Depreciation and amortisation*	± ¿ Á V *	511,112	410,597
Research and development costs	¼ İ Ó I	193,871	204,825
Employee benefit expense (excluding directors' and chief executive's remuneration):	‡ p E ; š Ö €" < è + ¿ ð ÷ A [p Y G - j		

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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* The depreciation and amortisation included in the cost of service provided aggregated to RMB447,208,000 and RMB349,579,000 for the six months ended 30 June 2023 and 2022.

** There are no forfeited contributions that may be used by the Group as the employer to reduce the existing level of contributions.

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The Group is subject to income tax on an entity basis on profit arising in or derived from the jurisdictions in which members of the Group are domiciled and operate.

The provision for Mainland China current income tax was based on a statutory rate of 25% of the taxable profits for the six months ended 30 June 2023 and 2022 as determined in accordance with the PRC Income Tax Law and the respective regulations.

Under the Law of the PRC on Enterprise Income Tax ("EIT" So -0. the PRC (for) 13.7 (the) 0 /entity ((c domiciled

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i ½ • • 6 [O • q 7 † 8 Ô { ü , ' © 7 8 Ô { ü , ' ĺ ' ë • 3.5 (PROFIT BETI n © ! (i) Ú 2023 Ě ĺ 2022 Ě6 Ü30 Ú ß Ñ H Ü Y ü % 25% i Ð (ii) ½ — © › % ÷ - ! " † 8 d Ð • 7 Ä © e - Ä © ĺ ? Ñ P © W Ó m ò L ¥ ' ë • › d Æ ü % 15% f

7. 所得稅開支€ f •

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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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	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) (未經審計)	2022 2022 年 RMB'000 [O Æ w © (unaudited) € J % 2 •
Final dividend in respect of the previous financial year, approved during the period	284,011	–
At a meeting held by the board on 24 August 2023, the board of directors recommended an interim dividend of RMB0.315 per ordinary share (including tax) totalling RMB371,628,000 for the six months ended 30 June 2023 ("2023 Interim Dividend").		
2023 Interim Dividend is subject to the approval of the Company's shareholders at the general meeting.		
The calculation of the basic earnings per share amounts is based on the profit for the six months ended 30 June 2023 and 2022 attributable to ordinary shareholders of the Company, and the weighted average number of ordinary shares in issue during the six months ended 30 June 2023 and 2022.		
The Group had no potentially dilutive ordinary shares in issue during the six months ended 30 June 2023 and 2022.		

9. 本公司普通股股東應佔每股盈利€ f •

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10. 物業、廠房及設備

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 [O Æ 16,527,000€ 2022 Ê6 Ü30
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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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As at 30 June 2023 (unaudited)

於2023年6月30日(未經審計)

		Customer relationship 客戶關係 RMB'000 人民幣千元	Goodwill 商譽 RMB'000 人民幣千元	Others 其他 RMB'000 人民幣千元	Total 合計 RMB'000 人民幣千元
At 1 January 2023:	ð 2023 Ę1 Ū1 Ū j				
Cost	Ó I	5,971,911	3,700,222	12,107	9,684,240
Accumulated amortisation	] Á V	(1,171,223)	–	(6,030)	(1,177,253)
Net carrying amount	* & =	4,800,688	3,700,222	6,077	8,506,987
At 1 January 2023, net of accumulated amortisation	ð 2023 Ę1 Ū1 Ū d Š Ó ð j Á V	4,800,688	3,700,222	6,077	8,506,987
Additions*	ð Ä *	18,406	–	8,299	26,705
Amortisation provided during the period	ð , « d a ê Y Á V	(321,105)	–	(853)	(321,958)
Disposals	/	(1,757)	–	–	(1,757)
At 30 June 2023, net of accumulated amortisation	ð 2023 Ę6 Ū30 Ū d Š Ó ð j Á V	4,496,232	3,700,222	13,523	8,209,977
At 30 June 2023:	ð 2023 Ę6 Ū30 Ū j				
Cost	Ó I	5,970,919	3,700,222	20,406	9,691,547
Accumulated amortisation	] Á V	(1,474,687)	–	(6,883)	(1,481,570)
Net carrying amount	* & =	4,496,232	3,700,222	13,523	8,209,977

11. INTANGIBLE ASSETS (continued)

11. 無形資產 € f •

As at 30 June 2022 (unaudited)

