

ROISERV 榮万家

Roiserv Lifestyle Services Co., Ltd.

榮萬家生活服務股份有限公司

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

(一家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: 2146



中期報告 **2026**
INTERIM REPORT

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公司資訊 CORPORATE INFORMATION

董事會

執行董事

吳秋雲先生(董事長)
劉紅霞女士
隆小康先生

非執行董事

張文革先生

獨立非執行董事

金文輝先生
許少宏先生
唐義書先生

審核委員會

許少宏先生(主席)
張文革先生
金文輝先生

薪酬委員會

唐義書先生(主席)
吳秋雲先生
金文輝先生

提名委員會

吳秋雲先生(主席)
劉紅霞女士
金文輝先生
許少宏先生
唐義書先生

聯席公司秘書

梁涵女士(於2026年7月15日獲正式委任)
隆小康先生(於2026年7月2日辭任)
刁少龍先生

授權代表

隆小康先生
刁少龍先生

BOARD OF DIRECTORS

Executive Directors

Mr. Wu Qiuyun (*Chairman*)
Ms. Liu Hongxia
Mr. Long Xiaokang

Non-executive Director

Mr. Zhang Wenge

Independent Non-executive Directors

Mr. Jin Wenhui
Mr. Xu Shaohong Alex
Mr. Tang Yishu

AUDIT COMMITTEE

Mr. Xu Shaohong Alex (*Chairman*)
Mr. Zhang Wenge
Mr. Jin Wenhui

REMUNERATION COMMITTEE

Mr. Tang Yishu (*Chairman*)
Mr. Wu Qiuyun
Mr. Jin Wenhui

NOMINATION COMMITTEE

Mr. Wu Qiuyun (*Chairman*)
Ms. Liu Hongxia
Mr. Jin Wenhui
Mr. Xu Shaohong Alex
Mr. Tang Yishu

JOINT COMPANY SECRETARIES

Ms. Liang Han (*officially appointed on July 15, 2026*)
Mr. Long Xiaokang (*resigned on July 2, 2026*)
Mr. Diao Shaolong

AUTHORISED REPRESENTATIVES

Mr. Long Xiaokang
Mr. Diao Shaolong

核數師

信永中和會計師事務所(特殊普通合夥)
執業會計師兼註冊公眾利益實體核數師
北京
東城
朝陽門北大街8號
富華大廈A座9層

法律顧問

天元律師事務所(有限法律責任合夥)

中國註冊辦事處

中國
河北省
廊坊市
香河縣開發區
夏安公路南側
平安大街九號辦公樓

中國總部

中國河北省
廊坊市經濟技術開發區
祥雲道81號

香港主要營業地點

香港
中環
皇后大道中29號
華人行18樓

H股股份過戶登記處

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

主要往來銀行

中國農業銀行股份有限公司廊坊開發區支行

AUDITOR

ShineWing Certified Public Accountants (LLP)
*Certified Public Accountants and Registered Public Interest
Entity Auditor*
9/F, Block A, Fu Hua Mansion
No. 8 Chaoyangmen Beidajie
Dongcheng District
Beijing

LEGAL ADVISOR

Tian Yuan Law Firm LLP

REGISTERED OFFICE IN THE PRC

No. 9 Office building, Ping'an Street
South Xia'an Highway
Xianghe County Development Zone
Langfang
Hebei Province
PRC

HEADQUARTERS IN THE PRC

81 Xiangyun Road
Economic and Technological Development Area, Langfang
Hebei Province, PRC

PRINCIPAL PLACE OF BUSINESS IN HONG KONG

18/F, China Building
29 Queen's Road Central
Central
Hong Kong

H SHARE REGISTRAR

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

PRINCIPAL BANKS

Agricultural Bank of China Co., Ltd.
Langfang Development Zone Branch

公司資訊
CORPORATE INFORMATION

投資者關係

董事會辦公室

電郵：ir@roiserv.com

電話：(86) 0316-5766562

網站

www.roiserv.com

股份代號

2146

INVESTOR RELATIONS

Office of the Board

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Telephone: (86) 0316-5766562

WEBSITE

www.roiserv.com

STOCK CODE

2146

財務摘要 FINANCIAL HIGHLIGHTS

截至6月30日止六個月

For the six months ended June 30,

2026年

2025年

百分比變化

Change in

percentage

(未經審計)

(Unaudited)

2026

2025

業績摘要

Results Summary

收入(人民幣千元)

Revenue (RMB'000)

913,358

1,011,857

-9.7%

毛利(人民幣千元)

Gross profit (RMB'000)

214,577

259,218

-17.2%

期間淨利潤(人民幣千元)

Net profit for the Period (RMB'000)

70,700

94,653

-25.3%

毛利率(%)

Gross profit margin (%)

23.5%

25.6%

-2.1個百分點
percentage points

基本每股收益(人民幣元)

Basic earnings per Share (RMB)

0.19

0.24

-21.7%

於6月30日

於12月31日

2026年

2025年

百分比變化

As of

As of

June 30,

December 31,

Change in

2026

2025

percentage

(未經審計)

(經審計)

(Unaudited)

(Audited)

資產負債表摘要

Balance Sheet Summary

總資產(人民幣千元)

Total assets (RMB'000)

4,426,888

4,310,070

2.7%

現金及現金等價物

Cash and cash equivalents

(人民幣千元)

(RMB'000)

456,756

508,741

-10.2%

總負債(人民幣千元)

Total liabilities (RMB'000)

2,025,895

1,979,778

2.3%

權益總額(人民幣千元)

Total equity (RMB'000)

2,400,994

2,330,292

3.0%

歸屬於公司所有者的權益

Equity attributable to owners of

(人民幣千元)

the Company (RMB'000)

2,371,666

2,301,729

3.0%

流動比率(次)

Current ratio (times)

2.0

2.0

0%

資產負債率(%)

Liabilities to assets ratio (%)

45.8%

45.9%

-0.1個百分點
percentage point

中期回顧／榮譽和獎項 INTERIM REVIEW/HONORS AND AWARDS

2026年1月－6月主要榮譽及獎項

MAJOR HONORS AND AWARDS FROM JANUARY TO JUNE 2026

2026年6月，本公司榮獲2026中國物業服務綜合實力百強企業第13名
In June 2026, Roiserv ranked 13th of
2026 Top 100 Property Management Companies in China



2026年6月，本公司榮獲2026中國物業品牌影響力百強企業
In June 2026, Roiserv was honored with the title of
2026 Top 100 Brand Influential Property Management Companies in China



2026年6月，本公司榮獲2026中國物業管理行業上市物企20強第16名
In June 2026, Roiserv ranked 16th of
2026 Top 20 Listed Companies of China Property Management Service



2026年6月，本公司榮獲2026中國住宅物業服務企業TOP30
In June 2026, Roiserv was honored with the title of
2026 Top 30 Companies in Residential Property Service



2026年6月，本公司榮獲2026中國物業品質服務領軍企業
In June 2026, Roiserv was honored with the title of
2026 Leading Property Management Companies of China in Quality Services



2026年6月，本公司榮獲2026中國物業服務滿意度領先企業
In June 2026, Roiserv was honored with the title of
2026 Leading Companies of China in Property Service Satisfaction



2026年6月，本公司榮獲2026中國物業服務企業華北30強
In June 2026, Roiserv was honored with the title of
2026 Top 30 Property Management Companies in North China



2026年6月，本公司榮獲2026中國物業好服務住宅專案—瀋陽錦繡觀邸二期
In June 2026, Roiserv was honored with
2026 China Property Good Service Residential Project Award – Phase II of Jinxiu Guandi in Shenyang



2026年6月，本公司榮獲2026中國物業好服務住宅專案－重慶榮盛華府
In June 2026, Roiserv was honored with
2026 China Property Good Service Residential Project Award – Rongsheng Huafu in Chongqing



2026年6月，本公司榮獲2026中國物業好服務住宅專案－杭州檀越府
In June 2026, Roiserv was honored with
2026 China Property Good Service Residential Project Award – Tanyuefu in Hangzhou



謹致各位股東：

本人僅代表董事會向各位股東提呈本集團期內的中期業績。2026年上半年，本集團全體同仁持續提升服務力，提高服務質量，貫徹「致誠、致暖、致遠」的價值觀，以成為服務理念超前，百姓生命全週期、社區服務全鏈條，貼心的、有溫度的、值得信賴的、受百姓歡迎的優質生活服務商為目標努力。期內，本集團實現收入約人民幣913.4百萬元，較2025年6月30日止六個月降低約9.7%，毛利約為人民幣214.6百萬元，同比降低約17.2%。期內實現淨利潤約為人民幣70.7百萬元，較截至2025年6月30日止六個月降低約25.3%。期內毛利率約為23.5%，同比降低約2.1個百分點。基本每股收益約為人民幣0.19元。董事會不建議派發期內的中期股息。

行業現狀

2026年上半年，中國經濟在外部環境變亂交織，國內結構調整持續深化的背景下總體平穩運行。圍繞房地產與物業服務的相關政策在延續「穩市場、防風險」基調的基礎上，進一步由「穩市場」延伸至「優存量、提品質、智能化」。

行業由「增量擴張」轉向「存量提質增效」。在中國經濟由高速增長階段轉向高質量發展階段的大背景下，房地產與物業服務行業經歷由「規模驅動」向「質價相符」的結構性切換。上游房地產新房交付增速放緩，使傳統依賴開發商交付的專案增量逐步收窄；行業競爭重心由新增專案外拓，轉向既有專案服務品質、單位面積產出與客戶黏性的精細化經營，行業整體進入以經營能力定勝負的分化階段，集中度進一步上升。

Dear Shareholders,

On behalf of the Board, I present the interim results of the Group for the Period to our Shareholders. In the first half of 2026, the Group continued to enhance its service capabilities, improve the quality of services, put into practice the values of sincerity, warmth and thoughtfulness, and strive for the goal of becoming a caring, warmhearted, trustworthy and well-received quality life service provider with a far-sighted service philosophy and a coverage on the whole life cycle and the entire community service chain. For the Period, the Group accomplished revenue of approximately RMB913.4 million, representing a decrease of approximately 9.7% as compared to that for the six months ended June 30, 2025; gross profit of approximately RMB214.6 million, representing a period-on-period decrease of approximately 17.2%. Net profit for the Period amounted to approximately RMB70.7 million, representing a decrease of approximately 25.3% as compared to that for the six months ended June 30, 2025. Gross profit margin for the Period was approximately 23.5%, representing a period-on-period decrease of approximately 2.1 percentage points. Basic earnings per share amounted to approximately RMB0.19. The Board does not recommend the payment of an interim dividend for the Period.

INDUSTRY STATUS

In the first half of 2026, China's economy remained generally stable amid a complex and volatile external environment and the continued deepening of domestic structural adjustments. Against the backdrop of policies relating to the property and property management services sectors maintaining their focus on “stabilizing the market and preventing risks”, the policy direction further expanded from “stabilizing the market” to “optimizing existing resources, enhancing quality and promoting intelligent development”.

The industry is shifting from “incremental expansion” towards “quality and efficiency enhancement of existing resources”. Against the backdrop of China's economy transitioning from a stage of high-speed growth to a stage of high-quality development, the property and property management services sectors are undergoing a structural shift from “scale-driven” growth towards “matching quality and price”. The slowdown in the growth of newly delivered housing in the upstream real estate industry has gradually narrowed the incremental growth of projects traditionally reliant on deliveries by property developers. The focus of industry competition has shifted from the expansion of new projects to refined operations of service quality, output per unit area and customer stickiness of existing projects. The industry as a whole has entered a differentiated stage in which operational capabilities determine our success or failure, with industry concentration further increasing.

國家層面對物業服務的政策定位由「後週期配套」升級為「民生服務基礎設施」。2026年《政府工作報告》將「實施房屋品質提升工程和物業服務質量提升行動」納入年度重點工作，與「好房子」建設、完整社區建設形成系統性聯動；國務院印發的《城市更新「十五五」規劃》作為城市更新領域首部國家級專項規劃，系統部署老舊社區改造、完整社區建設、地下管網補短板等重大工程，並明確「結合改造同步完善長效管理機制」，鼓勵引入物業服務；商務部等八部門辦公廳印發的通知推廣全國第三批城市一刻鐘便民生活圈試點經驗，明確鼓勵物業服務企業發展「物業服務+生活服務」，向養老、託育、家政、社區零售等領域延伸；上述政策疊加，意味著物業服務企業的角色正由傳統「四保」服務的提供者，逐步升級為「社區生態運營+城市綜合服務」的參與者。

智慧物業與具身智能由「概念驗證」進入「規模化商用」的窗口期。國家發展改革委、國家數據局、財政部、住房城鄉建設部、自然資源部五部門(2025年10月)聯合印發的《深化智慧城市發展推進全域數位化轉型行動計劃》明確提出「發展智慧物業」，並「探索推動具身智能機器人進社區、進家庭」，為行業的科技投入與服務模式創新提供了清晰的政策預期。行業頭部企業正以「人機協同」為主線，將智能巡檢、智能清潔、智能客服、智慧通行等場景由單點試點向在管專案推廣；以物業機器人、安防AI、智慧指揮調度平台為代表的智能裝備與系統，正成為衡量頭部物企服務能力與差異化競爭力的關鍵變數。

The policy positioning of property management services at the national level is being upgraded from “post-cycle supporting services” to “infrastructure for people’s livelihood services”. The 2026 Government Work Report included “the implementation of enhancing housing quality and the initiative to improve property management services” among the year’s key priorities, forming systematic synergy with the development of “quality housing” and complete communities. The 15th Five-Year Plan for Urban Renewal, issued by the State Council as the first national-level special plan for urban renewal, systematically deploys major projects such as the renovation of ageing residential communities, the development of complete communities and the enhancement of underground pipeline networks, and explicitly states that “long-term management mechanisms should be improved concurrently with renovation works”, encouraging the introduction of property management services. A notice issued by the General Offices of eight government departments, including the Ministry of Commerce, promoted the experience of the third group of national pilot projects for the development of 15-minute convenient community living circles, explicitly encouraging property management service enterprises to develop “property management services + life services” and extend into areas such as elderly care, childcare, domestic services and community retail. The combined effect of these policies means that the role of property management service enterprises is gradually being upgraded from providers of four traditional services of security, cleaning, greening and maintenance to participants in “community ecosystem operations + comprehensive urban services”.

Intelligent property management and embodied intelligence are entering a window of opportunity for the transition from “proof-of-concept” to “large-scale commercial deployment”. The Action Plan for Deepening Intelligent City Development and Advancing Comprehensive Digital Transformation, jointly issued by the National Development and Reform Commission, the National Data Administration, the Ministry of Finance, the Ministry of Housing and Urban-Rural Development and the Ministry of Natural Resources (in October 2025), explicitly proposed the “development of intelligent property management” and “explored the introduction of embodied intelligent robots into communities and households”, providing clear policy expectations for technology investment and innovation in service models within the industry. Leading enterprises in the industry are taking “human – machine collaboration” as the main theme, promoting the application of scenarios such as intelligent patrol, intelligent cleaning, intelligent customer service and smart access from individual pilot projects to managed projects. Intelligent equipment and systems represented by property management service robots, security AI and intelligent command and dispatch platforms are becoming key variables in measuring the service capabilities and differentiated competitiveness of leading property management service enterprises.

行業競爭維度由「單點比拼」升級為「綜合較量」。面向「存量提質」階段，行業競爭的重心已由基礎服務能力的單點比拼，轉向「科技賦能+服務生態+運營效率」的綜合較量：具備多業態運營能力的物企在城市運營、醫院學校、文旅公建、產業園區等高門檻賽道持續滲透；具備科技投入能力的物企正將機器人、智慧物業平台、AI 智能體等轉化為可量化的服務標準與運營效率；具備品牌與精細化管理能力的物企則在第三方外拓、收併購整合、城市服務拓展中實現規模與品質的雙重提升。能夠率先把上述三種能力融為一體的企業，有望將在行業洗牌中佔據有利位置；反之，缺乏多業態承接能力與科技投入持續性的物企，可能面臨進一步收縮。

The dimensions of industry competition are being upgraded from “competition on individual dimensions” to “comprehensive competition”. In the “quality enhancement of existing resources” stage, the focus of industry competition has shifted from competition on individual dimension in basic service capabilities to comprehensive competition in “technology empowerment + service ecosystem + operational efficiency”. Property management service enterprises with multi-business format operating capabilities are continuing to penetrate high-barrier segments such as city operations, hospitals and schools, cultural tourism and public buildings, and industrial parks. Property management enterprises with technological investment capabilities are transforming robots, intelligent property management platforms and AI agents into quantifiable service standards and operational efficiency. Property management service enterprises with brand and refined management capabilities are achieving dual enhancement in scale and quality through third-party external expansion, mergers and acquisitions integration, and expansion of city services. Enterprises that can take the lead in integrating the above three capabilities are expected to secure a favorable position in the industry reshuffle. In contrast, property management service enterprises lacking the capability to undertake multi-business formats and the sustainability of technology investment may face further contraction.

公司戰略

面臨行業的快速升級轉型及機遇與挑戰並存的環境，公司將堅守以下戰略：

以服務品質驅動口碑，著力提升品牌價值

我們的品牌是我們最為重要的資產。我們的品牌代表著我們「成就生活之美」的企業使命和「致誠、致暖、致遠」的價值觀。客戶對品牌的認可也會帶來更多業務機遇和品牌溢價。我們計劃通過以下措施持續提升品牌知名度：

- (i) 春季煥顏行動，提升服務品質。2026年春，我們充分調研、精心鋪排，在全國管理項目中推進主題為「春啟新顏•暖心服務」的春季煥顏行動，通過固化5項品質常態化週期性工作，3大類、24項煥新工程與4類互動場景的深度綁定，實現「服務提升—業主參與—口碑傳播」的閉環，利用萬物復甦，春暖花開的大好時節，提升員工服務形象和在管園區形象；攜手廣大業主一同打造美麗、整潔、安全、舒適的環境。我們將不斷研究客戶需求，提升服務質量，延展服務邊界，以滿足客戶日益增長的需求，提高客戶滿意度和品牌認可度；

CORPORATE STRATEGIES

Facing the rapid upgrading and transformation of the industry and the environment where opportunities and challenges coexist, the Company will adopt the following strategies:

Enhance brand value by driving reputation through service quality

Our brand is our utmost important asset. Our brand represents our corporate mission of “the builder of ideal human settlements, the connector of space and behavior, the innovator of property service industry” and our corporate values of “sincerity, warmth and thoughtfulness”. Customer recognition of our brand will bring more business opportunities and brand premium. We plan to continue enhancing our brand recognition through the following measures:

- (i) launching the spring renewal campaign and enhancing service quality. In the spring of 2026, we conducted thorough research and meticulous planning to launch a spring renewal campaign themed “Spring Renewal • Warm-hearted Service” across its managed projects nationwide. By institutionalizing 5 quality-related routine and periodic initiatives, deeply integrating 3 categories encompassing 24 renovation projects with 4 types of interactive scenarios, we aim to achieve a closed loop of “service improvement – property owner participation – reputation building”. Leveraging the season of rejuvenation and blossoming spring, we seek to enhance the service image of our employees and the appearance of the properties which we managed, working together with property owners to create a beautiful, clean, safe and comfortable environment. We will continue to study the needs of our customers, improve the quality of our services, and extend the boundaries of our services in order to meet the growing needs of our customers and increase customer satisfaction and brand recognition;

- (ii) 科技賦能服務升級，人文溫度鑄就品牌。2026年6月，榮萬家與北京可安可智能科技有限公司達成戰略合作，共同出資設立河北榮安智能機器人科技有限公司(榮萬家持股60%，可安可機器人持股40%，註冊資本為人民幣2,000萬元，雙方均以現金出資)，在廊坊榮盛華府、廊坊師範學院等試點項目率先落地安防巡邏機器人、哨兵機器人、室外及地下車庫清潔機器人等智能設備。我們讓科技承擔夜間巡邏、高頻次清潔等重複性工作，將員工從機械勞動中解放出來，讓他們有更多時間與精力關注業主的個性化需求，傳遞人文關懷。智能設備的應用，使每一次回應更為及時、每一項服務更為精準，讓「致暖」的承諾以更高效的方式抵達每一位業主——這正是我們「以科技之力，行溫暖之事」的品牌實踐；
- (ii) enhancing technology-enabled service and crafting our brand through humanity. In June 2026, Roiserv entered into a strategic cooperation agreement with Beijing CONCO Intelligent Technology Co., Ltd. and jointly funded the establishment of Hebei Rong'an Intelligent Robotics Co., Ltd. (河北榮安智能機器人科技有限公司), in which Roiserv holds a 60% equity interest and CONCO Robotics holds a 40% equity interest, with a registered capital of RMB20 million and both parties contributing in cash. Intelligent equipment, such as security patrol robots, sentry robots, and outdoor and underground-car-park cleaning robots, was first deployed at pilot projects such as Rongsheng Huafu in Langfang and Langfang Normal University. We deploy technology to undertake repetitive tasks such as night-time patrols and high-frequency cleaning, thereby freeing our employees from routine manual work and enabling them to devote more time and energy to addressing property owners' individual needs and providing thoughtful care. The application of intelligent equipment enables every response to be timelier and every service to be more precise, allowing our commitment to "delivering warmth" to reach every property owner more efficiently. This is precisely how we put our brand philosophy of "harnessing the power of technology to deliver warm and caring services" into practice;
- (iii) 豐富服務鏈條，延展服務邊界，通過投資與公開市場招投標，將業務拓展至非社區物業管理業務，涵蓋城市運營、醫院、學校、商業、公建、旅遊景區、產業園、工業企業等物業服務場景業務，進一步抵銷地產下行，交付面積縮小的負面影響，增加自身的造血能力，提升公司的盈利能力；
- (iii) enriching service chain and extending service boundary. We are committed to expanding our business to non-community property management field through investment and open-market tender, covering property service scenarios such as city operations, hospitals, schools, businesses, public buildings, tourist attractions, industrial parks and industrial enterprises, to further offset the negative impact of the downturn in the real estate industry and the shrinking of the area of houses delivered, strengthen our own capabilities and enhance the profitability of the Company;
- (iv) 推出強有力的品牌服務活動。我們通過「呦吼家庭節」讓十多萬業主走出家門，一度沉寂的社區重新恢復了活力和交流。通過「便民服務月」等社區文化活動和品牌形象活動以提高客戶滿意度和品牌知名度；及
- (iv) launching wonderful brand service activities. At the "YoHo Family Festival" (呦吼家庭節), we gathered with over 100,000 property owners outdoors to revitalize the once-silent community, infusing it with renewed energy and engagement. By organizing community cultural activities and brand image campaigns such as the "Citizen Service Month" (便民服務月), we enhanced customer satisfaction and brand awareness; and

- (v) 在物業行業發展中提升影響力，包括參與行業標準制定、行業峰會、研討會等。我們相信，一個值得信賴的品牌會讓我們獲得更多的物業管理項目，同時也會提高我們的議價能力，將使我們可以進一步提高財務表現及整體競爭力。

著力推進人機協同，落地智能化服務場景

2026年，榮萬家與可安可機器人達成戰略合作，共同出資設立合營公司河北榮安智能機器人科技有限公司，採用「物業出場景、技術方出設備與資金」的聯合運營模式，在廊坊榮盛華府、滄州榮盛華府南北區、廊坊師範學院等三個具有代表性的試點項目率先落地安防巡邏機器人、哨兵機器人、室外及地庫清潔機器人等智能設備。該模式旨在全面提升服務品質與管理效率；實際成效須視試點專案驗證結果而定，存在一定不確定性。在此基礎上，本集團計劃分批將人機協同方案推廣至其他在管項目，逐步探索由「小區管理者」向「城市綜合運營商」的角色升級；相關進程須視試點成效、技術迭代及成本效益而定，存在一定不確定性。

科技的意義在於讓服務更有溫度，本集團計劃於2026年下半年在試點驗證基礎上，分階段將人機協同方案推廣至其他在管項目，旨在提升服務效率與業主體驗；實際推廣節奏須視試點成效、成本效益及資源配套情況而定。這一戰略並非以機器簡單替代人力，而是把員工從夜間巡邏、高頻次清潔等高強度重複勞動中解放出來，使其能將更多時間投入到需要人情味、個性化判斷與情感連接的業主互動中——這是「人機協同」區別於「機器替代」的本質。

- (v) enhancing our influence in property industry development, including participating in the formulation of industry standards and attending industry summits and conferences. We believe that a trustworthy brand will enable us to obtain more property management projects, as well as enhancing our pricing power, which will further improve our financial performance and competitiveness.

Advance Human – Machine Collaboration and Implement Intelligent Service Scenarios

In 2026, Roiserv entered into a strategic cooperation agreement with CONCO Robotics and jointly funded the establishment of a joint venture, Hebei Rong'an Intelligent Robotics Co., Ltd. Under a joint-operation model whereby “the property management service provider contributes the application scenarios, while the technology partner contributes the equipment and capital”, intelligent equipment, such as security patrol robots, sentry robots, and outdoor and underground-car-park cleaning robots, was first deployed at three representative pilot projects: Rongsheng Huafu in Langfang, the northern and southern areas of Rongsheng Huafu in Cangzhou, and Langfang Normal University. This model is intended to deliver comprehensive improvements in service quality and management efficiency, while its actual effectiveness remains subject to the results of pilot project validation and involves a certain degree of uncertainty. On this basis, the Group plans to roll out the human – machine collaboration solutions to other managed projects in phases, gradually exploring the upgrade of its role from a “residential compound manager” to an “integrated urban operator”. The relevant progress remains subject to the results of the pilot projects, technological iterations and cost-effectiveness, and involves a certain degree of uncertainty.

The significance of technology lies in making services more human-centered. The Group plans to roll out the human – machine collaboration solutions to other managed projects in phases during the second half of 2026 based on the results of the pilot validation, with the aim of enhancing service efficiency and property owner experience. The actual pace of rollout remains subject to the results of the pilot projects, cost-effectiveness and the availability of supporting resources. This strategy is not intended simply to replace human labor with machines, but rather to free employees from high-intensity repetitive tasks such as night-time patrols and high-frequency cleaning, enabling them to devote more time to interactions with property owners that require a human touch, personalized judgement and emotional connection. This is the essence of “human – machine collaboration” as distinct from “machine replacement”.

優化業務組合，在拓展中調結構、在發展中提品質

規模擴張的粗放時代已經過去，高質量的發展才是長久之道。我們計劃依託我們在環渤海經濟圈的領先市場地位，及環渤海經濟圈、長三角地區、大灣區及周邊地區、中西部地區等的全國性戰略性服務網絡、以及我們品牌的良好口碑和知名度，繼續加大市場拓展力度，通過資源整合、管道開發與多元合作模式，積極獲取優質新專案。同時，我們主動融入城市更新業務，在老舊社區長效管理、完整社區建設等領域尋找與自身能力相匹配的機會，逐步調優業務結構。在速度上，我們堅持穩健為先—不盲目追求管理面積的增長數字，而是更加關注專案的盈利能力、現金流質量與客戶滿意度。

我們計劃通過提升多元業態物業管理能力，加強第三方外拓力度，多業態提升並擴大目前所經營城市的市場份額，將管理版圖穩健拓展至到新的區域、新的服務領域。截至目前，我們經營的業態已經涵蓋城市運營、醫院、學校、商業、公建、旅遊景區、產業園、工業企業等物業服務場景業務。同時憑藉我們的豐富物業管理服務經驗，我們亦計劃向物業開發商及中小型物業管理服務公司提供物業管理諮詢服務。2023年以來，我們的業務逐步向非社區業態物業服務及城市服務業務延伸。在上游房地產行業房屋新交付面積減少、物業行業每年接手面積開始放緩的背景下，本集團通過向多元業態經營延伸，旨在進一步優化業務結構、實現穩健發展；此舉不僅將提升本集團的非社區市場份額及整體競爭力，亦將通過多元化業態佈局，增強本集團應對市場變化的抗風險能力。

Optimize business portfolio, adjust structure through expansion and enhance quality through development

The era of extensive growth driven by scale expansion has passed, and high-quality development becomes the path to sustainable long-term growth. Leveraging our leading market position in the Bohai Economic Rim, and a national strategic service network consisted of the Bohai Economic Rim, the Yangtze River Delta Area, the Greater Bay Area and Central & Western China, as well as brand recognition and awareness, we aim to continue to strengthen our market expansion efforts and actively acquire quality new projects through resource integration, channel development and diversified cooperation models. At the same time, we will actively integrate into urban renewal businesses and seek opportunities that match our capabilities in areas such as long-term management of ageing communities and the development of complete communities, so as to gradually optimize our business structure. In terms of pace, we adhere to prudence as our priority. Rather than blindly pursuing growth in managed area, we will place greater emphasis on project profitability, cash flow quality and customer satisfaction.

We plan to steadily penetrate into new regions and new service areas by improving our ability to manage diversified types of properties, strengthening third-party external expansion, enhancing multi-business formats and expanding our market shares in cities where we currently have operations. Up to now, our operations have covered property service scenarios, such as city operations, hospitals, schools, commercial properties, public buildings, tourist attractions, industrial parks and industrial enterprises. Meanwhile, leveraging our extensive property management service experience, we also plan to offer property management consultancy services to property developers and small-sized and medium-sized property management service companies. Since 2023, we have gradually expanded our business to non-community property services and urban services. Against the backdrop of a decreasing area of newly delivered housing in the upstream real estate industry and a shrinking annual takeover area in the property industry, the Group's expansion into diversified business operations aims to further optimize its business structure and achieve steady development. This will not only increase the Group's non-community market share and enhance its overall competitiveness, but also strengthen the Group's anti-risk capability to adapt to market changes through a diversified business portfolio.

我們重視與獨立第三方物業開發商的合作。憑藉我們在環渤海經濟圈、長三角地區、大灣區及中西部地區的戰略佈局，通過緊抓新業態服務的拓展，我們預期對全國目標市場實現進一步深耕。對於建築面積大於100萬平方米的物業或市政服務物業，我們亦可通過與獨立第三方物業開發商成立合營企業的方式管理由該等開發商開發的物業。該獨立第三方物業開發商與本公司將為成立合營企業訂立協議，該合營企業將為獲取物業管理服務授權及提供物業管理服務的實體。我們預期，基於本集團與獨立第三方物業開發商的合作關係、對該開發商服務需求的認識，以及本集團的物業管理經驗，有望增加合營企業取得該物業開發商所開發項目的物業管理服務合約的機會；但相關結果受市場環境、合作條款及履約情況影響，存在不確定性。根據中指院的資料，大型物業管理公司（包括許多上市物業管理公司）的慣用戰略是通過與本身並無設立物業管理業務的獨立第三方物業開發商成立合營企業及建立業務聯盟，藉以穩健拓展市場份額及優化業務結構。通過該等戰略合作，我們認為我們將能夠：(i) 增強我們與該等業務夥伴之間的業務關係，從而提高我們獲得彼等所開發物業的物業管理服務合約的機會；(ii) 與其分擔進入新市場產生的風險及成本；及(iii) 依託我們業務夥伴的地域覆蓋範圍及客戶群，優化我們的在管物業組合並豐富項目來源及業態類型。我們挑選合營企業對象目標時考慮的主要因素包括業務夥伴的信譽、所處地理位置、法律合規、目標客戶群、地方人口、項目規模、建築標準及投資回報。

We attach importance to our collaboration with independent third-party property developers. Leveraging our strategic presence in the Bohai Economic Rim, the Yangtze River Delta region, the Greater Bay Area and Central and Western China, we expect to further deepen our penetration of our target markets across China. For properties with GFA of over 1 million sq.m. or municipal service properties, we may form joint ventures with independent third-party property developers to manage those properties developed by such developers. The independent third-party property developer and the Company will enter into agreements to form the joint venture, which will be the entity to procure property management service mandates and provide property management services. We expect that, based on the Group's cooperative relationship with an independent third-party property developers, the knowledge of the service needs of such developer, and the Group's property management experience, the joint venture would increase the chances to secure property management services contracts for the property projects developed by such property developer. However, the relevant achievements are subject to the influence of market conditions, cooperation terms and performance conditions, and are subject to uncertainty. According to the China Index Academy, it is a common strategy for sizable property management companies, including many listed property management companies, to steadily expand market share and optimize business structure through setting up joint ventures and developing business alliances with independent third-party property developers which do not have established property management businesses of their own. We believe these strategic collaborations will enable us to: (i) strengthen our business relationship with these business partners and increase our chances of securing property management service contracts for properties developed by them; (ii) share the risk and costs with them arising from venturing into new markets; and (iii) leverage the geographic coverage and customer base of our business partners to optimize our portfolio of managed properties and enrich the sources and types of projects. The key factors we will consider in selecting targets for joint ventures include the credit worthiness of business partner, geographical location, legal compliance, target customer group, local population, project scale, construction standards and investment returns.

在新業態拓展方面，我們計劃根據公司目前的內部需求，進一步豐富我們的服務範圍。依託我們成熟的管理模式及豐富的管理經驗，進駐城市服務(智慧服務)、醫院、學校、市政公建等新業態的服務。在城市服務、醫院、學校等對響應速度與標準化要求極高的領域中，傳統人力密集型服務模式已難以滿足甲方對「零失誤」的嚴苛要求。我們透過引進機器人協同作業與智慧指揮系統，建構起可量化、可追溯、可預警的「智能運維體系」，這不僅是服務工具的升級，更是我們叩開公建、市政等高門檻市場、贏得政府及機構客戶信任的核心能力。

繼續豐富我們的服務周邊

我們通過分析在提供物業管理服務期間收集的業主及租戶行為數據，不斷增進對客戶需求和偏好的認識。憑藉我們的大數據分析能力，我們得以作出經充分評估的業務決定，有效推廣服務和提高服務質量。具體而言，我們運用大數據分析能力豐富我們服務周邊的服務和產品種類，以應對業主及住戶在日常生活中提出的高需求服務。我們計劃採用新模式共建城市一刻鐘便民生活圈，以市場化為主，充分利用國家相關政策，豐富服務全鏈條，將服務周邊融入社區一刻鐘便民生活圈，將「業務」與「服務」融合，為業主提供空間運營、零售服務、美居服務、經濟業務、家政服務等多方面增值服務。

For new business expansion, we plan to further enrich our service to meet the current internal needs of the Company. Leveraging our sophisticated management model and extensive experience, we introduce urban services (smart services), hospitals, schools, municipal public construction and other new business services. In sectors such as urban services, hospitals and schools, where response times and standardization requirements are particularly demanding, it is increasingly difficult for traditional labor-intensive service models to meet clients' stringent "zero-error" requirements. By introducing robot-assisted operations and intelligent command systems, we are establishing a quantifiable, traceable and early-warning-enabled "intelligent operations and maintenance system". This represents not merely an upgrade of our service tools, but also a core capability that enables us to enter high-barrier markets, including public construction and municipal services, and earn the trust of government and institutional clients.

Continue to enrich our peripheral services

Through analyzing data on property owners and residents' behaviors collected during the provision of property management services, we continuously enhance our understanding of our customers' needs and preferences. Leveraging our big data analytics capabilities, we can make considered business decisions to effectively market our services and improve our service quality. In particular, we utilize our big data analytics capabilities to enrich the services and products offerings of our peripheral services in response to the highly demanded services from property owners and residents in their daily life. Our plan is to adopt a new model aimed at building a quarter convenient living circle within cities. This will be achieved by focusing on marketization, leveraging relevant national policies, enriching the entire service chain, and integrating peripheral services into the quarter convenient living circle within the community to combine "business" and "services". Our goal is to provide property owners with value-added services in various aspects, such as spatial operation, retail services, home improvement services, economic services and housekeeping services.

我們的一站式全管道服務平台以社區生活場景為中心，既可以讓用戶在線一鍵呼叫管家進行報事報修和投訴建議，也可以一鍵鏈接線下便利店、不動產經紀服務及其他上門服務。對於新零售服務，我們擬增加線下便利店的地理覆蓋範圍，通過擴大產品種類和採用智能化運營系統進一步提升客戶購物體驗。通過S2B2C的新零售服務，我們陸續開設前置倉儲店，重點做民生類的剛需產品，通過打造能一鍵下單，送貨上門的服務模式，通過進駐第三方銷售平台，擴大產品銷售及服務範圍，服務能力從本小區擴展到本區域；通過強有力的智能大中台數據系統，建立最後500米的購買場景和購買效率的雙向優勢，服務時效提升的同時，亦凸顯供應鏈端優勢。此外我們具備供應鏈輸出，單品原設備製造商（「OEM」）的能力，為業主提供更豐富、更便捷、更具性價比的商品。對於不動產經紀服務，我們希望進一步拓展我們的服務，圍繞房產交易拓展上下游業務，如在管物業租房買房的居間服務。此外，我們計劃持續打造「社區一卡通」，進行線上線下資源打通耦合，為業主和住戶網羅一公里生活圈各類商業生態，形成高質量生活服務閉環。

Our one-stop omni-channel service platform is centered around the community living scenarios, allowing users to submit online requests for repair and maintenance and complaints and feedback, and also connecting users with offline convenience stores, property brokerage services and other door-to-door services. With respect to new retail services, we plan to increase the coverage of our offline convenience stores and further improve customers' shopping experience by expanding product offerings and adopting intelligent operation systems. To offer the S2B2C new retail services, we have set up forward warehousing stores, focusing on household necessities with rigid demand. By integrating a one-click order and delivery service mode into third-party sales platforms, we have enhanced our product sales and service offerings, expanding our service coverage from a local community to a whole district. Through a robust intelligent mid-platform system, we have established a dual advantage in the last 500 meters of purchase scenarios and purchase efficiency. While improving service efficiency, it also highlights the advantages of the supply chain. Additionally, we have the capability for supply chain output and single-product original equipment manufacturer ("OEM"). This enables us to provide property owners with more diverse, convenient, and cost-effective products. With respect to our property brokerage services, we plan to further expand our services to cover upstream and downstream services relating to real estate transactions, such as intermediary services relating to the sales and leasing of properties managed by us. In addition, we plan to establish an "all-in-one community card" (社區一卡通) system which will integrate online and offline resources and provide property owners and residents with access to high-quality home living services offered by vendors located in the one-kilometer radius surrounding the communities.

我們計劃進一步發展拎包入住服務，為業主提供房屋全生命週期服務。根據業主居住環境的多層次需求，對新購房業主、已入住業主提供差異化細分服務。對於新房服務，我們通過聯合商家圍繞業主核心關注點完成產品和服務設計，通過樣板間、業主沙龍會等形式，輸出服務價值，增加商家的成交率和營業額，達到雙贏。對於已入住服務，依據居住年份和家庭成員變化，提煉產品，通過免費的增值服務，如定期檢測、故障排除，發掘業主隱性需求，形成商機。此外，針對老房提供二次裝修、清潔翻新、局部改造等服務。我們計劃進一步多元化服務周邊種類以覆蓋家政服務以及社區養老及健康服務。同時，我們還計劃整合室內空氣治理、家政、家電清洗等各類專業服務，在業主及住戶需要時提供定製服務。我們也計劃收購與我們的服務周邊形成互補的下游社區服務公司，如裝飾裝修、教育及培訓、家政公司等。

持續加大科學技術投入、開發和推廣智慧社區管理

秉承數字科技引入深刻促進物業服務行業變革。隨著我司在管面積穩步拓展、管理規模持續攀升，管理業態愈發多元，客戶規模與客戶群體不斷壯大，提升數字化運營能力已成為驅動公司高質量發展、實現卓越服務的核心關鍵。

我們聚焦數字化轉型戰略，全力打造標準化、模塊化、平台化的數字運營體系，試點引入人工智慧技術，以科技賦能物業服務，邁向智能化、高效化的全新發展階段。通過加大對資訊技術和數字運營平台的戰略投資，致力於全方位提升服務質量與運營效率，為客戶創造更具價值、更加便捷的服務體驗。

We plan to further expand our turnkey furnishing services to provide property owners with services covering the whole life cycle of their properties. According to the diverse needs of property owners across different levels, differentiated and segmented services are provided to new and existing property owners. In terms of new house services, we collaborate with merchants to fulfill the product and service designs, taking into consideration the core concerns of property owners. Through activities such as constructing sample rooms and organizing property owner meetings, the Group delivers valuable services, increasing the order completion rate and turnover for merchants, ultimately achieving a win-win situation. In terms of services for existing property owners, the Group optimizes its products according to the length of their residence and changes in family members. By providing free value-added services, such as regular inspections and troubleshooting, the Group identifies potential needs of property owner's and seizes business opportunities. In addition, we plan to offer renovation, cleaning and remodeling services for used properties. We plan to further diversify our peripheral services offerings to cover housekeeping services, community elderly care and healthcare services. We also plan to provide integrated professional services such as indoor air quality improvement, housekeeping and cleaning, appliance cleaning services, and tailor make these services to property owners and residents based on their needs. We may also acquire downstream companies with community services that are complementary to our peripheral services, including, among others, companies engaged in decoration and renovation, education and training and housekeeping services.