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		Customer relationship Ò ë • RMB'000 [O Æ w ©	Goodwill ' RMB'000 [O Æ w ©	Others l ü RMB'000 [O Æ w ©	Total ¥ RMB'000 [O Æ w ©
At 1 January 2022:	ö 2022 Ę1 Ü1 Ú j				
Cost	Ó l	5,139,992	3,700,222	12,097	8,852,311
Accumulated amortisation	] Å V	(603,765)	-	(4,457)	(608,222)
Net carrying amount	* & =	4,536,227	3,700,222	7,640	8,244,089
At 1 January 2022, net of accumulated amortisation	ö 2022 Ę1 Ü1 Ú d Š Ó ð] Å V	4,536,227	3,700,222	7,640	8,244,089
Additions	ö Ä	772,389	-	129	772,518
Amortisation provided during the period	ö, « d a ê Y Å V	(274,194)	-	(951)	(275,145)
At 30 June 2022, net of accumulated amortisation	ö 2022 Ę6 Ü30 Ú d Š Ó ð] Å V	5,034,422	3,700,222		

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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
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12. TRADE AND RETENTION RECEIVABLES 12. 貿易應收款項及應收保證金

(continued)

The Group's trading terms with its customers are mainly on credit. The credit term is normally decided on a case-by-case basis upon the acceptance of the products or the completion of service. The credit period is generally one month, extending up to three months for major customers. In view of the aforementioned and the fact that the Group's trade and retention receivables relate to a large number of diversified customers, there is no significant concentration of credit risk. Trade receivables are non-interest-bearing.

An ageing analysis of the trade and retention receivables as at 30 June 2023 and 31 December 2022, based on the invoice date, is as follows:

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		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 ö 2022 Ę 12 Ü31 Ú RMB'000 [O Æ w ©
Within 1 year	1 Ę «	6,754,641	5,724,428
1 to 2 years	1 2 Ę	563,123	502,923
2 to 3 years	2 3 Ę	67,661	40,661
Over 3 years	3 Ę ø j	8,537	9,891
		7,393,962	6,277,903

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (audited) (經審計)
Current:	流動：		
Other receivables	其他應收款		
– Payments on behalf of property owners (a)	代物業業主付款 (a)	1,720,078	1,428,297
– Deposits	存款	401,618	392,822
– Other receivables	其他應收款	74,131	72,467
		2,195,827	1,893,586
Less: allowance for impairment of other receivables	其他應收款減值撥備	(1,028,676)	(915,050)
		1,167,151	978,536
Prepayments to suppliers	應付供應商預付款	317,158	281,362
Prepayments for tax	應付稅項預付款	564,028	437,956
		2,048,337	1,697,854
Non-current:	非流動：		
Deposits (b)	存款 (b)		
– Amounts due from related parties (note 20)	應收關聯方款項 (附註20)	101,610	107,854

13. PREPAYMENTS, DEPOSITS AND OTHER RECEIVABLES (continued) 13. 預付款項、按金及其他應收款項 (continued)

(a) The balance represented payments made on behalf of property owners for properties managed on a management remuneration basis under certain specific circumstances, including but not limited to payments of centralised procurement costs and transitional arrangements for property management projects with temporary working capital needs. Under the Group's policy, such payments on behalf of property owners must be settled within a set period of time depending on the nature of the payment. The Group did not hold any collateral over these balances.

(b) Non-current deposits mainly consist of deposits charged by property developers for carpark space sales assistance services.

The Group has assessed that the credit risk of amounts due from related parties has not increased significantly since initial recognition. At the end of each reporting period, these receivables were categorised in stage 1 and 12-month expected losses are calculated. During the six months ended 30 June 2023 and 2022, the Group considered that the expected loss of other receivables from related parties was minimal.

The Group had assessed the expected loss of other receivables from third parties and classified them into stage 1 to stage 3 for measurement of ECL. A provision matrix was used to measure expected credit losses for other receivables from third parties based on days past due, repayment history, current conditions and forecasts of future economic conditions.