Further invest in scientific technologies, develop and promote smart community management

The introduction of digital technology has contributed to the profound reform of the property services industry. With the steady expansion of the Company's area under management, plus the continuous growth of our management scale, our management operations have become increasingly diversified, enlarging our customer scale and customer base. Therefore, the enhancement of our digital operation capability has become the key to drive the Company's high-quality development and achieve service excellence.

Guided by the digital transformation strategy, we aim to build a standardized, modular and platform-based digital operation system, which introduces artificial intelligence technology on a trial basis, designed to empower property services with technology to enter a new stage of intelligent and efficient development. By increasing strategic investments in information technology and digital operation platforms, we are committed to improving service quality and operational efficiency in all aspects, creating a more valuable and convenient service experience for our customers.

在系統升級方面，我們大力推進資源管理系統、遠程數據及視像監控中心的智能化升級，全面優化停車場出入管理系統，不僅實現精細化車位管理，更引入掃描二維碼電子支付等功能，大幅提升通行效率與支付便捷性。同時，對物業管理服務平台及增值服務平台進行深度迭代，不斷拓展服務場景，全面優化用戶體驗。

我們計劃構建智慧車行、智慧人行、智慧安防、智慧設施等功能高度集成的智慧指揮系統，通過物聯網技術及其他資訊技術，實現設備的互聯互通，實時收集設備和設施的運行數據，遠程監控其狀態，並及時接收故障事件預警，以數據驅動決策，全面提升項目運行管理的智能化水準與效率。

數字化管理的深度應用，將極大增強我們收集、分析運營數據的能力，實現人力資源及其他資源的精準配置與高效利用，在保障服務質量穩步提升的同時，有效降低運營成本。此外，我們還將持續升級一站式全管道服務平台，不斷豐富服務場景，滿足客戶多樣化、個性化的服務需求，進一步提升服務質量與客戶滿意度。

在服務創新領域，我們將積極探索數字化、自動化控制在管社區的廣泛應用，逐步推廣安全平衡巡邏車、自動掃地車、無人巡邏機等智能化設備，以科技力量改善服務質量，降低對傳統人力的依賴，打造更加安全、便捷、舒適的智慧社區。

我們堅信，通過一系列數字化轉型舉措，我司將在激烈的市場競爭中脫穎而出，引領物業服務行業的數字化變革潮流，為客戶提供更加卓越、智能、高效的物業服務，開啟物業服務行業的全新篇章。

In terms of system upgrading, we have vigorously promoted the intelligent upgrading of the resource management system, remote data and video surveillance center. Meanwhile, we have comprehensively optimized the parking lot access management system, which not only realizes refined parking space management, but also introduces the function of electronic payment through scanning two-dimensional code, significantly enhancing the efficiency of access and convenience of payment. At the same time, in-depth iterations of our property management service platform and value-added service platform continue to broaden our service scenarios and optimize user experience.

We plan to establish an intelligent command system with highly integrated functions incorporating intelligent control on vehicles and pedestrians, intelligent security and intelligent facilities. Moreover, IoT technology and other information technologies will empower equipment connectivity, enabling collection and remote monitoring of real-time operational data of equipment and facilities in addition to receiving timely alerts of faulty events. Data-driven decision-making will comprehensively enhance the intelligence level and efficiency of the project's operation and management.

Under in-depth application of digital management, our ability to collect and analyze operational data will be significantly strengthened. This will achieve the precise allocation and efficient utilization of human resources and other resources, effectively reducing operational costs while ensuring a steady improvement in service quality. Furthermore, we will continue to upgrade our one-stop omni-channel service platform to enrich the service scenarios and meet the diverse and personalized service needs of our customers, thereby further enhancing our service quality and customer satisfaction.

In the area of service innovation, we will actively explore the extensive application of digitalization and automation control in the communities under our management, and promote the use of intelligent equipment such as safety balance patrol vehicles, automatic sweeping vehicles, and unmanned patrol machines. We aim to improve the quality of service with the power of science and technology, reduce the reliance on traditional manpower, and create a safer, more convenient, and more comfortable intelligent community.

We firmly believe that through a series of digital transformation initiatives, we will stand out from the fierce competition in the market, lead the trend of digital transformation in the property services industry, provide customers with more excellent, intelligent and efficient property services, and open a new chapter in the property services industry.

創新ESG實踐，實現可持續發展

我們計劃將ESG理念貫穿本集團運營全方面，以業主需求為導向，倡導綠色物業，追求可持續發展，積極承擔社會責任，致力於建立「有溫度的社區文化」，為業主打造「科技化」、「現代化」的社區新生活空間。在本集團內部貫徹低碳綠色辦公理念，積極尋找和採用創新實踐以減少辦公過程中對資源的消耗，提升本集團能源管理水準。我們計劃打造綠色社區項目，運用數字化技術對能耗做綜合管理，在保障業主與住戶的服務質量的同時提升能源使用效率，減少排放物產生。

本集團對國家氣候變化相關政策的頒佈及動態發展趨勢保持密切關注，積極識別氣候變化帶來的主要風險，提前部署應對措施，以最大程度降低其帶來的損失。本集團積極承擔自身社會責任，以「創造財富、服務社會、培育人才、報效國家」的企業宗旨，積極參與公益事業，推出公益品牌，通過組織社區業主及住戶、員工積極參與公益活動，以點滴善行回饋社會和國家。

我們將「人機協同開啟物業新質生產力」作為本集團ESG實踐的重要方向之一，讓智能化成為ESG實踐的強勁引擎。在我們看來，科技不僅是提升品質與效率的運營工具，更是員工的安全屏障與服務品質的核心放大器。我們始終秉持「人機協同、而非機器替代」的理念，讓智能化成為員工的解放者——將員工從高強度的機械勞作與高風險作業環境中解脫出來，使其能更專注於傳遞服務溫度。

最後，本人謹代表董事會，對在過去一年為公司發展付出辛勤努力的全體員工及管理團隊，對所有股東及合作夥伴的支持和信任，致以誠摯感謝。

承董事會命
吳秋雲
董事長兼執行董事

2026年8月28日

Carry out innovative ESG practices for sustainable development

We plan to integrate the ESG concept into the Group's operations in all aspects. We aim to meet the needs of property owners, advocate green properties, pursue sustainable development, and actively shoulder social responsibilities, committed to creating a "warm community culture" with a "technological" and "modern" community and living space for property owners. The Group will implement the concept of low-carbon and green office, actively seek and adopt innovative practices to reduce the consumption of resources in the office process and enhance its energy management. We plan to create green community projects and utilize digital technology for integrated management of energy consumption to enhance energy use efficiency and reduce emissions while ensuring the service quality for property owners and residents.

The Group will keep a close watch on the introduction of national climate change policies and the dynamic development trends, actively identify the major risks to be brought about by climate change and take measures in advance to minimize the losses. The Group actively undertakes its own social responsibilities. Under the motto of "creating wealth, serving the society, cultivating talents and serving the country", it actively participates in public welfare undertakings and launches a public welfare brand and leads property owners, community residents and employees in actively participating in public welfare activities to give back to the society and the country.

We regard "unlocking new quality productive forces in property management through human – machine collaboration" as one of the key directions of ESG practices of the Group, with a view to making the intelligence a powerful engine for our ESG practices. In our view, technology is not merely an operational tool for enhancing quality and efficiency; it is also a safety safeguard for our employees and a key force multiplier for service quality. We have always upheld the philosophy of "human – machine collaboration rather than machine replacement", enabling intelligent technologies to empower our employees by relieving them from strenuous repetitive work and high-risk operating environments, allowing them to focus more on delivering the human touch of our services.

Last but not least, on behalf of the Board, I would like to express my sincere gratitude to all employees and management team who have made contributions to the development of the Company over the past year, and to all Shareholders and partners for their support and trust.

By Order of the Board
Wu Qiuyun
Chairman and executive Director

August 28, 2026

管理層討論及分析 MANAGEMENT DISCUSSION AND ANALYSIS

業務回顧

概覽

本集團是全國性戰略服務網絡的綜合性物業管理服務提供企業。截至2026年6月30日，本集團共管理490個物業管理項目，總在管建築面積（「**建築面積**」）約為99.2百萬平方米（「**平方米**」），覆蓋中國19個省、直轄市及自治區的68個城市。截至2026年6月30日，本集團訂約管理524個物業管理項目，總合約建築面積約為107.4百萬平方米，覆蓋中國19個省、直轄市及自治區的69個城市。

本集團主要通過四大業務線提供多元化服務，以社區服務為基礎，持續夯實服務品質；同時不斷開拓進取，形成涵蓋社區服務、商企服務、城市服務及服務周邊四維服務場景。本集團的在管物業組合包括(i)社區物業；及(ii)非社區物業，包括(a)商業物業，如購物中心、寫字樓及酒店式公寓、產業園、學校及醫院；及(b)城市服務，如市政環衛、垃圾處理、水處理、文化場館、公共交通等。

截至2026年6月30日止六個月，本集團實現收入約人民幣913.4百萬元，較2025年同期減少約9.7%；而毛利約為人民幣214.6百萬元，較2025年同期減少約17.2%；2026年上半年實現淨利潤為人民幣70.7百萬元，較2025年同期降低約25.3%。而截至2026年6月30日止六個月，歸屬於母公司所有者的淨利潤為約人民幣70.0百萬元，較2025年同期降低約21.7%。每股基本盈利約人民幣0.19元。

BUSINESS REVIEW

Overview

The Group is a comprehensive property management service provider with a strategic service network across China. As of June 30, 2026, the Group had a total of 490 property management projects under management with an aggregate gross floor area (“**GFA**”) under management of approximately 99.2 million square metres (“**sq.m.**”), covering 68 cities across 19 provinces, municipalities and autonomous regions in China. As of June 30, 2026, the Group was contracted to manage 524 property management projects with an aggregate contracted GFA of approximately 107.4 million sq.m., covering 69 cities across 19 provinces, municipalities and autonomous regions in China.

The Group provides diversified services principally through four major business lines. Building on community services, the Group continuously enhances its service quality, while continuing to explore and expand to shape a four-dimensional service landscape covering community services, commercial services, urban services and peripheral services. Its portfolio of managed properties comprises (i) community properties; and (ii) non-community properties, including (a) commercial properties, such as shopping malls, office buildings and serviced apartments, industrial parks, schools and hospitals; and (b) urban services, such as municipal sanitation, garbage collection and disposal, water treatment, cultural venues, and public transportation, etc.

For the six months ended June 30, 2026, the Group’s revenue was approximately RMB913.4 million, representing a decrease of approximately 9.7% as compared to the corresponding period in 2025; gross profit was approximately RMB214.6 million, representing a decrease of approximately 17.2% as compared to the corresponding period in 2025. Net profit in the first half of 2026 amounted to RMB70.7 million, representing a decrease of approximately 25.3% as compared to corresponding period in 2025. For the six months ended June 30, 2026, the net profit attributable to owners of the parent company amounted to approximately RMB70.0 million, representing a decrease of approximately 21.7% as compared to the corresponding period in 2025. Basic earnings per share amounted to approximately RMB0.19.

報告期內，本集團積極擁抱科技，持續加大科技投入，推動物業服務場景與人工智能技術的深度融合。本集團於2026年6月與北京可安可智能科技有限公司（「**可安可**」）簽署《股權戰略合資協議》，共同出資設立河北榮安智能機器人科技有限公司（「**榮安智能機器人**」），註冊資本為人民幣2,000萬元，本集團持股60%。榮萬家作為物業場景方，向榮安智能機器人開放具備落地條件的在管項目資源，負責作業標準、場地支持及合規的場景數據，並依託現有物業體系協助產品落地與市場拓展；可安可作為技術提供方，負責成熟的機器人軟硬件產品、核心算法及運維團隊，以適應物業複雜場景的產品研發與迭代，雙方利用各自優勢共同構建「算法+硬件+場景」的商業閉環。

榮安智能機器人首批機器人已於2026年8月正式進場部署。榮安智能機器人將聚焦物業場景智能機器人的研發、生產與全域運營，率先在出入口管控、園區巡檢、路面清潔、地庫清潔等場景落地人機協同作業。榮安智能機器人業務的推進有助於為本集團的智能化升級培育新動能，驅動本集團向科技驅動型服務升級。

During the Reporting Period, the Group actively embraced technology and continued to increase its investment in technology, promoting the deep integration of property service scenarios with artificial intelligence. In June 2026, the Group entered into an Equity Strategic Joint Venture Agreement with Beijing Co&Co Intelligent Technology Co., Ltd. (“**CONCO**”) to jointly establish Hebei Rong'an Intelligent Robotics Co., Ltd. (河北榮安智能機器人科技有限公司) (“**Rong'an Intelligent Robotics**”), with a registered capital of RMB20.0 million, of which the Group holds a 60% equity interest. As the provider of property scenarios, Roiserv will make managed-project resources available that are ready for deployment to Rong'an Intelligent Robotics, and will be responsible for operating standards, site support and compliant scenario-related data, leveraging its existing property platform to assist product deployment and market expansion. CONCO, as the technology provider, will be responsible for supplying mature robotic hardware and software products, core algorithms and operation & maintenance teams to support product development iteration tailored to the complexity of property scenarios. Both parties will leverage their respective strengths to jointly construct a commercial closed loop of “algorithms + hardware + scenarios”.

The first of Rong'an Intelligent Robotics' robots were formally deployed on-site in August 2026. Rong'an Intelligent Robotics will focus on the R&D, manufacturing and end-to-end operations of intelligent robots for property scenarios, initially implementing human-machine collaborative operations in access control, estate patrols, outdoor surface cleaning, basement cleaning and other scenarios. Advancement of Rong'an Intelligent Robotics' business will help cultivate new momentum for the Group's intelligent upgrading and drive the Group's transition toward technology-driven service upgrades.

業務模式

本集團主要擁有四大業務，即(i)社區服務，(ii)商企服務，(iii)城市服務，及(iv)服務周邊，其形成向本集團客戶提供之綜合服務並涵蓋物業管理的整條價值鏈。

- 社區服務：主要包括：(1)基礎物業管理服務，本集團為住宅、公寓、底商等物業的業主及住戶提供廣泛的物業管理服務，主要包括保安、清潔、綠化及園藝，以及維修及維護服務；及(2)其他服務。於期內，本集團物業管理費主要採用包幹制收取，輔以少量酬金制。
- 商企服務：本集團為包括購物中心、寫字樓及酒店式公寓、產業園、學校及醫院等在內物業的業主及住戶提供物業管理服務及其他服務。
- 城市服務：本集團提供城市運營服務，主要包括：市政環衛、垃圾處理、水處理、文體場館及公共交通等。
- 服務周邊：本集團向客戶提供(1)車位租售服務、二手房買賣等經紀服務，基於本集團自有及第三方車位資源，提供車位租賃及買賣、二手房買賣等經紀服務，涵蓋資源匹配、交易撮合及權證辦理等全鏈條服務。本集團憑藉對社區資產的深度運營能力，有效盤活存量資源，在提升業主資產流動性的同時，為本集團帶來持續的服務費收入；(2)新零售、房屋維修維護及家政服務等生活服務，上述服務旨在提升住戶居住體驗，增強用戶黏性，並進一步拓展本集團在社區場景下的變現空間；及(3)向物業開發商提供全方位的增值服務。

BUSINESS MODEL

The Group principally operates four major business lines, namely (i) community services, (ii) commercial services, (iii) urban services, and (iv) peripheral services, which constitute the comprehensive services that the Group provides to its customers, and cover the entire value chain of property management.

- Community services: These services mainly include: (1) basic property management services: The Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services; and (2) other services. During the Period, all of the Group's property management fees were mainly charged on a lump-sum basis, supplemented by a small number of commission-based arrangements.
- Commercial services: The Group provides property management and other services to owners and residents of properties including shopping malls, office buildings and serviced apartments, industrial parks, schools and hospitals.
- Urban services: The Group provides urban operation services, mainly including: municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation.
- Peripheral services: The Group provides customers with (1) brokerage services such as parking space rental and sales services and second-hand house transaction. Based on the parking spaces resources owned by the Group and third parties, the Group provide brokerage services such as parking space rental and sales, as well as the second-hand house transaction involving a full chain of services covering resource matching, transaction facilitation and title registration. With its in-depth operational capabilities in community assets, the Group effectively revitalises existing resources, thereby enhancing the liquidity of property owners' assets while generating recurring service fee income for the Group; (2) home-living services such as new retail, home repairs, maintenance, and housekeeping services. The aforementioned services are designed to enhance the living experience of residents, increase user loyalty, and further expand the revenue-generating potential of the Group in the community; and (3) comprehensive value-added services to property developers.

社區物業、商企物業及城市服務在管建築面積及合同額

下表載列分別截至2026年及2025年6月30日止六個月本集團的在管建築面積／合同額之變動：

GFA UNDER MANAGEMENT AND CONTRACT AMOUNTS OF COMMUNITY PROPERTIES, COMMERCIAL AND CORPORATE PROPERTIES AND URBAN SERVICES

The table below sets out the respective movements of the Group's GFA under management and contract amounts for the six months ended June 30, 2026 and 2025:

		截至6月30日止六個月 Six months ended June 30,			
		2026年		2025年	
		在管 建築面積 GFA under management (千平方米) (‘000 sq. m.)	合同額 Contract amounts (人民幣千元) (RMB'000)	在管 建築面積 GFA under management (千平方米) (‘000 sq. m.)	合同額 Contract amounts (人民幣千元) (RMB'000)
社區物業	Community properties	86,755	–	86,017	–
商企物業	Commercial and corporate properties	–	164,352	–	57,051
城市服務	Urban services	–	503,544	–	515,798
截至期末	As of the end of the Period	86,755	667,896	86,017	572,849

附註：由於本集團社區物業的收費機制主要基於在管建築面積計費，相關數據故按在管建築面積口徑統計；商企物業及城市服務則主要基於合同約定金額計費，相關數據故按合同額口徑統計。

Note: As the charging mechanism for the Group's community properties is primarily based on the GFA under management, the relevant data are presented on the basis of GFA under management. As the charging mechanism for commercial and corporate properties and urban services is primarily based on the agreed amount in the contract, the relevant data are presented on the basis of contract amounts.

本集團持續豐富物業管理服務組合，在鞏固社區物業基礎上，積極拓展商企物業及城市服務等業態。截至2026年6月30日，本集團社區物業在管建築面積約為86.75百萬平方米，較截至2025年6月30日增加約0.85%。商企物業合同額為人民幣164.35百萬元，較截至2025年6月30日增加約188.07%，城市服務合同額為人民幣503.54百萬元，較截至2025年6月30日降低約2.37%。

The Group continues to diversify its property management service portfolio. On the foundation of consolidating its community properties, the Group is actively expanding into commercial and corporate properties and urban services. As at June 30, 2026, the GFA under management of the Group's community properties amounted to approximately 86.75 million sq. m., representing an increase of approximately 0.85% as compared with June 30, 2025. The contract amounts of commercial and corporate properties amounted to RMB164.35 million, representing an increase of approximately 188.07% as compared with June 30, 2025. The contract amounts of urban services amounted to RMB503.54 million, representing a decrease of approximately 2.37% as compared with June 30, 2025.

此外，截至2026年6月30日，於有關期間內本集團與獨立第三方物業開發商簽署了52份正式合作協議。於該等合作協議中，該等物業開發商聘請本集團作為物業管理服務提供商，交付本集團管理相關項目並在約定的服務範圍內支付本集團物業管理費。2026年上半年本集團持續調整業務結構，拓展工作繼續主攻非住業態及城市運營服務項目，服務模式全部打開，包括不限於全委、勞務委託、專項服務項目等多模式拓展。2026年上半年簽署協議涵蓋住宅、辦公樓、產業園、學校、酒店、廠區、公建、商業、專項服務等多種業務類型。

城市服務

本集團提供廣泛的城市運營服務，包括市政環衛、垃圾處理、水處理、文體場館及公共交通等服務。以城市實際市場需求為重點，助力我國城市高質量發展，解決城市環衛及環境治理問題，為城市治理提供精細服務，助力智慧城市建設。截至2026年6月30日，本集團已簽約6個城市共9個城市服務運營項目，業務涵蓋河北省、黑龍江省。

服務周邊

本集團圍繞服務客戶的多元化需求，提供廣泛的服務周邊，具體包括：

- (1) 基於本集團自有及第三方的車位提供車位租售服務、二手房買賣等經紀服務。本集團向業主及住戶提供車位租售服務，憑藉本集團透過社區服務及商企服務所促進的與業主及住戶的積極溝通及緊密關係，將本集團通過抵債所獲得的自有車位及代理的第三方車位提供車位租售服務。本集團採用了租售業務系統，該系統保障客戶隱私並對房源供求信息進行高效匹配，可以為業主提供便捷租售管道，帶來了更好的服務體驗；

In addition, as of June 30, 2026, the Group had entered into 52 formal cooperation agreements with independent third-party property developers during the Relevant Period. In such cooperation agreements, such property developers engaged the Group as the property management services provider, entrusted the Group with the management of relevant projects and shall pay the Group property management fees based on agreed scope of services. In the first half of 2026, the Group continued to adjust its business structure and focused its efforts on expanding non-residential and urban operation service projects. The Group established a complete series of service modes, including but not limited to full entrustment, labor entrustment and specialized service projects. The agreements executed in the first half of 2026 covered various types of businesses, including residential buildings, office buildings, industrial parks, schools, hotels, factory premises, public buildings, commercial buildings and specialized services.