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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (unaudited) (未經審計)
Cash and cash equivalents	現金及現金等價物		
Cash in hand	手頭現金	19,636	19,572
Cash at bank	銀行存款	12,700,806	13,723,509
		12,720,442	13,743,081
Less: Restricted bank deposits	受限制銀行存款	(365,627)	(376,188)
Time deposits with original maturity of over three months	原到期超過三個月之定期存款	(14,930)	(21,830)
		12,339,885	13,345,063

		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (unaudited) (未經審計)
Trade and notes payables	貿易及應付票據		
– Related parties (Note 20)	– 關聯方 (附註20)	145,704	905,243
– Third parties	– 第三方	4,668,870	4,414,474
		4,814,574	5,319,717

15. TRADE AND NOTES PAYABLES (continued)

An ageing analysis of the trade and notes payables as at 30 June 2023 and 31 December 2022, based on the invoice date, is as follows:

		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 [O Æ w ©
Within 1 year	1 2 «	4,453,885	5,085,753
1 to 2 years	1 2 2	213,788	173,480
2 to 3 years	2 3 2	91,583	31,191
Over 3 years	3 2 2 j	55,318	29,293
		4,814,574	5,319,717

16. CONTRACT LIABILITIES

The Group recognised the following revenue-related contract liabilities:

15. 貿易應付款項及應付票據

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16. 合約負債

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	As at 30 June 2023 於2023年 6月30日	As at 31 December 2022

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (audited) (經審計)
Current:	流動：		
Other payables	其他應付賬項		
Amounts due to related parties (note 20)	應付關聯方款項 € • W20 •	436,204	505,230
Cash collected on behalf of property owners	代收物業業主款項	2,336,544	2,373,984
Deposits payable	應付存款	1,083,472	1,026,029
Dividends	股息	356,170	105,536
Accruals and other payables	應計及其他應付賬項	856,777	1,043,809
		5,069,167	5,054,588
Payroll payables	應付薪金	1,270,257	1,555,974
Long-term payables within one year (note 20)	一年內到期之長期應付賬項 € • W20 •	3,520	16,948
Other taxes payables	其他應付稅項	213,895	212,033
		6,556,839	6,839,543
Non-current:	非流動：		

18. SHARE CAPITAL

18. 股本

		As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元
Issued and fully paid:	已發行及全數繳足:		
Ordinary shares of RMB1 each	每股人民幣1元的普通股	1,178,469	1,178,469

A summary of movements in the Company's share capital are as follows:

本公司股本變動的摘要如下:

		Number of shares in issue 已發行股份數目	Share capital 股本 RMB'000 人民幣千元
At 31 December 2022 and 30 June 2023	於2022年12月31日 及2023年6月30日	1,178,468,700	1,178,469

19. RESERVE

The amounts of the Group's reserves and the movements therein for the six months ended 30 June 2023 and 2022 are presented in the interim condensed consolidated statement of changes in equity on pages 67 to 68 of the financial statements.

19. 儲備

於2023年6月30日及2022年12月31日，本集團的儲備及變動情況載於財務報表附註67至68。

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION
 中期簡明合併財務資料附註

The ultimate holding company is China Vanke.

最終控股公司為中國萬科。

The Group had the following transactions with related parties during the periods:

本集團於下列期間與有關各方進行了以下交易：

		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) (未經審計)	2022 2022年 RMB'000 人民幣千元 (unaudited) (未經審計)
		Notes • W	€ J % 2 •
Purchases of investment properties	購買投資性物業		
The ultimate holding company and its subsidiaries (the "China Vanke Group")	最終控股公司及其附屬公司 (「中國萬科集團」)	ø ^ > p ® ! ç l • n ® ! € ¬ Á « T M b (i)	– 6,334
Receipts of services	獲得服務		
China Vanke Group	中國萬科集團	¬ Á « (ii)	5,230 5,766
Associates and joint ventures of China Vanke Group	中國萬科集團的關聯公司及合資公司	¬ Á « L ® ! ç ¥ † 8 (iii)	2,330,969 2,173,394
			2,336,199 2,179,160
Lease of office space	租賃辦公空間		
China Vanke Group	中國萬科集團	¬ Á « (iv)	14,349 13,307
Rendering of services	提供服務		
China Vanke Group	中國萬科集團	¬ Á « (v)	1,924,896 1,884,048
Associates and joint ventures of China Vanke Group	中國萬科集團的關聯公司及合資公司	¬ Á « L ® ! ç ¥ † 8	320,585 370,183
			2,245,481 2,254,231

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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		Notes • W	As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元 (audited) (經審計)
Trade and retention receivables	貿易應收款項及 應收保證金	(i)		
China Vanke Group	→ Å «		1,921,844	1,707,109
Associates and joint ventures of China Vanke Group	→ Å « L ® ! ¿ ¥ † 8		612,910	417,298
			2,534,754	2,124,407
Prepayments, deposits and other receivables	預付款項、按金及 其他應收款項	(ii)		
China Vanke Group	→ Å «		1,446,084	1,455,849
Associates and joint ventures of China Vanke Group	→ Å « L ® ! ¿ ¥ † 8		141,128	146,827
			1,587,212	1,602,676
Trade and notes payables	貿易應付款項及 應付票據	(i)		
Associates and joint ventures of China Vanke Group	→ Å « L ® ! ¿ ¥ † 8		145,704	905,243
Other payables and accruals	其他應付款項及 應計項目	(i)		
Other payables	Ì ü Ð ù › °			
China Vanke Group	→ Å «		365,176	341,372
Associates and joint ventures of China Vanke Group	→ Å « L ® ! ¿ ¿ ¥ † 8		71,028	163,858
			436,204	505,230

20. 關聯方交易€ f •

(c) 與關聯方的結餘€ f •

<i>Notes</i> • W	As at 30 June 2023 於2023年 6月30日 RMB'000 人民幣千元 (unaudited) (未經審計)	As at 31 December 2022 於2022年 12月31日 RMB'000 人民幣千元
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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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Notes:

- (i) Trade and retention receivables from related parties, trade and notes payables to related parties, contract liabilities to related parties, other payables and accruals to related parties and lease liabilities to related parties are trade in nature.
- (ii) Prepayments, deposits and other receivables from related parties mainly consist of deposits charged by property developers for carpark space sales assistance services, which are trade in nature.

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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	[O Æ w ©
(unaudited)	(unaudited)
(未經審計)	€ J ¼ 2 •

Salaries, allowances and benefits

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Discretionary bonuses ä ‹ € Ĩ

1,496

1,496

5,775

7,565

21. 金融工具的公允價值及公允價值層級

ø 2023 Æ6 Ü30 Ú ç 2022 Æ12 Ü31

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21. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS_(continued)

Fair value hierarchy

The following table illustrates the fair value measurement hierarchy of the Group's financial instruments:

As at 30 June 2023

21. 金融工具的公允價值及公允價值層級_{€ f •}

公允價值層級

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於2023年6月30日

Fair value measurement using 採用以下各項計量公允價值	
Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)
活躍市場報價 (第一級)	重大可觀察輸入數據 (第二級)
RMB'000 人民幣千元	勞沈G 蠟 > G 玲鞭 今 儂春春 鈞 (第一級)

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NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

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As at 31 December 2022

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		Fair value measurement using			Total
		Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	
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Financial assets	金融資產				
Equity investments at fair value through other comprehensive income	œ ð ¢ = Ž ð ħ ħ] ĩ ű Ą & x B Y p Ą ¢ ¢				
Listed equity investments	j 9 p Ą ¢ ¢	910,830	–	–	910,830
Financial assets at fair value through profit or loss	œ ð ¢ = Ž ð ħ ħ] ... , & B Y – D ¢ ¢	–	–	976	976
		910,830	–	976	911,806
Financial liabilities	金融負債				
Financial liabilities at fair value through profit or loss	œ ð ¢ = Ž ð ħ ħ] ... , & B Y – D ¢ ¢	–	–	191,792	191,792

21. FAIR VALUE AND FAIR VALUE HIERARCHY OF FINANCIAL INSTRUMENTS_(continued)

Fair value hierarchy _(continued)

For the equity investments designated at fair value through profit or loss, fair value was determined by the changes in the net assets of the unlisted equity entity. If the net assets had decreased/increased by 10% with all other variables held constant, the profit before income tax for the six months ended 30 June 2023 would have been approximately RMB97,600 (2022: RMB97,600) lower/higher.

During the six months ended 30 June 2023 and 2022, there were no transfers of fair value measurements between Level 1 and Level 2 and no transfers into or out of Level 3 for both financial assets and financial liabilities.

22. APPROVAL OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

These interim condensed consolidated financial information were approved and authorised for issue by the board of directors on 24 August 2023.