Urban services

The Group offers extensive urban operation services, including municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation. Focusing on the actual needs of the urban market, the Group strives to facilitate the high-quality development of Chinese cities, address urban sanitation and environmental governance issues, provide refined services for urban governance, and contribute to the development of smart cities. As of June 30, 2026, the Group had signed 9 urban service operation projects in 6 cities, covering Hebei Province and Heilongjiang Province.

Peripheral services

Centered on the diverse needs of serving our customers, the Group provides a wide range of peripheral services, specifically including:

- (1) brokerage services, such as parking space rental and sales services and second-hand house transaction based on parking spaces owned by the Group and third parties. The Group provides parking space rental and sales services to owners and residents. Leveraging the proactive communication and close relationships with owners and residents fostered through its community and commercial services, the Group provides rental and sales services for its own parking spaces obtained through debt settlement and third-party parking spaces under agency. The Group has adopted a rental and sales business system that ensures customer privacy and efficiently matches housing supply and demand information, enabling convenient rental and sales channels for millions of owners and bringing a better service experience;

- (2) 面向在管物業的業主住戶提供新零售、房屋維修維護及家政服務等生活服務。本集團新零售業務建立了「連鎖便利店+自營前置倉+社區團購」業務模式。線下連鎖便利店煥新為「臨鄰便利」，在線團購業務煥新為「臨鄰GO」，本集團通過該模式實現S2B2C的新零售服務，建立最後500米的購買場景和購買效率的雙向優勢。此外，本集團具備供應鏈輸出，單品原設備製造商（「**OEM**」）的能力，為業主提供更豐富、更便捷、更具性價比的商品。截至2026年6月30日，本集團在管社區擁有合共59家實體店，擁有逾4,000種活躍銷售單品（「**單品**」），實現了約186.6萬的米飯公社註冊用戶；及
- (2) home-living services such as new retail, home repairs and maintenance, and housekeeping services for owners and residents of the properties under management. The Group's new retail business has established a business model of "chain convenience stores + self-operated warehouses + community group purchases". The Group's offline chain convenience stores have been revamped as "Neighborhood Convenience," and the online group buying business has been revamped as "GO Online." The Group delivers S2B2C new retail services through this model. It establishes a dual advantage in purchase scenarios and purchase efficiency within the last 500 meters. In addition, the Group has the capability for supply chain output and single-product original equipment manufacturer ("OEM"), which enables it to provide property owners with more diverse, convenient, and cost-effective products. As of June 30, 2026, the Group had a total of 59 physical stores in the communities under its management, with over 4,000 active stock-keeping units ("SKUs") and approximately 1.866 million registered users on Rice Commune; and
- (3) 面向物業開發商提供全方位的增值服務。本集團在物業開發不同階段及物業銷售過程中為物業開發商提供廣泛的增值服務，主要包括物業工程服務、案場服務及其他服務。
- (3) comprehensive value-added services for property developers. The Group provides a wide spectrum of value-added services to property developers through different phases of the property development and sales process, primarily including property engineering services, on-site services, and other services.

綜上，應對上游地產行業整體下行的經濟形勢，本集團積極佈局新業務。一方面，受地產行業整體下行影響，預估本集團2026年下半年工程業務體量將繼續縮減，工程業務逐步向已交房及外部項目遷移，2026年下半年將進一步發展工程維修、家裝、園林養護、直飲水等已交房社區業務。另一方面，本集團積極洽談公建、市政、園區、城市環衛、景區、公園等改造、養管業務，部署小區、企事業機關單位、公共停車場等非機動車、機動車充電樁安裝全程施工業務，彌補業績缺口，拓展多元化經營。

Given the above, in order to address the overall downward economic situation of the upstream real estate industry, the Group has proactively explored new business opportunities. On the one hand, affected by the overall downturn in the real estate industry, the Group expects its engineering business volume to continue shrinking in the second half of 2026. The engineering business is gradually shifting to delivered properties and external projects. In the second half of 2026, the Group will further develop its community business for delivered properties, which includes engineering and maintenance services, home decoration, gardening and landscaping, and direct drinking water services. On the other hand, the Group actively negotiated on renovation, maintenance and management business of public buildings, municipal works, parks, urban sanitation, scenic spots and public parks, and deployed the whole construction business for the installation of non-motorized and motorized charging piles in residential communities, enterprises, institutions and public parking lots, to make up for the performance gap and expand into diversified business.

未來展望

展望2026年下半年，本集團將：

- (i) 持續提升服務力，依託榮安智能機器人，推廣「人機協同」配置和作業模式，給業主提供更高效、可感知的服務。同時，圍繞業主生活，進一步豐富社區服務內涵，助力業主方便、便宜的生活體驗。
- (ii) 持續完善「生命全週期，服務全鏈條」的服務體系，持續豐富服務周邊品類，進一步推廣汽車洗美、便利亭等業務，推廣不產經紀等物業空間管理服務，為業主生活提供便利性。響應國家相關政策導向，推進社區家政服務、社區康養等業務，與社區積極協同，發揮物業在國家基層治理中的作用。
- (iii) 繼續加大市場拓展力度，通過資源、管道開發與多元合作進一步拓展新項目，積極融入城市更新業務，調優業務結構同時穩健發展速度。
- (iv) 持續優化運營品質，通過組織機構改革和業務權責、流程優化，減少組織層級，提升職能對項目的賦能能力，直接觸達業主需要，降費提效，同時，完善、優化各項機制保障和智慧平台建設，著力解決工單報修、監控響應及時性和業主投訴的及時有效解決能力、從而持續提升物業服務品質。
- (v) 加強財務管控及資本支持體系建設，提升財務管控效率，調整收入結構及利潤結構，加大應收賬款回收力度，強化現金流管理，提升企業抗風險能力。

OUTLOOK

Looking ahead to the second half of 2026, the Group will:

- (i) continuously enhance service capabilities, relying on Rong'an Intelligent Robots to promote a "human-machine collaboration" operation model, thereby delivering more efficient and tangible services to its owners. At the same time, the Group will further diversify its community service offerings around their daily needs to facilitate a more convenient and cost-effective living experience for owners.
- (ii) continuously improve the "whole life cycle and whole service chain" service system to steadily enrich the segment of peripheral services, further promote businesses such as car washing and beauty, convenience kiosks, and expand the property brokerage and other property space management services to provide greater convenience for owners' daily lives. In response to relevant national policy orientations, the Group will advance community housekeeping and community health and elderly care services, actively collaborating with local communities and leveraging the role of property management in national grassroots governance.
- (iii) continue to strengthen our market expansion efforts and further develop new projects through resources, channel development and diversified cooperation, actively integrating into urban renewal businesses and optimizing the business structure while maintaining a steady pace of development.
- (iv) continuously optimize operational quality. Through organizational restructuring and optimization of business roles and responsibilities as well as workflows, the Group will reduce organizational layers and enhance the empowerment of functional departments to project teams, directly addressing owners' needs while reducing costs and improving efficiency. Meanwhile, by refining various mechanisms and advancing smart platform development, the Group will focus on ensuring the timeliness of work-order repairs and monitoring responses, as well as the prompt and effective resolution of owner complaints, thereby continuously improving the quality of property services.
- (v) strengthen the development of financial management and control and capital support system, enhance the efficiency of financial management and control, adjust the revenue structure and profit structure, step up the collection of accounts receivable, strengthen cash flow management, and improve the risk management capability of the enterprise.

財務回顧

收入

於有關期間，本集團的收入主要來自四大業務線，即(i)社區服務；(ii)商企服務；(iii)城市服務；及(iv)服務周邊。

下表列出了所示期內本集團按業務線確認收入的詳細資訊：

FINANCIAL REVIEW

Revenue

During the Relevant Period, the Group derived its revenue principally from four business lines, namely (i) community services; (ii) commercial services; (iii) urban services; and (iv) peripheral services.

The following table sets forth the details of the Group's revenue recognised by business line for the periods indicated:

		截至6月30日止六個月 Six months ended June 30,		
		2026年 2026 人民幣千元 RMB'000	2025年 2025 人民幣千元 RMB'000	變化 Change (百分比%) (%)
社區服務	Community services	694,636	725,237	-4.2
商企服務	Commercial services	31,746	30,732	3.3
城市服務	Urban services	79,517	112,138	-29.1
服務周邊	Peripheral services	107,459	143,749	-25.2
總計	Total	913,358	1,011,857	-9.7

本集團的收入由截至2025年6月30日止六個月的約人民幣1,011.9百萬元減少約9.7%至截至2026年6月30日止六個月的約人民幣913.4百萬元。以下所列為業務線收入變化的原因：

The Group's revenue decreased by approximately 9.7% from approximately RMB1,011.9 million for the six months ended June 30, 2025 to approximately RMB913.4 million for the six months ended June 30, 2026. The reasons for the change of revenue by business line are listed as follows:

- | | |
|---|---|
| <p>(i) 社區服務收入由截至2025年6月30日止六個月的約人民幣725.2百萬元減少約4.2%至截至2026年6月30日止六個月的約人民幣694.6百萬元，主要是由於本集團更加注重項目質量，同時提高新項目的甄選標準，並主動退出低效率低回款項目；</p> | <p>(i) Revenue from community services decreased by approximately 4.2% from approximately RMB725.2 million for the six months ended June 30, 2025 to approximately RMB694.6 million for the six months ended June 30, 2026, primarily due to the Group's increased focus on project quality and heightened the selection criteria for new projects and its proactive termination of projects with low efficiency and poor payment collection;</p> |
| <p>(ii) 商企服務收入由截至2025年6月30日止六個月的約人民幣30.7百萬元增加約3.3%至截至2026年6月30日止六個月的約人民幣31.7百萬元，主要是由於本集團於有關年度積極進行業務拓展，增加新項目所致；</p> | <p>(ii) Revenue from commercial services increased by approximately 3.3% from approximately RMB30.7 million for the six months ended June 30, 2025 to approximately RMB31.7 million for the six months ended June 30, 2026, primarily due to the addition of new projects resulting from the Group's proactive efforts on business expansion during the relevant year;</p> |

(iii) 城市服務收入由截至2025年6月30日止六個月的約人民幣112.1百萬元減少約29.1%至截至2026年6月30日止六個月的約人民幣79.5百萬元，主要由於本集團部分項目到期，考慮現金流不再參與投標；

(iv) 服務周邊的收入由截至2025年6月30日止六個月的約人民幣143.7百萬元減少約25.2%至截至2026年6月30日止六個月的約人民幣107.5百萬元，主要由於受地產行業週期性下行影響，開發公司關聯業務等大幅減少。

(iii) Revenue from urban services decreased by approximately 29.1% from approximately RMB112.1 million for the six months ended June 30, 2025 to approximately RMB79.5 million for the six months ended June 30, 2026, primarily due to the expiration of certain projects of the Group and in consideration of cash flow, the Group has decided not to participate in the relevant tenders; and

(iv) Revenue from peripheral services decreased by approximately 25.2% from approximately RMB143.7 million for the six months ended June 30, 2025 to approximately RMB107.5 million for the six months ended June 30, 2026, primarily due to the cyclical downturn in the real estate industry, which led to a significant decrease in businesses such as development of related business of the Company.

社區服務

主要包括：(1)基礎物業管理服務，本集團為住宅、公寓、底商等物業的業主及住戶提供廣泛的物業管理服務，主要包括保安、清潔、綠化及園藝，以及維修及維護服務。(2)其他服務。下表載列所示年度內本集團來自社區服務的收入：

Community services

These services mainly include: (1) basic property management services: the Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services; and (2) other services. The following table sets forth a breakdown of the Group's revenue from community services for the years indicated:

		截至6月30日止六個月 Six months ended June 30,			
		2026年 2026		2025年 2025	
		人民幣千元 RMB'000	%	人民幣千元 RMB'000	%
基礎物業管理服務	Basic property management services	679,009	97.8	700,549	96.6
其他服務	Other services	15,627	2.2	24,688	3.4
總計	Total	694,636	100.0	725,237	100.0

基礎物業管理服務

本集團為住宅、公寓、底商等物業的業主及住戶提供廣泛的物業管理服務，主要包括保安、清潔、綠化及園藝，以及維修及維護服務。下表按物業開發商類型呈列所示年度內本集團來自基礎物業管理服務的收入：

Basic property management services

The Group provides a wide range of property management services to owners and residents of properties such as residential buildings, apartments, and street-level shops, mainly including security, cleaning, greening and gardening, as well as repair and maintenance services. The following table sets forth a breakdown of the Group's revenue from basic property management services by type of property developers for the years indicated:

		截至6月30日止六個月 Six months ended June 30,			
		2026年 2026		2025年 2025	
		人民幣千元 RMB'000	%	人民幣千元 RMB'000	%
由榮盛集團開發的物業 ⁽¹⁾	Properties developed by the RiseSun Group ⁽¹⁾	665,887	98.1	692,676	98.9
獨立第三方物業開發商開發的物業	Properties developed by independent third-party property developers	13,122	1.9	7,873	1.1
總計	Total	679,009	100.0	700,549	100.0

附註：

- (1) 指榮盛房地產發展股份有限公司及其附屬公司(不包括本集團)單獨開發的物業，以及榮盛集團與其他物業開發商共同開發的物業(其中榮盛集團持有控股權益)。

Note:

- (1) Representing the properties independently developed by RiseSun Real Estate Development Co., Ltd. (榮盛房地產發展股份有限公司) and its subsidiaries, which exclude the Group, and the properties jointly developed by the RiseSun Group and other property developers in which the RiseSun Group holds a controlling interest.

為促進物業管理網絡的管理，本集團將其地理覆蓋範圍劃分為中國四個主要地區，分別是環渤海經濟圈，長三角地區，大灣區及周邊地區，中西部地區。下表列出了按地域覆蓋範圍提供基礎物業管理服務所產生的所示年份總收入：

To facilitate the management of the property management network, the Group divides its geographic coverage into four major regions in the PRC, namely Bohai Economic Rim, Yangtze River Delta region, Greater Bay Area and surrounding regions, and Central and Western China. The following table sets out the total revenue for the years indicated from the provision of basic property management services by geographical coverage:

		截至6月30日止六個月 Six months ended June 30,			
		2026年 2026		2025年 2025	
		人民幣千元 RMB'000	% %	人民幣千元 RMB'000	% %
環渤海經濟圈 ⁽¹⁾	Bohai Economic Rim ⁽¹⁾	414,821	61.0	408,113	58.3
長三角地區 ⁽²⁾	Yangtze River Delta region ⁽²⁾	124,643	18.4	127,075	18.1
大灣區及周邊地區 ⁽³⁾	Greater Bay Area and surrounding regions ⁽³⁾	32,430	4.8	35,393	5.1
中西部地區 ⁽⁴⁾	Central and Western China ⁽⁴⁾	107,115	15.8	129,968	18.6
總計	Total	679,009	100.0	700,549	100.0

附註：

- (1) 於該地區，我們為位於河北、遼寧、內蒙古及山東的項目提供物業管理服務。
- (2) 於該地區，我們為位於江蘇及浙江的項目提供物業管理服務。
- (3) 於該等地區，我們為位於大灣區惠州以及廣東其他城市的項目提供物業管理服務。
- (4) 於該地區，我們為位於貴州、河南、湖南、四川及重慶的項目提供物業管理服務。

Notes:

- (1) In this region, the Group provided property management services to projects located in Hebei, Liaoning, Inner Mongolia and Shandong.
- (2) In this region, the Group provided property management services to projects located in Jiangsu and Zhejiang.
- (3) In these regions, the Group provided property management services to projects located in Huizhou in the Greater Bay Area and other cities in Guangdong.
- (4) In this region, the Group provided property management services to projects located in Guizhou, Henan, Hunan, Sichuan and Chongqing.

商企服務

本集團為包括購物中心、寫字樓及酒店式公寓、產業園、學校及醫院等在內物業的業主及住戶提供物業管理服務及其他服務。商企服務收入由截至2025年6月30日止六個月的人民幣30.7百萬元增長約3.3%至2026年6月30日止六個月的人民幣31.7百萬元。

Commercial services

The Group provides property management and other services to owners and residents of properties including shopping malls, office buildings and serviced apartments, industry parks, schools and hospitals. Revenue from commercial services increased by approximately 3.3% from RMB30.7 million for the six months ended June 30, 2025 to RMB31.7 million for the six months ended June 30, 2026.

城市服務

本集團提供城市運營服務，主要包括：市政環衛、垃圾處理、水處理、文體場館及公共交通等。城市服務收入由截至2025年6月30日止六個月的人民幣112.1百萬元減少29.1%至2026年6月30日止六個月的人民幣79.5百萬元。

Urban services

The Group provides urban operation services, mainly including: municipal sanitation, garbage collection and disposal, water treatment, sports and cultural venues, and public transportation. Revenue from urban services decreased by 29.1% from RMB112.1 million for the six months ended June 30, 2025 to RMB79.5 million for the six months ended June 30, 2026.

服務周邊

本集團向客戶提供(1)車位租售服務、二手房買賣等經紀服務；(2)新零售、房屋維修維護及家政服務等生活服務；(3)向物業開發商提供全方位的增值服務。該等增值服務主要包括(i)物業工程服務；(ii)案場服務；及(iii)其他服務，主要包括前期規劃及設計諮詢服務、物業交付服務及售後服務。服務周邊收入由截至2025年6月30日止六個月的人民幣143.7百萬元減少約25.2%至2026年6月30日止六個月的人民幣107.5百萬元。

Peripheral services

The Group provides customers with (1) brokerage services such as parking space rental and sales services and second-hand house transaction; (2) home-living services such as new retail, home repairs, maintenance, and housekeeping services; and (3) comprehensive value-added services to property developers. These value-added services mainly include (i) property engineering services; (ii) on-site services; and (iii) other services, mainly including preliminary planning and design consultancy services, property delivery services, and after-sales services. Revenue from peripheral services decreased by approximately 25.2% from RMB143.7 million for the six months ended June 30, 2025 to RMB107.5 million for the six months ended June 30, 2026.

下表列出了服務周邊所產生的所示年份總收入：

The following table sets out the total revenue from peripheral services for the years indicated:

		截至6月30日止六個月 Six months ended June 30,			
		2026年 2026		2025年 2025	
		人民幣千元 RMB'000	% %	人民幣千元 RMB'000	% %
車位租售服務	Parking space rental and sales services	19,583.1	18.2	16,037.0	11.2
生活服務	Home-living services	61,138.6	56.9	71,962.2	50.1
物業開發商增值 服務	Value-added services to property developers	26,737.7	24.9	55,750.2	38.8
總計	Total	107,459.4	100.0	143,749.4	100.0

營業總成本

本集團的營業總成本主要包括(i)僱員福利開支；(ii)維護成本；(iii)工程成本；(iv)綠化及清潔開支；(v)已售貨品成本；(vi)水電費；(vii)稅項及其他徵費；(viii)消耗品成本；(ix)辦公室開支；(x)差旅及招待開支；(xi)折舊及攤銷費用；及(xii)其他。本集團的營業總成本由截至2025年6月30日止六個月的約人民幣752.6百萬元減少約7.2%至截至2026年6月30日止六個月的約人民幣698.8百萬元。營業總成本的減少主要是由於收入減少。

Total operating cost

The Group's total operating cost mainly consists of (i) employee benefit expenses; (ii) maintenance costs; (iii) engineering costs; (iv) greening and cleaning expenses; (v) costs of goods sold; (vi) utilities; (vii) taxes and other levies; (viii) cost of consumables; (ix) office expenses; (x) travelling and entertainment expenses; (xi) depreciation and amortization charges; and (xii) others. The Group's total operating cost decreased by approximately 7.2% from approximately RMB752.6 million for the six months ended June 30, 2025 to approximately RMB698.8 million for the six months ended June 30, 2026. Such decrease in the total operating cost was mainly due to the decrease in revenue.