21. 金融工具的公允價值及公允價值層級€ f •

公允價值層級€ f •

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22. 中期簡明合併財務資料之批准

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DEFINITIONS

釋義

“AIoT”	artificial intelligence of things, the combination of artificial intelligence technologies with the IoT infrastructure to achieve more efficient IoT operations, improve human-machine interactions and enhance data management and analytics
“AIoT™”	8 [^}•JLcd[^}•!“~JLc?p£DYD¥dø¼\$»÷ÖY JLc6 d• [Út•d(vp½M#q±

<p>“Competitive products of the ‘Lingshi Series’”</p>	8	<p>our computing centers in communities, including three categories of applications: scene recognition AI for surveillance camera in communities, linkage of Internet of Things equipment in communities, and accurate positioning of cleaning equipment in communities</p>
<p>“œ 3 i û •Ã ~ * Ü™”</p>	8	<p>ç A ~ f Y Q • Ð d ^ g } ó Ð \ j f 9 › r ... ~ Y { Æ 9 AI e á Ÿ f « J L c £ ê e Z _ › f « Y - Ž £ ê</p>
<p>“Controlling Shareholder(s)” or “Controlling Shareholders Group”</p>	8	<p>has the meaning ascribed to it under the Listing Rules and unless the context otherwise requires, refers to China Vanke, Wanqing, Wanhu, Wanmazhengxian, Yingda Investment Fund, Wanshuzhimiao and Wanhuquanyuan</p>
<p>“› p p™ Ð› p p «™”</p>	8	<p>H Þ • j 9 • Æ ‘ Ô (š Y È d ö Ö È \$ Þ Ô 8 . d 8 - Á † 8 e - à e - Á e - ò F ‹ e @ : ³ ? - e - ÿ ~ v ç - Á p U</p>
<p>“Director(s)” or “our Director(s)”</p>	8	<p>the director(s) of our Company</p>
<p>“è +™”</p>	8	<p>I @ ! è +</p>
<p>“Domestic Share(s)”</p>	8	<p>ordinary share(s) in the share capital of our Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi by domestic investors</p>
<p>“« p™”</p>	8	

DEFINITIONS

Q È

“H Share(s)”

<p>" Listing Rules"</p>	<p>the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, as amended, supplemented or otherwise modified from time to time</p>
<p>• j 9 • Æ ™</p>	<p>8 • 0 ¥ L ¥ t ø Ô Þ " @ ! Ç N j 9 • Æ d ¼ " Û L e þ Ð ø l ü Û Ì L .</p>
<p>" Machine rooms for edge computing"</p>	<p>the security control rooms of our managed properties, where computing and storage servers are placed to furnish the communities in Onewo Towns with computing power and storage</p>
<p>~ Û Ý Q Ú Ò ™</p>	<p>8 ç A Y J 8 Y Ä # Ú Ò d ø Ä ó Q q Ä . æ d } þ d 6 Q b q Ä . ì Y f</p>
<p>" Main Board"</p>	<p>the stock exchange (excluding the option market) operated by the Stock Exchange which is independent from and operates in parallel with the GEM of the Stock Exchange</p>
<p>~ ô ™</p>	<p>8 L t Ô 6 * Y Ç N t ø Ô € " < , Æ 9 • d ù m õ L t Ô GEM (~ l (6 *</p>
<p>" Megacities"</p>	<p>Shanghai, Beijing, Shenzhen, Chongqing, Guangzhou, Chengdu, Tianjin and Wuhan</p>
<p>~ t } ì 9 ™</p>	<p>8 j e / e - e E e ? È e Ó Ç e Ä u q</p>
<p>" Nomination Committee"</p>	<p>the nomination committee of the Board</p>
<p>~ d ¼ % p 6 ™</p>	<p>8 è + 6 d ¼ % p 6</p>
<p>" Onewo Town(s)"</p>	

DEFINITIONS

Q È

“Reporting Period” ~ S , ™	8	the six months ended June 30, 2023 Ú 2023 È6 Ü30 Ú ß Ñ H Ü
“RMB” or “Renminbi” ~ [O Æ ™	8	the lawful currency of the PRC • 7 , ÷ Ñ Æ
“Saturated income” ~ s q ×] ™	8	service fee income from the pre-property service contracts with developers and the property service contracts with owners’ committees 8 f ÊP, — @



Onewo Inc.

萬物雲空間科技服務股份有限公司