毛利及毛利率

Gross profit and gross profit margin

分類	Category	截至6月30日止六個月 Six months ended June 30,			
		2026年 2026		2025年 2025	
		毛利 Gross profit	毛利率 Gross profit margin	毛利 Gross profit	毛利率 Gross profit margin
		人民幣千元 RMB'000	%	人民幣千元 RMB'000	%
社區服務	Community services	147,067	21.2	164,987	22.7
商企服務	Commercial services	4,617	14.5	5,988	19.5
城市服務	Urban services	13,685	17.2	26,457	23.6
服務周邊	Peripheral services	49,208	45.8	61,786	43.0
總計	Total	214,577	23.5	259,218	25.6

毛利代表收入減去銷售成本。基於以上所述原因，本集團的毛利由截至2025年6月30日止六個月的約人民幣259.2百萬元減少約17.2%至截至2026年6月30日止六個月的約人民幣214.6百萬元。

Gross profit represents revenue less cost of sales. Based on the reasons set out above, the Group's gross profit decreased by approximately 17.2% from approximately RMB259.2 million for the six months ended June 30, 2025 to approximately RMB214.6 million for the six months ended June 30, 2026.

本集團的毛利率由截至2025年6月30日止六個月的約25.6%減少至截至2026年6月30日止六個月的約23.5%。

The gross profit margin of the Group decreased from approximately 25.6% for the six months ended June 30, 2025 to approximately 23.5% for the six months ended June 30, 2026.

銷售費用

本集團的銷售費用主要包括其銷售及營銷人員的僱員福利開支及辦公開支。本集團的銷售費用由截至2025年6月30日止六個月的約人民幣2.7百萬元減少約5.5%至截至2026年6月30日止六個月的約人民幣2.5百萬元，主要是由於本集團招待費減少所致。

管理費用

本集團的管理費用主要包括(i)職工薪酬；(ii)中介服務費；(iii)差旅及招待費；(iv)資產折舊及攤銷；及(v)殘疾人保證金等。本集團的管理費用由截至2025年6月30日止六個月的約人民幣51.4百萬元減少約15.5%至截至2026年6月30日止六個月的約人民幣43.4百萬元，主要為有關年度內精簡職能人員隊伍及減少職能人員費用，降本增效，各項開支低於上年同期。

所得稅費用

本集團的所得稅費用包括中國企業所得稅。本集團的所得稅開支由截至2025年6月30日止六個月的約人民幣26.2百萬元減少約20.5%至截至2026年6月30日止六個月的約人民幣20.8百萬元。

截至2026年6月30日止六個月，本集團的實際所得稅率約22.7%。於有關期間，本集團更多附屬公司符合「小型微利企業」資格，其應納稅所得額在人民幣3百萬元以下，因此，更多本集團實體可享受所得稅優惠待遇，按5%計算，而一般所得稅按25%計算，導致有關期間的實際稅率低於25%。

Selling expenses

The Group's selling expenses mainly consist of employee benefit expenses and office expenses for its sale and marketing staff. The Group's selling expenses decreased by approximately 5.5% from approximately RMB2.7 million for the six months ended June 30, 2025 to approximately RMB2.5 million for the six months ended June 30, 2026, primarily due to the decrease in the Group's entertainment expenses.

Administrative expenses

The Group's administrative expenses mainly consist of (i) employee benefits; (ii) intermediary service fees; (iii) travelling and entertainment expenses; (iv) depreciation and amortization charges for assets; and (v) disability security fund, etc. The Group's administrative expenses decreased by approximately 15.5% from approximately RMB51.4 million for the six months ended June 30, 2025 to approximately RMB43.4 million for the six months ended June 30, 2026, mainly due to the streamlining of functional workforce and the reduction of functional staff costs, reducing costs and improving efficiency during the relevant year, with various expenses being lower than those of the corresponding period of last year.

Income tax expenses

The Group's income tax expenses comprise PRC corporate income tax. The Group's income tax expenses decreased by approximately 20.5% from approximately RMB26.2 million for the six months ended June 30, 2025 to approximately RMB20.8 million for the six months ended June 30, 2026.

For the six months ended June 30, 2026, the Group's effective income tax rate was approximately 22.7%. During the Relevant Period, more subsidiaries of the Group were qualified as "small low-profit enterprises" where their taxable incomes were less than RMB3 million, as such, more entities of the Group enjoyed preferential income tax treatment, which was calculated at 5% while the general income tax rate was calculated at 25%, which pushed down the effective tax rate below 25% for the Relevant Period.

期內利潤

由於本集團財務狀況的上述變動，本集團期內利潤由截至2025年6月30日止六個月的約人民幣94.7百萬元減少約25.3%至截至2026年6月30日止六個月的約人民幣70.7百萬元。主要系本期因有關期間毛利從2025年6月30日止六個月的259.2百萬元下降至214.6百萬元，毛利貢獻下降44.6百萬元。主要由於(i)我司更加注重項目質量主動退出低效率低回款項目(ii)市場競爭加劇，商企及環衛毛利率降低及(iii)開發商服務收縮；毛利額及毛利率同比減少。

本公司擁有人應佔利潤

截至2026年6月30日止六個月本公司擁有人應佔利潤約為人民幣70.0百萬元，較2025年同期約人民幣89.4百萬元降低約21.7%。

固定資產、使用權資產及長期待攤費用

本集團的固定資產、使用權資產及長期待攤費用包括辦公設備、作業機具、汽車、租賃裝修及使用權資產。截至2025年12月31日及2026年6月30日，本集團的固定資產、使用權資產及長期待攤費用分別約為人民幣47.9百萬元及人民幣38.1百萬元。本集團的物業、廠房及設備於截至2026年6月30日止六個月減少9.8百萬元，主要由於有關期間資產折舊攤銷所致。

投資性房地產

本集團的投資性房地產是指持有以賺取租金及使資本增值的停車場及零售單位。其投資物業由截至2025年12月31日的約人民幣68.7百萬元減少至截至2026年6月30日的約人民幣65.5百萬元，主要由於處置車位所致。

Profit for the Period

As a result of the aforementioned changes in the Group's financial conditions, the Group's profit for the Period decreased by approximately 25.3% from approximately RMB94.7 million for the six months ended June 30, 2025 to approximately RMB70.7 million for the six months ended June 30, 2026. The decrease in profit was mainly due to the gross profit contribution decreased by RMB44.6 million as gross profit for the Relevant Period decreased from RMB259.2 million for the six months ended June 30, 2025 to RMB214.6 million. This was mainly due to (i) the Company's increased focus on project quality and its proactive termination of projects with low efficiency and poor payment collection; (ii) the decrease in gross profit margin for commercial and enterprise environmental sanitation services resulting from increased market competition; and (iii) significant decrease in services for developers, resulting in a year-on-year decrease in gross profit and gross profit margin.

Profit attributable to owners of the Company

Profit attributable to owners of the Company amounted to approximately RMB70.0 million for the six months ended June 30, 2026, representing a decrease of approximately 21.7% from approximately RMB89.4 million for the corresponding period in 2025.

Fixed assets, right-of-use assets and long-term prepaid expenses

The Group's fixed assets, right-of-use assets and long-term prepaid expenses comprise office equipment, operating equipment, vehicles, leasehold improvements and right-of-use assets. As of December 31, 2025 and June 30, 2026, the Group's fixed assets, right-of-use assets and long-term prepaid expenses amounted to approximately RMB47.9 million and RMB38.1 million, respectively. The decrease of RMB9.8 million in the Group's property, plant and equipment during the six months ended June 30, 2026 was primarily attributable to the depreciation and amortisation of assets during the Relevant Period.

Investment properties

The Group's investment properties represent car parks and retail units held to earn rentals and for capital appreciation. Its investment properties decreased from approximately RMB68.7 million as of December 31, 2025 to approximately RMB65.5 million as of June 30, 2026, primarily due to the disposal of parking spaces.

無形資產

本集團的無形資產主要包括計算機軟件。本集團的無形資產由截至2025年12月31日的約人民幣6.3百萬元減少至截至2026年6月30日的約人民幣5.8百萬元，主要由本期無形資產攤銷所致。

存貨

本集團的存貨主要包括原材料、便利店商品、周轉材料、低值易耗品以及從債務抵償協議中取得的車位。本集團的存貨由截至2025年12月31日的約人民幣741.6百萬元增加至2026年6月30日的約人民幣784.3百萬元，保持相對穩定。集團通過債務抵償協議取得的車位及儲藏室等存貨，其變現能力受房地產區域市場波動影響較大。本集團已審慎評估相關風險，預計組建專門團隊積極處置，但無法保證處置時間及價格。若市場持續下行，可能需計提進一步減值準備。

應收賬款及其他應收款項及預付款項

本集團的應收賬款及其他應收款項及預付款項由應收賬款、應收票據、融資租賃應收款項、其他應收款項、向供貨商支付之預付款項組成。截至2026年6月30日，本集團的應收賬款及其他應收款項及預付款項約為人民幣2,692.1百萬元，較截至2025年12月31日的約人民幣2,575.4百萬元增加約4.5%。

本集團的應收賬款主要產生自本集團的社區服務、商企服務、城市服務及服務周邊下所提供各類服務。截至2026年6月30日，本集團的應收賬款約為人民幣2,026.7百萬元，較截至2025年12月31日的約人民幣1,952.4百萬元增加約3.8%。主要是由於業主物業費收取受季節性因素影響，及城市服務商企服務業主財政支出收緊導致。

截至2026年6月30日，本集團錄得長期融資租賃應收款項約為人民幣0.3百萬元，主要由於其訂立融資租賃協議以分租若干停車場及零售單位。

Intangible assets

The Group's intangible assets mainly include computer software. The Group's intangible assets decreased from approximately RMB6.3 million as of December 31, 2025 to approximately RMB5.8 million as of June 30, 2026, mainly due to the amortization of intangible assets during the Period.

Inventories

The Group's inventories consist mainly of raw materials, convenience store merchandise, revolving materials, low-value consumables, and parking spaces acquired from debt settlement arrangement. The Group's inventories increased from approximately RMB741.6 million as of December 31, 2025 to approximately RMB784.3 million as of June 30, 2026, which remained relatively stable. The inventories of the Group, including parking spaces and storage rooms acquired from debt settlement arrangement, are subject to significant volatility in real estate regional markets with respect to their realisability. The Group has conducted a prudent assessment of the related risks and currently anticipates forming a dedicated team to actively dispose of such assets; however, there can be no assurance as to the timing and price of such disposals. Should the market continue to deteriorate, further impairment provisions may be required.

Accounts and other receivables and prepayments

The Group's accounts and other receivables and prepayments comprise accounts receivables, notes receivable, finance lease receivables, other receivables and prepayments to suppliers. As of June 30, 2026, the Group's accounts and other receivables and prepayments amounted to approximately RMB2,692.1 million, representing an increase of approximately 4.5% from approximately RMB2,575.4 million as of December 31, 2025.

The Group's accounts receivables mainly arise from the services provided under the Group's community services, commercial services, urban services and peripheral services. As of June 30, 2026, the Group's accounts receivables amounted to approximately RMB2,026.7 million, representing an increase of approximately 3.8% from approximately RMB1,952.4 million as of December 31, 2025, which was primarily attributable to the seasonal factors affecting the collection of property charges from property owners, as well as the tightening of fiscal expenditures by owners of commercial and corporate services and urban services.

As of June 30, 2026, the Group recorded long-term finance lease receivables in the amount of approximately RMB0.3 million, primarily resulting from the finance lease agreements it entered into for sub-leasing certain car parks and retail units.

本集團其他應收款主要包括應收利息、暫付代收款項、代業主及住戶就水電費支付的款項、合作按金、投標按金及向僱員作出的墊款。截至2026年6月30日，本集團其他應收款約人民幣530.0百萬元，較截至2025年12月31日的約人民幣470.4百萬元增加約12.7%，主要為本年度將長賬齡預付賬款重分類至其他應收款。

截至2026年6月30日，本集團的預付款項約為人民幣134.3百萬元，較截至2025年12月31日的約人民幣146.9百萬元減少約8.6%。

應付賬款及其他應付款項

本集團的應付賬款及其他應付款項由應付賬款、其他應付款項、應付職工薪酬、應交稅費組成。截至2026年6月30日，本集團的應付賬款及其他應付款項約為人民幣1,499.2百萬元，較截至2025年12月31日的約人民幣1,435.9百萬元增加約4.4%。

本集團的應付賬款主要指其就正常業務過程中自供貨商購買的貨品或服務(包括購買材料)作出付款的義務。截至2026年6月30日，本集團的應付賬款約為人民幣750.9百萬元，較截至2025年12月31日的約人民幣719.2百萬元增加約4.4%。

本集團的其他應付款項主要指業主或住戶及供貨商按金、我們管理的物業的維護基金、代物業開發商及業主收取的現金以及代業主及住戶繳納的水電費。截至2026年6月30日，本集團的其他應付款項約為人民幣497.7百萬元，較截至2025年12月31日的約人民幣490.1百萬元增加約1.6%，變動較小。

本集團截至2026年6月30日，應付職工薪酬約為人民幣135.0百萬元，較截至2025年12月31日的約人民幣127.5百萬元增加約5.9%。主要由於經營活動相關的常規性薪酬計提及支付週期差異所致。

The Group's other receivables primarily consist of interest receivable, provisional payments, payments made on behalf of property owners and residents related to utility fees, collaboration deposits, tender deposits and advances to employees. As of June 30, 2026, the Group's other receivables amounted to approximately RMB530.0 million, representing an increase of approximately 12.7% as compared with that of approximately RMB470.4 million as of December 31, 2025, primarily due to the reclassification of long-aged prepayments to other receivables during the current year.

As of June 30, 2026, the Group's prepayments amounted to approximately RMB134.3 million, representing a decrease of approximately 8.6% as compared with that of approximately RMB146.9 million as of December 31, 2025.

Accounts and other payables

The Group's accounts and other payables comprise accounts payables, other payables, staff remuneration payables and taxes payables. As of June 30, 2026, the Group's accounts and other payables amounted to approximately RMB1,499.2 million, representing an increase of approximately 4.4% from approximately RMB1,435.9 million as of December 31, 2025.

The Group's accounts payables primarily represent its obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers, including purchase of materials. As of June 30, 2026, the Group's accounts payables amounted to approximately RMB750.9 million, representing an increase of approximately 4.4% from approximately RMB719.2 million as of December 31, 2025.

The Group's other payables mainly represent deposits from property owners or residents and suppliers, maintenance funds for the properties under the Group's management, cash collected on behalf of property developers and owners, utility fees paid on behalf of property owners and residents. As of June 30, 2026, the Group's other payables amounted to approximately RMB497.7 million, representing an increase of approximately 1.6% from approximately RMB490.1 million as of December 31, 2025, with minimal fluctuations.

As at June 30, 2026, the Group's staff remuneration payables was approximately RMB135.0 million, representing an increase of approximately 5.9% as compared with that of approximately RMB127.5 million as at December 31, 2025. This was primarily due to the routine provisions for remuneration and the timing differences in payment cycles relating to operating activities.

營運資金

本集團通過經營產生的現金及上市所得款項繼續滿足其營運資金、資本支出及其他資本需求。

流動資產淨值

截至2026年6月30日，本集團的流動資產淨值約為人民幣2,019.8百萬元（2025年12月31日：約人民幣1,948.3百萬元）。本集團的流動資產總額由截至2025年12月31日的約人民幣3,916.9百萬元增加約3.0%至截至2026年6月30日的約人民幣4,035.7百萬元。本集團的流動負債總額由截至2025年12月31日的約人民幣1,968.6百萬元增加約2.4%至截至2026年6月30日的約人民幣2,015.9百萬元。

現金及現金等價物

截至2026年6月30日，本集團的現金及現金等價物（不包含使用受限制的銀行存款）約為人民幣456.8百萬元，較截至2025年12月31日的約人民幣508.7百萬元減少約10.2%，主要由於有關期間公司規模擴大及對新業務的投入，採購材料及人工薪酬成本有所上升，導致總體經營現金淨流量有所減少。

債務

截至2026年6月30日，本集團尚未償還的銀行貸款總計人民幣3.0百萬元（2025年12月31日：人民幣3.0百萬元），該等銀行貸款應於2026年9月償還。

資產抵押

截至2026年6月30日，本集團無任何資產抵押（2025年12月31日：無）。

財務風險

本集團的活動面對多種金融風險：外匯風險、信貸風險及流動資金風險。本集團的整體風險管理計劃專注金融市場的難預測性，並尋求盡量減低對本集團財務表現的潛在不利影響。

Working capital

The Group continues to meet the needs for its working capital, capital expenditure and other capital needs with cash generated from operations and proceeds from the Listing.

Net current assets

As of June 30, 2026, the Group's net current assets amounted to approximately RMB2,019.8 million (December 31, 2025: approximately RMB1,948.3 million). The Group's total current assets increased by approximately 3.0% from approximately RMB3,916.9 million as of December 31, 2025 to approximately RMB4,035.7 million as of June 30, 2026. The Group's total current liabilities increased by approximately 2.4% from approximately RMB1,968.6 million as of December 31, 2025 to approximately RMB2,015.9 million as of June 30, 2026.

Cash and cash equivalents

As at June 30, 2026, the Group's cash and cash equivalents (excluding restricted bank deposits) amounted to approximately RMB456.8 million, representing a decrease of approximately 10.2% from approximately RMB508.7 million as at December 31, 2025, which was mainly attributable to the increase in costs for purchasing materials and salaries for employees due to the expansion of the Company's scale and the investment in new business during the Relevant Period, resulting in a decrease in the overall net cash flow from operations.

Indebtedness

As at June 30, 2026, the Group had outstanding bank loans totaling RMB3.0 million (December 31, 2025: RMB3.0 million) which shall be repaid in September 2026.

Pledge of assets

As of June 30, 2026, the Group did not have any pledged assets (December 31, 2025: nil).

Financial risks

The Group's activities are exposed to a variety of financial risks: foreign exchange risk, credit risk and liquidity risk. The Group's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

外匯風險

本集團的業務主要以人民幣進行。截至2026年6月30日，銀行結餘共計港幣0.27百萬元，折合人民幣0.23百萬元。人民幣兌港幣的匯率波動對本集團的經營業績影響不大。

目前，本集團並無實施任何外幣對沖政策，惟本集團管理層將密切監控任何匯率風險，並在必要時考慮使用對沖工具。

信貸風險

本集團面臨應收賬款及其他應收款項、合約資產、銀行現金存款及按公平值計入損益的金融資產相關的信貸風險。應收賬款及其他應收款項、現金及現金等價物及按公平值計入損益的金融資產的賬面值乃本集團就金融資產所面臨的最大信貸風險。

本集團預期並無與銀行現金存款相關的重大信貸風險，因為該等存款絕大部分存入有高信貸評級的銀行。管理層預期不會有該等對手方未履約所產生的任何重大虧損。

本集團預期並無與按公平值計入損益的金融資產相關的重大信貸風險，因為本集團將投資授權賦予商業銀行，且該等授權要求彼等投資具有高市場信貸評級、流動性及穩定回報的理財產品。管理層預期不會有該等對手方未履約所產生的任何重大虧損。

本集團經評估後認為，鑒於關聯方當前的財務狀況及過往信貸歷史，本集團已在來自關聯方的應收賬款及應收票據以及合約資產的賬面價值中充分考慮了壞賬計提及減值準備。除應收關聯方的應收賬款及合約資產外，本集團有大量客戶且並無集中信貸風險。倘本集團未能從關聯方收回應收款項，本集團將考慮採取並不限於資產抵債（包含住宅、商舖、車位、公寓）等方式。

Foreign exchange risk

The Group's businesses are principally conducted in RMB. As at June 30, 2026, bank balances totaled HK\$0.27 million, equivalent to RMB0.23 million. Fluctuation of the exchange rates of RMB against HK\$ have immaterial impact on the Group's results of operations.

Currently, the Group does not implement any foreign currency hedging policy, but the management of the Group will closely monitor the exposure to any exchange rates and consider the use of hedging instruments if necessary.

Credit risk

The Group is exposed to credit risk in relation to its accounts and other receivables, contract assets, cash deposits at banks and financial assets at fair value through profit or loss. The carrying amounts of accounts and other receivables, cash and cash equivalents and financial assets at FVPL represent the Group's maximum exposure to credit risk in relation to financial assets.

The Group expects that there is no significant credit risk associated with cash deposits at banks as they are substantially deposited at banks of high credit ratings. Management expects that there will be no significant losses from non-performance by these counterparties.

The Group expects that there is no significant credit risk associated with financial assets at fair value through profit or loss as the Group furnishes investment mandates to commercial banks, and these mandates require them to invest in wealth management products with high market credit rating, liquidity and stable return. Management expects that there will be no significant losses from non-performance by these counterparties.

The Group has assessed that given the current financial position and previous credit history of the related parties, the Group has fully considered bad debts and impairment provisions on the carrying value of accounts and note receivables and contract assets from related parties. Apart from accounts receivables and contract assets due from related parties, the Group has a large number of customers and there was no concentration of credit risk. In the event that the Group is unable to collect the receivables from related parties, the Group will intend to take various measures including but not limited to realise assets to offset debts (including residences, shops, parking spaces, apartments).

本集團已在應收關聯方的其他應收款項的賬面價值中充分考慮了壞賬計提。本集團經評估後認為，按照12個月預期信貸虧損方法，應收該等實體款項的預期信貸虧損率不屬重大，並將之視為具低信貸風險，故此虧損撥備並不重大。未來，本集團將根據過往結算記錄及過往經驗持續對其他應收款的收回性作出定期整體評估及個別評估。

流動資金風險

為管理流動資金風險，本集團監管及維持充足的現金及現金等價物，以為本集團的營運提供資金，以及降低現金流量變動的影響。

或有負債及訴訟

截至2026年6月30日，本集團並無任何重大或有負債及訴訟(2025年12月31日：無)。

承諾

截至2026年6月30日，本集團作為承租人的租賃承擔為約人民幣6.3百萬元(2025年12月31日：約人民幣14.5百萬元)。

關鍵財務比率

截至2026年6月30日，流動比率為2.00倍(2025年12月31日：約1.99倍)，其資產負債率為約45.8%(2025年12月31日：約45.9%)。

流動比率根據截至相應日期的流動資產總額除以流動負債總額再乘以100%計算得出。

資產負債率或負債比率是根據相應日期的負債總額(流動負債及非流動負債之和)除以資產總額(流動資產及非流動資產之和)再乘以100%計算得出。

The Group has fully considered bad debts provisions on the carrying value of other receivables from related parties. The Group has assessed that the expected credit loss rate for the amounts due from these entities are immaterial under the 12 months ECL method and considered them to have low credit risk, and thus the loss allowance is immaterial. Going forward, the Group will make periodic collective assessments as well as individual assessments on the recoverability of other receivables based on historical settlement records and past experience.

Liquidity risk

To manage the liquidity risk, the Group monitors and maintains an adequate level of cash and cash equivalents to finance the Group's operations and mitigate the effects of fluctuations in cash flows.

CONTINGENT LIABILITIES AND LITIGATIONS

As of June 30, 2026, the Group did not have any material contingent liabilities and litigations (December 31, 2025: nil).

COMMITMENTS

As of June 30, 2026, the lease commitments of the Group as a lessee amounted to approximately RMB6.3 million (December 31, 2025: approximately RMB14.5 million).

KEY FINANCIAL RATIOS

As of June 30, 2026, the current ratio was 2.00 (December 31, 2025: approximately 1.99) and its liabilities to assets ratio was approximately 45.8% (December 31, 2025: approximately 45.9%).

Current ratio is calculated based on the total current assets divided by the total current liabilities as of the respective dates and multiplied by 100%.

Liabilities to assets ratio or gearing ratio is calculated based on total liabilities, which represent the sum of current liabilities and non-current liabilities, divided by total assets, which represent the sum of current assets and non-current assets, as at the respective dates and multiplied by 100%.

附屬公司、聯營公司及合資企業的重大投資、重大收購及出售

截至2026年6月30日止六個月，本公司並無進行任何重大投資、重大收購及出售，亦無附屬公司、聯營公司及合資企業的重大投資、重大收購及出售。

未來重大投資計劃或資本資產

於本報告日期，本集團並無就重大投資或資本資產簽立任何協議，亦無有關重大投資或資本資產的任何其他計劃。儘管如此，倘未來出現任何潛在投資機會，本公司將進行可行性研究及編製實施計劃，以考慮其是否對本公司及本公司股東（「股東」）整體有利。潛在投資機會將由內部資源提供資金，包括上市所得款項淨額。

上市所得款項

上市所得款項淨額約為1,168百萬港元。該等所得款項於有關時刻的擬定用途的詳情載於招股章程。於2023年6月16日，經考慮市況變動及本集團自上市以來的業務需要，董事會決議變更（「變更」）所得款項淨額用途，已將「業務擴張」項下「戰略收購及投資物業管理公司」的未動用所得款項淨額約385.4百萬港元重新分配：(i)為戰略收購及投資從事環衛、醫美及旅遊旅居的目標公司提供資金合共約151.8百萬港元；(ii)允許進一步分配約58.4百萬港元至「豐富社區增值服務組合」項下「進一步多元化本集團的社區增值服務組合以涵蓋家政服務、社區養老及健康服務」，並將範圍擴大至亦涵蓋「農副產品及養殖以及裝修服務」；及(iii)允許進一步分配約175.2百萬港元用作「營運資金及其他一般企業用途」。有關變更的進一步詳情，請分別參閱本公司日期為2023年6月16日及2023年8月29日的公告。有關於2026年6月30日的所得款項淨額使用情況詳情載列如下：

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

The Company did not make any significant investments, material acquisitions or disposals, nor any significant investments, material acquisitions or disposals of subsidiaries, associates and joint ventures during the six months ended June 30, 2026.

FUTURE PLANS FOR MATERIAL INVESTMENTS OR CAPITAL ASSETS

The Group had not executed any agreement in respect of material investment or capital asset and did not have any other plans relating to material investment or capital asset as at the date of this report. Nonetheless, if any potential investment opportunity arises in the coming future, the Company will perform feasibility studies and prepare implementation plans to consider whether it is beneficial to the Company and the shareholders of the Company (the “Shareholders”) as a whole. The potential investment opportunity will be funded by internal resources, including the net proceeds from the Listing.

PROCEEDS FROM LISTING

The net proceeds from the Listing amounted to approximately HK\$1,168 million. Details of the intended usage of such proceeds at the relevant time were set out in the Prospectus. Having considered the change in the market conditions and the business needs of the Group since the Listing, on June 16, 2023, the Board resolved to change (the “Change”) the use of the net proceeds such that the unutilized net proceeds in the amount of approximately HK\$385.4 million from “strategic acquisitions and investments in property management companies” under “business expansion” had been re-allocated to: (i) fund the strategic acquisitions and investments in target companies engaging in environmental sanitation, medical beauty and tourism and accommodation totalled of approximately HK\$151.8 million; (ii) allow a further allocation of approximately HK\$58.4 million to “further diversify the Group’s community value-added service offerings to cover housekeeping services, community elderly care and healthcare service” under “enrich community value-added service offerings” and expand the coverage to include also “agricultural and sideline products and breeding and decoration services”; and (iii) allow a further allocation of approximately HK\$175.2 million to be used for “working capital and other general corporate purposes”. For further details regarding the Change, please refer to the announcements of the Company dated June 16, 2023 and August 29, 2023 respectively. Details of the utilization of the net proceeds as at June 30, 2026 are set forth below:

	變更後 所得款項淨額計劃用途		截至2026年 1月1日 未動用 所得款項淨額 Unutilized net proceeds as of January 1, 2026	於期內 實際使用 所得款項淨額 Actual use of net proceeds during the Period	截至2026年 6月30日 未動用 所得款項淨額 Unutilized net proceeds as of June 30, 2026	所得款項 擬定用途 預期時間表 Expected timeline of the intended use of proceeds
	百萬港元 HK\$'million 概約 Approximate	% 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	
(a) 業務擴張： Business expansion:	467.20	40.00	158.25	0.00	158.25	
(i) 戰略收購及投資物業管理公司 Strategic acquisitions and investments in property management companies	140.16	12.00	15.83	0.00	15.83	2027年 2027
(ii) 戰略收購及投資下游公司 Strategic acquisitions and investments in downstream companies	175.20	15.00	54.95	0.00	54.95	2026年 2026
(iii) 戰略收購及投資從事環衛、 醫美及旅遊旅居的公司 Strategic acquisitions and investments in companies engaged in environmental sanitation, cosmetic medicine, and tourism	151.84	13.00	87.47	0.00	87.47	2026年 2026
(b) 豐富社區增值服務組合： Enrich community value-added service offerings:	233.60	20.00	171.59	1.16	170.43	
(i) 增加本集團的線下便利店覆蓋範圍、擴充產品 種類及加強本集團線下便利店的智慧運營 Increase the coverage of the Group's offline convenience stores, expand product offerings and enhance intelligent operations at the Group's offline convenience stores	46.70	4.00	11.67	0.00	11.67	2026年 2026
(ii) 進一步發展及擴充本集團的不動產經紀服務以 涵蓋本集團在管物業銷售及租賃相關中介服務 Further develop and expand the Group's property brokerage services to cover intermediary services relating to the sales and leasing of properties managed by the Group	46.70	4.00	32.81	1.16	31.65	2026年 2026
(iii) 進一步多元化本集團的社區增值服務組合以涵 蓋家政服務、農副產品及養殖、裝修服務、社 區養老及健康服務 Further diversify the Group's community value- added service offerings to cover housekeeping services, agricultural and aquaculture products and farming, renovation services, community elderly care and healthcare services	140.20	12.00	127.11	0.00	127.11	2026年 2026

	變更後 所得款項淨額計劃用途		截至2026年 1月1日 未動用 所得款項淨額 Unutilized net proceeds as of January 1, 2026	於期內 實際使用 所得款項淨額 Actual use of net proceeds during the Period	截至2026年 6月30日 未動用 所得款項淨額 Unutilized net proceeds as of June 30, 2026	所得款項 擬定用途 預期時間表 Expected timeline of the intended use of proceeds
	百萬港元 HK\$'million 概約 Approximate	% 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	百萬港元 HK\$'million 概約 Approximate	
(c) 升級資訊技術基礎建設： Upgrade information technology infrastructure:	175.20	15.00	152.17	0.00	152.17	
(i) 升級本集團的一站式全管道服務平台以豐富服 務情景並改善用戶體驗 Upgrade the Group's one-stop omni-channel service platform to enrich service scenarios and improve user experience	58.40	5.00	45.10	0.00	45.10	2026年 2026
(ii) 建立及升級資訊技術系統 Build and upgrade information technology systems	43.80	3.75	42.74	0.00	42.74	2026年 2026
(iii) 增加資訊技術系統的覆蓋及在本集團在管小區 推出智能社區管理工具 Increase the coverage of information technology systems and roll out smart community management tools in the communities under the Group's management	43.80	3.75	35.13	0.00	35.13	2026年 2026
(iv) 升級本集團的資訊管理系統 Upgrade the Group's information management systems	29.20	2.50	29.20	0.00	29.20	2026年 2026
(d) 營運資金及其他一般企業用途 Working capital and other general corporate purposes	292.00	25.00	0.00	0.00	0.00	
總計 Total	1,168.00	100.00	482.01	1.16	480.25	

註釋：

Note:

- (1) 由於針對本集團提起的若干法律訴訟，於期內，根據法院（主要為常州市新北區人民法院）的指示，從存放所得款項淨額的銀行賬戶中劃扣合共約1.16百萬港元。該款項從「進一步發展及擴充本集團的不動產經紀業務以涵蓋本集團在管物業銷售及租賃相關中介服務」劃扣。

- (1) As a result of certain legal proceedings brought against the Group, during the Period, a total of approximately HK\$1.16 million was deducted from the bank account where the net proceeds were placed, as directed by the courts, mainly the People's Court of Xinbei District of Changzhou City. Such amount was deducted from "further development and expansion of the Group's property brokerage business to cover intermediary services relating to the sales and leasing of properties managed by the Group".

員工及薪酬政策

人力資源一直是集團最寶貴的資源。截至2026年6月30日，本集團共有6,500名全職僱員。截至2026年6月30日止六個月，本集團確認為費用的員工成本約為人民幣310.82百萬元（截至2025年6月30日止六個月：約人民幣350.75百萬元）。

本集團建立了有競爭力的激勵和績效考核體系，包括股權激勵、激勵性薪酬等。從投資拓展、增值服務、基礎服務質量、整體業績等多個維度，對員工的表現進行考核並提供激勵。本集團採取月度、季度、年度以及短中長期激勵相結合、常規與專項激勵結合的方式激勵員工作出業績。根據中國相關法律法規的要求，本集團為中國僱員繳納社會保險基金（包括養老金、醫療保險、失業保險、工傷保險及生育保險及住房公積金）。

本集團專注於人才培養，不斷建立健全人才分層培養體系，並就不同人員的不同需求提供不同的系統化培訓。集團為高級管理層提供培訓以提升上市後管理及營運意識，為中層管理人員提供風險預防及新業務開發賦權的培訓，為項目經理提供服務專業化和作業標準化的培訓，為後備團隊管理及專業技能培訓等，賦能人才發展。於期內，本集團累計組織培訓近765場，覆蓋人數近22,107人次。

期後重大事項

於2026年6月30日後及直至本報告日期，並無發生對本集團有重大影響的任何重大事項。

EMPLOYEES AND REMUNERATION POLICY

Human resources have always been the most valuable resource of the Group. As of June 30, 2026, the Group had a total of 6,500 full-time employees. During the six months ended June 30, 2026, the staff costs recognized as expenses of the Group amounted to approximately RMB310.82 million (six months ended June 30, 2025: approximately RMB350.75 million).

The Group has established a competitive incentive and performance assessment system, providing equity incentives and performance-based salaries and bonuses. The Group provides incentives based on the evaluation of employees' performance in a number of areas, such as business development, value-added services, basic service quality and overall performance. The Group provides incentives on a combination of monthly, quarterly, annual and short, medium and long-term basis, and on regular and matter-specific basis, to motivate the employees trainings to cater. According to the relevant PRC laws and regulations, the Group makes contributions to social insurance funds, including pension fund, medical insurance, unemployment insurance, work-related injury insurance, and maternity insurance, and housing provident fund for the benefit of the PRC employees.

The Group focuses on cultivating talents, continuously establishes and optimizes a hierarchical talent cultivation system and provides different systematic trainings to cater to individual needs. The Group provides senior management with training on improvement of post-listing management and operational awareness, mid-level management with training on risk prevention and new business development empowerment, project managers with training on service professionalism and standardized operation, reserve team trainees with training on improvement of basic-level management and professional skills etc., empowering talent development. During the Period, the Group organized approximately 765 training sessions, covering nearly 22,107 attendees.

SIGNIFICANT EVENTS AFTER THE PERIOD

There have not been any significant events taken place that have a material impact on the Group from June 30, 2026 and up to the date of this report.

遵守企業管治守則

本集團致力於維持高標準的企業管治，以維護股東的利益及加強企業價值和問責制度。本公司已採納聯交所證券上市規則(「上市規則」)附錄C1第2部分所載的企業管治守則(「企業管治守則」)的守則條文及其他適用法律及監管要求，以維持本公司的高水平企業管治。

據董事所深知，本公司已於有關期間遵守企業管治守則下的所有適用守則條文。

遵守董事及有關僱員進行證券交易的標準守則

本公司已採納上市規則附錄C3所載的《上市發行人董事進行證券交易的標準守則》(「標準守則」)，作為其董事及有可能掌握本公司未經發佈內幕消息的有關僱員進行證券交易的操守守則(「證券買賣守則」)。本公司就董事及有關僱員有否於有關期間內遵守標準守則的所需標準向彼等全體作出具體查詢，而全體董事及有關僱員已確認彼等於截至2026年6月30日止六個月均有遵守標準守則及證券買賣守則。

本公司於有關期間內並未發現任何違規事件。有關僱員若可能擁有本集團的內幕消息，亦須遵守內容不比標準守則寬鬆的證券買賣守則及書面指引。

COMPLIANCE WITH THE CORPORATE GOVERNANCE CODE

The Group is committed to maintaining high standards of corporate governance to safeguard the interests of the Shareholders and to enhance corporate value and accountability system. The Company has adopted the code provisions of the Corporate Governance Code (the “**CG Code**”) contained in Part 2 of Appendix C1 to the Rules Governing the Listing of Securities (the “**Listing Rules**”) on the Stock Exchange and other applicable legal and regulatory requirements so as to maintain a high standard of corporate governance of the Company.

To the best knowledge of the Directors, the Company complied with all applicable code provisions under the CG Code during the Relevant Period.

COMPLIANCE WITH THE MODEL CODE FOR SECURITIES TRANSACTIONS BY DIRECTORS AND RELEVANT EMPLOYEES

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the “**Model Code**”) as set out in Appendix C3 to the Listing Rules as the code of conduct regarding securities transactions by its Directors, and relevant employees who may have access to unpublished inside information of the Company (the “**Securities Dealing Code**”). The Company has made specific enquiries with all the Directors and relevant employees on whether they have complied with the required standard as set out in the Model Code for the Relevant Period and all the Directors and relevant employees confirmed that they have complied with the Model Code and the Securities Dealing Code during the six months ended June 30, 2026.

No incident of non-compliance was found by the Company during the Relevant Period. Relevant employees who are likely to be in possession of inside information of the Group are also subject to compliance with the Securities Dealing Code and written guidelines on no less exacting terms than the Model Code.

董事及最高行政人員於本公司或其任何相聯法團的股份、相關股份或債權證中擁有的權益及／或淡倉

於2026年6月30日，董事及本公司最高行政人員於本公司或其任何相聯法團（定義見《證券及期貨條例》第XV部）之股份、相關股份及債權證中擁有任何根據《證券及期貨條例》第XV部第7及第8分部須知會本公司及聯交所之權益及淡倉（包括彼等根據《證券及期貨條例》之該等條文被當作或視為擁有之權益及淡倉），或根據《證券及期貨條例》第352條的規定載入該條所指登記冊內的權益及淡倉，或將根據標準守則知會本公司及聯交所之權益及淡倉如下：

(1) 於本公司權益

DIRECTORS' AND CHIEF EXECUTIVE'S INTERESTS AND/OR SHORT POSITIONS IN THE SHARES, UNDERLYING SHARES OR DEBENTURES OF THE COMPANY OR ANY OF ITS ASSOCIATED CORPORATIONS

As of June 30, 2026, the interests and short positions of each of our Directors and chief executive of the Company in the Shares, underlying Shares and debentures of the Company or any of our associated corporations (within the meaning of Part XV of the SFO) which is 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 they were taken or deemed to have under such provisions of the SFO) or which is required, pursuant to section 352 of the SFO, to be entered in the register referred to therein, or which is required, pursuant to the Model Code, to be notified to the Company and the Stock Exchange, were as follows:

(1) Interests in the Company

姓名 Name	職位 Position	權益性質 Nature of interest	股份類別 Class of Shares	於相關股份類別中所持股份 Shares held in the relevant class of Shares			佔本公司總股本的百分比 ⁽¹⁾ (概約) Percentage of the total share capital of the Company ⁽¹⁾ (approx.)
				數目 ⁽¹⁾ Number ⁽¹⁾	百分比 ⁽¹⁾ (概約) Percentage ⁽¹⁾ (approx.)		
劉紅霞女士 Ms. Liu Hongxia	董事 Director	受控法團權益 ⁽²⁾ Interest in controlled corporations ⁽²⁾	內資股 Domestic Shares	23,733,000 (L)	8.42%		6.31%

附註：

Notes:

(1) 字母「L」指該人士於股份的好倉。於2026年6月30日，本公司有已發行股份376,000,000股，包括94,000,000股H股和282,000,000股內資股。

(1) The letter "L" denotes the person's long position in the Shares. As at June 30, 2026, the Company had 376,000,000 issued Shares, including 94,000,000 H Shares and 282,000,000 Domestic Shares.

(2) 劉紅霞女士為盛繹德商務的普通合夥人並擁有盛繹德商務的全部控制權。根據《證券及期貨條例》，劉紅霞女士被視為於盛繹德商務所持有的股份中擁有權益。

(2) Ms. Liu Hongxia was a general partner of and had full control over Shengyide Commercial. By virtue of the SFO, Ms. Liu Hongxia is deemed to be interested in the Shares held by Shengyide Commercial.

(2) 於本公司相聯法團權益

姓名 Name	相聯法團名稱 Name of associated corporation
金文輝先生 Mr. Jin Wenhui	榮盛控股 RiseSun Holdings
隆小康先生 Mr. Long Xiaokang	榮盛發展 RiseSun Development

附註：

(1) 字母「L」指該人士於股份的好倉。

(2) Interest in associated corporations of the Company

權益性質 Nature of interest	股份權益 ⁽¹⁾ Interest in shares ⁽¹⁾	持股百分比 (概約) Shareholding percentage (approx.)
實益擁有人 Beneficial owner	2,860,000 (L)	0.44%
實益擁有人 Beneficial owner	1,000,000 (L)	0.02%

Note:

(1) The letter "L" denotes the person's long position in the Shares.

除上文所披露者外，就董事所知及截至2026年6月30日，董事及本公司高級管理人員概無於本公司或其相聯法團（定義見《證券及期貨條例》第XV部）的股份、相關股份及債權證中擁有或被視為擁有根據《證券及期貨條例》第XV部第7及8分部須知會本公司及聯交所的任何權益或淡倉（包括根據《證券及期貨條例》有關條文當作或視為擁有的權益及淡倉），或根據《證券及期貨條例》第352條規定須登記於該條例所指登記冊的權益或淡倉，或根據標準守則規定須知會本公司及聯交所的權益或淡倉。

Save as disclosed above, to the best knowledge of the Directors and as at June 30, 2026, none of the Directors and chief executive of the Company had or was deemed to have interests or short positions in the Shares, underlying Shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which 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 their interests and short positions deemed or taken under the relevant provisions of the SFO), or which were required to be entered in the register required to be kept by the Company under section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

主要股東及其他人士於本公司股份及相關股份的權益及／或淡倉

於2026年6月30日，據董事所知，下列人士（董事及本公司最高行政人員除外）於股份或相關股份中擁有根據《證券及期貨條例》第XV部第2及第3分部之條文須通知本公司及聯交所之權益或淡倉，或載入本公司按《證券及期貨條例》第336條須置存之登記冊內的權益或淡倉：

SUBSTANTIAL SHAREHOLDERS' AND OTHER PERSONS' INTERESTS AND/OR SHORT POSITIONS IN THE SHARES AND UNDERLYING SHARES OF THE COMPANY

As of June 30, 2026, to the best of Directors' knowledge, the following persons (other than the Directors and chief executive of the Company) had interests or short positions in the Shares or underlying Shares, which would be required to be notified to the Company and the Stock Exchange under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were required to be recorded in the register of the Company required to be kept pursuant to section 336 of the SFO:

於相關股份類別中所持股份⁽¹⁾
Shares held in the relevant
class of Shares⁽¹⁾

佔本公司
股本總額的
百分比⁽¹⁾
(概約)

Percentage of
the total share
capital of the
Company⁽¹⁾
(approx.)

股東名稱／姓名 Name of Shareholder	權益性質 Nature of interest	股份類別 Class of Shares	數目 Number	概約百分比 Approximate percentage	
耿先生 ⁽²⁾ Mr. Geng ⁽²⁾	受控法團權益 Interest in controlled corporations	內資股 Domestic Shares	235,527,000 (L)	83.52%	62.64%
榮盛控股 ⁽²⁾ RiseSun Holdings ⁽²⁾	受控法團權益 Interest in controlled corporations	內資股 Domestic Shares	235,527,000 (L)	83.52%	62.64%
榮盛建設工程 ⁽²⁾ RiseSun Construction Engineering ⁽²⁾	受控法團權益 Interest in controlled corporations	內資股 Domestic Shares	235,527,000 (L)	83.52%	62.64%
榮盛發展 ⁽²⁾ RiseSun Development ⁽²⁾	實益擁有人 Beneficial owner	內資股 Domestic Shares	235,527,000 (L)	83.52%	62.64%
中鴻凱盛 ⁽³⁾ Zhonghong Kaisheng ⁽³⁾	實益擁有人 Beneficial owner	內資股 Domestic Shares	22,740,000 (L)	8.06%	6.05%
耿凡超女士 ⁽³⁾ Ms. Geng Fanchao ⁽³⁾	受控法團權益 Interest in controlled corporations	內資股 Domestic Shares	22,740,000 (L)	8.06%	6.05%
肖天馳先生 ⁽⁴⁾ Mr. Xiao Tianchi ⁽⁴⁾	受控法團權益 Interest in controlled corporations	內資股 Domestic Shares	22,740,000 (L)	8.06%	6.05%
盛繹德商務 Shengyide Commercial	實益擁有人 Beneficial owner	內資股 Domestic Shares	23,733,000 (L)	8.42%	6.31%
CITHARA GLOBAL MULTI-STRATEGY SPC — BOSIDENG INDUSTRY INVESTMENT FUND SP	實益擁有人 Beneficial owner	H股 H Shares	8,199,500 (L)	8.72%	2.18%
Cithara Investment International Limited	投資經理 Investment manager	H股 H Shares	17,999,500 (L)	19.15%	4.79%
Cithara Global Multi-Strategy SPC- Series 12 SP	實益擁有人 Beneficial owner	H股 H Shares	5,000,000 (L)	5.32%	1.33%
Tianjin Damai International Holdings Limited	實益擁有人 Beneficial owner	H股 H Shares	27,403,000 (L)	29.15%	7.29%
Marvel Access Limited	實益擁有人 Beneficial owner	H股 H Shares	10,417,500 (L)	11.08%	2.77%

附註：

- (1) 字母「L」指該人士於股份的好倉。字母「S」指該人士於股份的淡倉。於2026年6月30日，本公司有已發行股份376,000,000股，包括94,000,000股H股和282,000,000股內資股。
- (2) 本公司由榮盛房地產發展擁有83.52%的本公司內資股股權，而榮盛發展則由耿先生透過榮盛控股及榮盛建設工程控制。榮盛發展由耿先生、榮盛控股及榮盛建設工程分別擁有12.88%、17.29%及6.36%權益。耿先生擁有榮盛控股60.09%股權及榮盛建設工程18.18%股權，而榮盛控股擁有榮盛建設工程71.29%股權。根據《證券及期貨條例》，耿先生、榮盛建設工程與榮盛控股被視為於榮盛發展所持有的股份中擁有權益。
- (3) 中鴻凱盛由耿凡超女士擁有48.33%權益。根據《證券及期貨條例》，耿凡超女士被視為於中鴻凱盛所持有的股份中擁有權益。
- (4) 根據《證券及期貨條例》，肖天馳先生被視為於其配偶耿凡超女士所持有的股份中擁有益。

Notes:

- (1) The letter “L” denotes the person’s long position in the Shares. The letter “S” denotes the person’s short position in the Shares. As at June 30, 2026, the Company had 376,000,000 issued Shares, including 94,000,000 H Shares and 282,000,000 Domestic Shares.
- (2) The Company’s Domestic Shares were owned as to 83.52% by RiseSun Development, which was controlled by Mr. Geng through RiseSun Holdings and RiseSun Construction Engineering. RiseSun Development was owned as to 12.88% by Mr. Geng, 17.29% by RiseSun Holdings and 6.36% by RiseSun Construction Engineering. Mr. Geng owned 60.09% of the equity interest of RiseSun Holdings and 18.18% of the equity interest of RiseSun Construction Engineering, and RiseSun Holdings in turn owned 71.29% of the equity interest of RiseSun Construction Engineering. By virtue of the SFO, Mr. Geng, RiseSun Construction Engineering and RiseSun Holdings are deemed to be interested in Shares held by RiseSun Development.
- (3) Zhonghong Kaisheng is owned as to 48.33% by Ms. Geng Fanchao. By virtue of the SFO, Ms. Geng Fanchao is deemed to be interested in the Shares held by Zhonghong Kaisheng.
- (4) By virtue of the SFO, Mr. Xiao Tianchi was deemed to be interested in the Shares held by his spouse, Ms. Geng Fanchao.

除上文所披露者外，於2026年6月30日，就董事所知，概無任何人士（並非董事及本公司最高行政人員的人士）於本公司股份或相關股份擁有根據《證券及期貨條例》第XV部第2及3分部須知會本公司及聯交所的權益或淡倉，或根據《證券及期貨條例》第336條規定須記入本公司須保存登記冊之權益或淡倉。

購買、出售或贖回本公司的上市證券

於有關期間，本公司或其任何附屬公司均無購買、出售或贖回本公司任何上市證券。於2026年6月30日，本公司概無持有任何庫存股份。

Save as disclosed above, as at June 30, 2026, the Directors were not aware of any persons (other than the Directors and chief executive of the Company) who had an interest or short position in the Shares or underlying Shares which were required to be notified to the Company and the Stock Exchange under Divisions 2 and 3 of Part XV of the SFO, or which were required to be entered in the register to be kept by the Company under section 336 of the SFO.

PURCHASE, SALE OR REDEMPTION OF LISTED SECURITIES OF THE COMPANY

During the Relevant Period, neither the Company nor any of its subsidiaries had purchased, sold or redeemed any of the Company’s listed securities. As at June 30, 2026, the Company did not hold any treasury shares.

審核委員會

審核委員會由一名非執行董事及兩名獨立非執行董事組成，即張文革先生、金文輝先生及許少宏先生(主席)。金文輝先生擁有上市規則第3.10(2)及3.21條規定的適當專業資格。

審核委員會的主要職責包括獨立審查本公司的財務狀況、監察本公司的財務報告系統、風險管理及內部監控系統、審核過程及內部管理建議、與內部核數師及外聘核數師獨立溝通，並監督及核實彼等的工作。

審核委員會已聯同管理層審閱本集團採納的會計原則及常規，並討論內部監控及財務報告事宜。審核委員會已審閱並同意本公司期內之中期業績及中期報告。

中期股息

董事會不建議派付期內的中期股息(2025年中期股息：無)。

董事及最高行政人員的資料變動

經本公司作出具體查詢以及獲董事確認後，本報告期內概無有關董事資料的變動須根據上市規則第13.51B(1)條予以披露。

報告期後事項

聯席公司秘書之變動

隆小康先生於2026年7月2日辭任本公司聯席秘書職務，辭任後，隆小康先生繼續擔任本公司執行董事及授權代表。梁涵女士於2026年7月15日正式獲委任為本公司聯席公司秘書。詳情請參閱本公司日期為2026年7月2日的公告。

AUDIT COMMITTEE

The Audit Committee consists of one non-executive Director and two independent non-executive Directors, namely Mr. Zhang Wenge, Mr. Jin Wenhui and Mr. Xu Shaohong Alex (chairman). Mr. Jin Wenhui has the appropriate professional qualifications as required under Rule 3.10(2) and 3.21 of the Listing Rules.

The main duties of the Audit Committee include examining independently the financial positions of the Company, overseeing the Company's financial reporting system, risk management and internal control system, the audit process and proposals of internal management, communicating independently with, monitoring and verifying the work of internal audit and external auditors.

The Audit Committee has reviewed with management the accounting principles and practices adopted by the Group and discussed internal control and financial reporting matters. The Audit Committee has reviewed and agreed with the interim results and interim report of the Company for the Period.

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the Period (2025 interim dividend: Nil).

CHANGES IN DIRECTORS' AND CHIEF EXECUTIVE'S INFORMATION

After making specific enquiries and having been confirmed by the Directors, the Company is not aware of any changes in the information of Directors that are required to be disclosed pursuant to Rule 13.51B(1) of the Listing Rules during the Reporting Period.

EVENTS AFTER THE REPORTING PERIOD

Change of joint company secretaries

Mr. Long Xiaokang resigned as a joint company secretary of the Company on July 2, 2026. Following his resignation, Mr. Long Xiaokang continued to serve as an executive Director and an authorised representative of the Company. Ms. Liang Han was formally appointed as a joint company secretary of the Company on July 15, 2026. For details, please refer to the announcement of the Company dated July 2, 2026.

中期合併資產負債表 INTERIM CONSOLIDATED BALANCE SHEET

單位：人民幣元

Unit: RMB

項目	Item	附註 Notes	2026年6月30日 June 30, 2026 (未經審計) (Unaudited)	2025年12月31日 December 31, 2025 (經審計) (Audited)
流動資產：	Current assets:			
貨幣資金	Cash at bank and on hand	5	488,632,196.12	529,387,382.80
應收票據	Notes receivable	6	584,106.96	632,407.37
應收賬款	Accounts receivable	7	2,026,679,222.52	1,952,398,378.06
應收款項融資	Receivables financing			
預付款項	Prepayments	8	134,254,261.30	146,880,475.15
其他應收款	Other receivables	9	529,968,412.59	470,416,931.10
其中：應收利息	Including: Interest receivable		35,651.82	195,024.09
應收股利	Dividends receivable			
買入返售金融資產	Financial assets held under resale agreements			
存貨	Inventories	10	784,323,334.69	741,586,326.98
其中：數據資源	Including: Data resources			
合同資產	Contract assets	11	30,483,402.50	34,728,897.46
持有待售資產	Assets held for sale			
一年內到期的非流動資產	Non-current assets due within one year	12	313,053.12	1,872,205.80
其他流動資產	Other current assets	13	40,490,362.39	39,032,995.90
流動資產合計	Total current assets		4,035,728,352.19	3,916,936,000.62

中期合併資產負債表
INTERIM CONSOLIDATED BALANCE SHEET

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年6月30日 June 30, 2026 (未經審計) (Unaudited)	2025年12月31日 December 31, 2025 (經審計) (Audited)
非流動資產：	Non-current assets:			
債權投資	Debt investments			
其他債權投資	Other debt investments			
長期應收款	Long-term receivables	14	309,492.91	3,239,603.09
長期股權投資	Long-term equity investments	15	95,211,404.81	95,229,370.04
其他權益工具投資	Investment in other equity instruments			
其他非流動金融資產	Other non-current financial assets			
投資性房地產	Investment properties	16	65,493,283.29	68,709,683.29
固定資產	Fixed assets	17	22,336,952.34	26,532,245.77
在建工程	Construction in progress			
使用權資產	Right-of-use assets	18	4,840,932.37	8,986,989.75
無形資產	Intangible assets	19	5,833,790.26	6,328,599.94
開發支出	Development expenses			
其中：數據資源	Including: Data resources			
商譽	Goodwill		2,154,017.43	2,154,017.43
長期待攤費用	Long-term prepaid expenses	20	10,901,833.97	12,381,789.33
遞延所得稅資產	Deferred income tax assets	21	184,078,166.52	169,571,902.87
其他非流動資產	Other non-current assets			
非流動資產合計	Total non-current assets		391,159,873.90	393,134,201.51
資產總計	Total assets		4,426,888,226.09	4,310,070,202.13

中期合併資產負債表
INTERIM CONSOLIDATED BALANCE SHEET

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年6月30日 June 30, 2026 (未經審計) (Unaudited)	2025年12月31日 December 31, 2025 (經審計) (Audited)
流動負債：	Current liabilities:			
短期借款	Short-term borrowings	23	3,000,000.00	3,000,000.00
交易性金融負債	Financial liabilities held-for-trading			
應付票據	Notes payable			
應付賬款	Accounts payable	24	750,948,435.57	719,244,961.72
預收款項	Receipt in advance	25	2,324,231.67	1,763,335.24
合同負債	Contract liabilities	26	489,903,887.18	492,803,250.03
應付職工薪酬	Staff remuneration payable	27	134,962,732.00	127,494,966.34
應交稅費	Taxes payable	28	115,527,725.87	99,018,729.41
其他應付款	Other payables	29	497,741,875.10	490,103,008.94
其中：應付利息	Including: Interest payable			
應付股利	Dividends payable		7,270.63	7,270.63
持有待售負債	Liabilities held for sale			
一年內到期的非流動負債	Non-current liabilities due within one year	30	1,613,095.72	10,289,191.19
其他流動負債	Other current liabilities	31	19,866,808.21	24,914,803.93
流動負債合計	Total current liabilities		2,015,888,791.32	1,968,632,246.80
非流動負債：	Non-current liabilities:			
保險合同準備金	Reserves for insurance contracts			
長期借款	Long-term borrowings			
應付債券	Bonds payable			
其中：優先股	Including: Preference shares			
永續債	Perpetual bonds			
租賃負債	Lease liabilities	32	4,653,653.67	4,198,099.01
長期應付款	Long-term payables			
長期應付職工薪酬	Long-term staff remuneration payable			
預計負債	Estimated liabilities			
遞延收益	Deferred income			
遞延所得稅負債	Deferred income tax liabilities		5,352,202.53	6,947,979.02
其他非流動負債	Other non-current liabilities			
非流動負債合計	Total non-current liabilities		10,005,856.20	11,146,078.03
負債合計	Total liabilities		2,025,894,647.52	1,979,778,324.83

中期合併資產負債表
INTERIM CONSOLIDATED BALANCE SHEET

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年6月30日 June 30, 2026 (未經審計) (Unaudited)	2025年12月31日 December 31, 2025 (經審計) (Audited)
股本	Share capital	33	376,000,000.00	376,000,000.00
其他權益工具	Other equity instruments			
其中：優先股	Including: Preference shares			
永續債	Perpetual bonds			
資本公積	Capital reserve	34	985,661,118.55	985,739,125.28
減：庫存股	Less: Treasury share			
其他綜合收益	Other comprehensive income			
專項儲備	Special reserve			
盈餘公積	Surplus reserve	35	114,990,191.12	111,048,984.24
一般風險準備	Provision for general risks			
未分配利潤	Undistributed profit	36	895,014,200.07	828,941,000.04
歸屬於母公司股東權益合計	Total equity attributable to shareholders of the parent company		2,371,665,509.74	2,301,729,109.56
少數股東權益	Minority interests		29,328,068.83	28,562,767.74
股東權益合計	Total shareholders' equity		2,400,993,578.57	2,330,291,877.30
負債和股東權益總計	Total liabilities and shareholders' equity		4,426,888,226.09	4,310,070,202.13

法定代表人：
Legal representative:

主管會計工作負責人：
Principal in charge of accounting:

會計機構負責人：
Head of accounting department:

中期合併利潤表 INTERIM CONSOLIDATED INCOME STATEMENT

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
一、營業總收入	I. Total operating income		913,358,071.73	1,011,856,907.76
其中：營業收入	Including: Operating income	37	913,358,071.73	1,011,856,907.76
二、營業總成本	II. Total operating cost		752,714,756.37	813,752,698.50
其中：營業成本	Including: Operating cost		698,781,206.69	752,639,202.08
税金及附加	Taxes and surcharges	38	5,063,547.12	4,847,234.52
銷售費用	Selling expenses	39	2,545,685.91	2,694,939.94
管理費用	Administrative expenses	40	43,398,532.46	51,374,858.58
研發費用	Research and development expenses			
財務費用	Finance costs	41	2,925,784.19	2,196,463.38
其中：利息費用	Including: Interest expenses		540,978.32	58,024.65
利息收入	Interest income		-277,565.44	336,423.31
加：其他收益	Add: Other income	42	659,654.69	1,124,822.12
投資收益(損失以「-」號填列)	Investment income (Loss marked with “-”)	43	-5,623,089.68	-6,788,311.09
其中：對聯營企業和合營企業 的投資收益	Including: Investment income from associates and joint ventures		-17,965.23	-6,788,131.45
以攤餘成本計量的金融 資產終止確認收益	Gain on derecognition of financial assets measured at amortized cost			
匯兌收益(損失以「-」號填列)	Exchange gain (Loss marked with “-”)			
公允價值變動收益(損失以「-」 號填列)	Gain on change in fair value (Loss marked with “-”)	44	-143,400.00	-159,002.71
信用減值損失(損失以「-」號填 列)	Loss on impairment of credit (Loss marked with “-”)	45	-63,843,886.92	-65,297,319.57
資產減值損失(損失以「-」號填 列)	Impairment losses on assets (Loss marked with “-”)	46	77,580.68	-3,462,611.95
資產處置收益(損失以「-」號填 列)	Gain from disposal of assets (Loss marked with “-”)	47	52,192.43	-19,958.72
三、營業利潤(虧損以「-」號填列)	III. Operating profit (Loss marked with “-”)		91,822,366.56	123,501,827.34
加：營業外收入	Add: Non-operating income	48	330,470.33	335,727.07
減：營業外支出	Less: Non-operating expenses	49	665,127.59	3,021,837.67
四、利潤總額(虧損總額以「-」號填列)	IV. Total profit (Total loss marked with “-”)		91,487,709.30	120,815,716.74
減：所得稅費用	Less: Income tax expenses	50	20,788,008.03	26,163,138.73
五、淨利潤(淨虧損以「-」號填列)	V. Net profit (Net loss marked with “-”)		70,699,701.27	94,652,578.01
(一) 按經營持續性分類	(I) By continuity of operations		70,699,701.27	94,652,578.01
1. 持續經營淨利潤(淨虧損以 「-」號填列)	1. Net profit from continuing operations (Net loss marked with “-”)		70,699,701.27	94,652,578.01
2. 終止經營淨利潤(淨虧損以 「-」號填列)	2. Net profit from discontinued operations (Net loss marked with “-”)			
(二) 按所有權歸屬分類	(II) By ownership		70,699,701.27	94,652,578.01
1. 歸屬於母公司所有者的淨利 潤(淨虧損以「-」號填列)	1. Net profit attributable to owners of the parent company (Net loss marked with “-”)		70,014,406.91	89,398,187.55
2. 少數股東損益(淨虧損以「-」 號填列)	2. Profit or loss of minority interests (Net loss marked with “-”)		685,294.36	5,254,390.46

中期合併利潤表
INTERIM CONSOLIDATED INCOME STATEMENT

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
六、其他綜合收益的稅後淨額	VI. Net other comprehensive income after tax		0.00	0.00
歸屬母公司所有者的其他綜合收益的稅後淨額	Net other comprehensive income after tax attributable to owners of the parent company		0.00	0.00
(一) 不能重分類進損益的其他綜合收益	(I) Other comprehensive income that may not be reclassified into profit or loss		0.00	0.00
1. 重新計量設定受益計劃變動額	1. Change in remeasurement of defined benefit plans			
2. 權益法下不能轉損益的其他綜合收益	2. Other comprehensive income not converted into profit or loss under the equity method			
3. 其他權益工具投資公允價值變動	3. Changes in fair value of investments in other equity instruments			
4. 企業自身信用風險公允價值變動	4. Changes in fair value of the company's own credit risk			
5. 其他	5. Others			
(二) 將重分類進損益的其他綜合收益	(II) Other comprehensive income that will be reclassified into profit and loss		0.00	0.00
1. 權益法下可轉損益的其他綜合收益	1. Other comprehensive income converted into profit or loss under the equity method			
2. 其他債權投資公允價值變動	2. Changes in fair value of other debt investments			
3. 金融資產重分類計入其他綜合收益的金額	3. Reclassification of financial assets to other comprehensive income			
4. 其他債權投資信用減值準備	4. Provision for credit impairment of other debt investments			
5. 現金流量套期儲備(現金流量套期損益的有效部分)	5. Cash flow hedge reserves (effective portion of cash flow hedge gains and losses)			
6. 外幣財務報表折算差額	6. Exchange differences arising from translation of foreign currency financial statements			
7. 其他	7. Others			
歸屬於少數股東的其他綜合收益的稅後淨額	Net other comprehensive income after tax attributable to minority interests			
七、綜合收益總額	VII. Total comprehensive income		70,699,701.27	94,652,578.01
歸屬於母公司股東的綜合收益總額	Total comprehensive income attributable to shareholders of the parent company		70,014,406.91	89,398,187.55
歸屬於少數股東的綜合收益總額	Total comprehensive income attributable to minority interests		685,294.36	5,254,390.46
八、每股收益：	VIII. Earnings per share:			
(一) 基本每股收益(元/股)	(I) Basic earnings per share (RMB/share)		0.19	0.24
(二) 稀釋每股收益(元/股)	(II) Diluted earnings per share (RMB/share)		0.19	0.24

法定代表人：
Legal representative:

主管會計工作負責人：
Principal in charge of accounting:

會計機構負責人：
Head of accounting department:

中期合併現金流量表

INTERIM CONSOLIDATED CASH FLOW STATEMENT

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
一、經營活動產生的現金流量：	I. Cash flow from operating activities:			
銷售商品、提供勞務收到的現金	Cash received from sales of goods or rendering services		919,743,697.99	1,151,704,800.41
客戶存款和同業存放款項淨增加額	Net increase in customer deposits and interbank deposits			
向中央銀行借款淨增加額	Net increase in borrowing from the central bank			
向其他金融機構拆入資金淨增加額	Net increase in borrowing from other financial institutions			
收到原保險合同保費取得的現金	Cash received for original insurance contract premiums			
收到再保業務現金淨額	Net cash received from reinsurance business			
保戶儲金及投資款淨增加額	Net increase in funds and investments for policyholders			
收取利息、手續費及佣金的現金	Cash for interest, fees and commissions			
拆入資金淨增加額	Net increase in borrowing funds			
回購業務資金淨增加額	Net increase in funds from repurchase business			
代理買賣證券收到的現金淨額	Net cash received from agency trading of securities			
收到的稅費返還	Received tax refunds		125,031.99	101,684.05
收到其他與經營活動有關的現金	Cash received related to other operating activities	51、(1) 51.(1)	56,286,878.14	261,184,628.07
經營活動現金流入小計	Subtotal of cash inflow from operating activities		976,155,608.12	1,412,991,112.53

中期合併現金流量表
INTERIM CONSOLIDATED CASH FLOW STATEMENT

單位：人民幣元
Unit: RMB

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
購買商品、接受勞務支付的現金	Cash paid for the purchase of goods and services		565,308,355.13	709,175,467.56
客戶貸款及墊款淨增加額	Net increase in customer loans and advances			
存放中央銀行和同業款項淨增加額	Net increase in the central bank and interbank deposits			
支付原保險合同賠付款項的現金	Cash payment for claims under original insurance contracts			
拆出資金淨增加額	Net increase in funds disbursed			
支付利息、手續費及佣金的現金	Cash payment for interest, fees and commissions			
支付保單紅利的現金	Cash paid for policy dividends		303,428,906.00	354,241,523.62
支付給職工以及為職工支付的現金	Cash paid to and for employees		58,639,153.50	86,574,076.57
支付的各項稅費	Taxes paid			
支付其他與經營活動有關的現金	Cash paid related to other operating activities	51、(1) 51.(1)	95,640,744.59	318,516,079.09
經營活動現金流出小計	Subtotal of cash outflows from operating activities		1,023,017,159.22	1,468,507,146.84
經營活動產生的現金流量淨額	Net cash flow from operating activities		-46,861,551.10	-55,516,034.31

中期合併現金流量表
INTERIM CONSOLIDATED CASH FLOW STATEMENT

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
二、投資活動產生的現金流量：	II. Cash flow from investing activities:			
收回投資收到的現金	Cash received from the recovery of investment			
取得投資收益收到的現金	Cash received from the absorption of investment			
處置固定資產、無形資產和其他長期資產收回的現金淨額	Net cash recovered from disposal of fixed assets, intangible assets and other long-term assets		32,021.23	172,083.98
處置子公司及其他營業單位收到的現金淨額	Net cash received from disposal of subsidiaries and other business units			
收到其他與投資活動有關的現金	Cash received related to other investing activities	51、(2) 51.(2)		66,819.48
投資活動現金流入小計	Subtotal of cash inflow from investing activities		32,021.23	238,903.46
購建固定資產、無形資產和其他長期資產支付的現金	Cash paid for the acquisition of fixed assets, intangible assets and other long-term assets		3,336,157.96	3,753,208.84
投資支付的現金	Cash paid for investment			
質押貸款淨增加額	Net increase in pledged loans			
取得子公司及其他營業單位支付的現金淨額	Net cash paid for the acquisition of subsidiaries and other business units			150,000.00
支付其他與投資活動有關的現金	Cash paid related to other investing activities	51、(2) 51.(2)		
投資活動現金流出小計	Subtotal of cash outflows from investing activities		3,336,157.96	3,903,208.84
投資活動產生的現金流量淨額	Net cash flow from investing activities		-3,304,136.73	-3,664,305.38

中期合併現金流量表
INTERIM CONSOLIDATED CASH FLOW STATEMENT

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
三、籌資活動產生的現金流量：	III. Cash flow from financing activities:			
吸收投資收到的現金	Cash received from the absorption of investment		2,000.00	73,000.00
其中：子公司吸收少數股東投資收到的現金	Including: Cash received by subsidiaries from minority shareholders' investment		2,000.00	73,000.00
取得借款所收到的現金	Cash received from loans granted			
收到其他與籌資活動有關的現金	Cash received relating to other financing activities			
籌資活動現金流入小計	Subtotal cash inflow from financing activities		2,000.00	73,000.00
償還債務所支付的現金	Payment of debt in cash			
分配股利、利潤或償付利息所支付的現金	Cash used to pay dividends, profits, or interest		49,291.65	54,600.00
其中：子公司支付給少數股東的股利、利潤	Including: Dividends and profits paid to minority shareholders by subsidiaries			
支付其他與籌資活動有關的現金	Cash paid related to other financing activities	51、(3) 51.(3)	1,736,769.10	67,980.00
籌資活動現金流出小計	Subtotal cash outflow from financing activities		1,786,060.75	122,580.00
籌資活動產生的現金流量淨額	Net cash flow from financing activities		-1,784,060.75	-49,580.00

中期合併現金流量表
INTERIM CONSOLIDATED CASH FLOW STATEMENT

項目	Item	附註 Notes	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
四、匯率變動對現金及現金等價物的影響	IV. Impact of exchange rate fluctuations on cash and cash equivalents		-35,904.04	-11,523.57
五、現金及現金等價物淨增加額 加：期初現金及現金等價物餘額	V. Net increase in cash and cash equivalents Add: Balance of cash and cash equivalents at the beginning of the period		-51,985,652.62 508,741,297.89	-59,241,443.26 553,714,640.46
六、期末現金及現金等價物餘額	VI. Balance of cash and cash equivalents at the end of the period		456,755,645.27	494,473,197.20

法定代表人：
Legal representative:

主管會計工作負責人：
Principal in charge of accounting:

會計機構負責人：
Head of accounting department:

中期合併股東權益變動表

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

單位：人民幣元
Unit: RMB

		2026年1-6月(未經審計) January to June 2026 (Unaudited) 歸屬於母公司股東權益 Equity attributable to shareholders of the parent company																
		其他權益工具 Other equity instruments					資本公積 Capital reserve	減：庫存股 Less: Treasury shares	其他綜合收益 Other Comprehensive income	專項儲備 Special reserve	盈餘公積 Surplus reserve	一般風險準備 General risk reserve	未分配利潤 Undistributed profit	其他 Others	小計 Subtotal	少數股東權益 Minority interests	股東權益合計 Total shareholders' equity	
項目 Item		股本 Share capital	優先股 Preferred share	永續債 Perpetual bond	其他 Others													
一、 上年年末餘額	I. Closing balance of last year	376,000,000.00	-	-	-	965,739,125.28	-	-	-	111,048,984.24	-	828,941,000.04	-	2,301,729,109.56	28,562,767.74	2,330,291,877.30		
加：會計政策變更	Add: Impact from changes in accounting policies																-	
前期差錯更正	Impact from corrections of errors in prior period																-	
同一控制下企業合併	Business combinations under common control																-	
其他	Others																-	
二、 本年年初餘額	II. Opening balance of current year	376,000,000.00	-	-	-	965,739,125.28	-	-	-	111,048,984.24	-	828,941,000.04	-	2,301,729,109.56	28,562,767.74	2,330,291,877.30		
三、 本年增減變動金額 (減少以“-”號填列)	III. Movement for current year ("-" for decrease)	-	-	-	-	-78,006.73	-	-	-	3,941,206.88	-	66,073,200.03	-	69,936,400.18	765,301.09	70,701,701.27		
(一) 綜合收益總額	(I) Total comprehensive income											70,014,406.91		70,014,406.91	685,294.36	70,699,701.27		
(二) 股東投入和減少資本	(II) Shareholder's contributions and withdrawals of capital	-	-	-	-	-78,006.73	-	-	-	-	-	-	-	-78,006.73	80,006.73	2,000.00		
1. 股東投入的普通股	1. Common stock contributed by shareholders	-														2,000.00	2,000.00	
2. 其他權益工具持有者投入資本	2. Capital contributed by other equity instruments holders																	
3. 股份支付計入股東權益的金額	3. Share-based payment recorded in shareholder's equity																	
4. 其他	4. Others					-78,006.73								-78,006.73	78,006.73			
(三) 利潤分配	(III) Profits distribution	-	-	-	-	-	-	-	-	3,941,206.88	-	-3,941,206.88	-	-	-			
1. 提取盈餘公積	1. Appropriation of surplus reserve									3,941,206.88		-3,941,206.88	-	-	-			
2. 提取一般風險準備	2. Extraction of general risk reserves																	
3. 對股東的分配	3. Distribution to shareholders																	
4. 其他	4. Others																	
(四) 股東權益內部結構	(IV) Internal transfer within shareholder's equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1. 資本公積轉增股本	1. Conversion of capital reserve into share capital																	
2. 盈餘公積轉增股本	2. Conversion of surplus reserve into share capital																	
3. 盈餘公積彌補虧損	3. Recover of loss by surplus reserve																	
4. 設定受益計劃變動額結轉留存收益	4. Movement in defined benefit plans carried forward to retained earnings																	
5. 其他綜合收益結轉留存收益	5. Other comprehensive income carried forward to retained earnings																	
6. 其他	6. Others																	
(五) 專項儲備	(V) Special reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
1. 本年提取	1. Withdrawal for the year																	
2. 本年使用	2. Utilization for the year																	
(六) 其他	(VI) Others																	
四、 本年年末餘額	IV. Closing balance of current year	376,000,000.00	-	-	-	965,661,118.55	-	-	-	114,990,191.12	-	895,014,200.07	-	2,371,665,509.74	29,328,068.83	2,400,993,578.57		

中期合併股東權益變動表
INTERIM CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

單位：人民幣元
Unit: RMB

		2025年1-6月(未經審計) January to June 2025 (Unaudited)														
		歸屬於母公司股東權益 Equity attributable to shareholders of the parent company														
項目		股本	其他權益工具 Other equity instruments	優先股	永續債	其他	資本公積	減：庫存股 Less: Treasury shares	其他綜合收益 Other Comprehensive income	專項儲備	盈餘公積	一般風險準備 General risk reserve	未分配利潤 Undistributed profit	其他	小計	少數股東權益 Minority interests
Item		Share capital	Preferred share	Perpetual bond	Others	Capital reserve				Special reserve	Surplus reserve			Others	Subtotal	shareholders' equity
一、上年年末餘額	I. Closing balance of last year	376,000,000.00	-	-	-	984,630,205.10	-	-	-	-	104,634,931.96	-	722,746,436.87	-	2,188,011,573.93	19,915,146.20
加：會計政策變更	Add: Impact from changes in accounting policies															
前期差錯更正	Impact from corrections of errors in prior period															
同一控制下企業合併	Business combinations under common control															
其他	Others															
二、本年年初餘額	II. Opening balance of current year	376,000,000.00	-	-	-	984,630,205.10	-	-	-	-	104,634,931.96	-	722,746,436.87	-	2,188,011,573.93	19,915,146.20
三、本年增減變動金額	III. Movement for current year ("+" for decrease)	-	-	-	-	1,187,267.63	-	-	-	-	6,410,547.64	-	82,987,639.91	-	90,585,455.18	2,685,708.18
(一) 綜合收益總額	(I) Total comprehensive income	-	-	-	-	1,187,267.63	-	-	-	-	6,410,547.64	-	82,987,639.91	-	90,585,455.18	2,685,708.18
(二) 股東投入和減少資本	(II) Shareholder's contributions and withdrawals of capital	-	-	-	-	1,187,267.63	-	-	-	-	-	-	89,398,187.55	-	89,398,187.55	5,254,390.46
1. 股東投入的普通股	1. Common stock contributed by shareholders	-	-	-	-	1,187,267.63	-	-	-	-	-	-	-	-	1,187,267.63	-2,568,682.28
2. 其他權益工具持有者投入資本	2. Capital contributed by other equity instruments holders	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3. 股份支付計入股東權益的金額	3. Share-based payment recorded in shareholder's equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. 其他	4. Others	-	-	-	-	1,187,267.63	-	-	-	-	-	-	-	-	1,187,267.63	-2,641,682.28
(三) 利潤分配	(III) Profits distribution	-	-	-	-	-	-	-	-	-	6,410,547.64	-	-6,410,547.64	-	-	-
1. 提取盈餘公積	1. Appropriation of surplus reserve	-	-	-	-	-	-	-	-	-	6,410,547.64	-	-6,410,547.64	-	-	-
2. 提取一般風險準備	2. Extraction of general risk reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3. 對股東的分配	3. Distribution to shareholders	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. 其他	4. Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(四) 股東權益內部結轉	(IV) Internal transfer within shareholder's equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1. 資本公積轉增股本	1. Conversion of capital reserve into share capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. 盈餘公積轉增股本	2. Conversion of surplus reserve into share capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3. 盈餘公積彌補虧損	3. Recover of loss by surplus reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4. 設定受益計劃變動額結轉留存收益	4. Movement in defined benefit plans carried forward to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5. 其他綜合收益結轉留存收益	5. Other comprehensive income carried forward to retained earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6. 其他	6. Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(五) 專項儲備	(V) Special reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1. 本年提取	1. Withdrawal for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. 本年使用	2. Utilization for the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(六) 其他	(VI) Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
四、本年年末餘額	IV. Closing balance of current year	376,000,000.00	-	-	-	985,817,472.73	-	-	-	-	111,045,479.60	-	805,734,076.78	-	2,278,597,029.11	22,600,854.38

法定代表人：
Legal representative:

主管會計工作負責人：
Principal in charge of accounting:

會計機構負責人：
Head of accounting department:

1. 公司的基本情況

榮萬家生活服務股份有限公司(以下簡稱「本公司」, 包含子公司時統稱「本集團」)原名廊坊榮盛物業服務有限公司, 成立於2000年11月2日, 並於2020年4月23日由有限公司改制為股份有限公司。本公司的註冊地址為中國河北省廊坊市香河縣蔣辛屯鎮大香綫東側、和園路北側(香河現代水業有限公司院內)。

本集團主要從事提供物業管理及相關增值服務。

本公司的母公司為榮盛房地產發展股份有限公司(以下簡稱「榮盛發展」, 一家於中國註冊成立且其股份於深圳證券交易所上市的公司)。榮盛發展及其附屬公司(不包括本集團)指榮盛集團。最終控股公司為榮盛控股股份有限公司(最終控股公司, 為一家於中國註冊成立的有限投資控股公司)。本公司於2021年1月15日在香港聯合交易所主板上市。

2. 財務報表的編製基礎

(1) 編製基礎

本集團財務報表根據實際發生的交易和事項, 按照財政部頒佈的《企業會計準則》及其應用指南、解釋及其他相關規定(以下合稱「**企業會計準則**」), 以及香港《公司條例》和香港聯合交易所《上市規則》的披露相關規定編製。

(2) 持續經營

本集團有近期獲利經營的歷史且有財務資源支持, 認為以持續經營為基礎編製財務報表是合理的。因此, 本財務報表在持續經營假設的基礎上編製。

1. GENERAL INFORMATION ABOUT THE COMPANY

Roiserv Lifestyle Services Co., Ltd. (hereinafter referred to as “the Company”, collectively referred to as “the Group” when including subsidiaries), formerly known as Langfang RiseSun Property Service Co., Ltd., was incorporated on November 2, 2000, and was converted from a limited liability company to a joint stock company limited on April 23, 2020. The registered address of the Company is East Daxiang Line and North Heyuan Road (within Xianghe Xiandai Water Industry Co., Ltd), Jiangxintun Town, Xianghe County, Langfang, Hebei Province, PRC.

The Group is principally engaged in the provision of property management and related value-added services.

The parent company of the Company is RiseSun Real Estate Development Co., Ltd. (“**RiseSun Development**”, a company incorporated in the PRC and whose shares are listed on Shenzhen Stock Exchange). RiseSun Development and its affiliates (excluding the Group) are referred to as “RiseSun Group”. The ultimate holding company is RiseSun Holdings Co., Ltd. (the Ultimate Controlling Company, a limited liability investment holding company incorporated in the PRC). On January 15, 2021, The Company's shares were listed on the main board of the Stock Exchange of Hong Kong Limited.

2. BASIS FOR PREPARATION OF THE FINANCIAL STATEMENTS

(1) Basis for preparation

The Group's financial statements have been prepared on the basis of actual transactions and events, in accordance with the Accounting Standards for Business Enterprises and their application guides, interpretations and other relevant requirements issued by the Ministry of Finance (collectively, “**ASBE**”), as well as related disclosure requirements of the Hong Kong Companies Ordinance and the Listing Rules of the Stock Exchange.

(2) Going concern

The Group has a recent profitable operating history and is supported by financial resources. It is considered reasonable that the financial statements are prepared on a going concern basis. Therefore, such financial statements have been prepared based on the assumption of a going concern.

3. 重要會計政策及會計估計

編製中期財務資料要求管理層作出影響會計政策的應用及資產及負債、收入及開支呈報金額的判斷、估計及假設。實際結果可能有別於該等估計。

於編製本中期合併財務報表資料時，管理層在應用本集團會計政策時作出的重大判斷及估計不確定因素的主要來源與截至2025年12月31日止年度綜合財務報表中所應用者一致。

4. 分部資料

管理層已基於經主要經營決策者（「**主要經營決策者**」）審閱的報告確定經營分部。主要經營決策者已確定為本公司的執行董事，負責分配資源及評估經營分部的表現。

於截至2025年及2026年6月30日止六個月，本集團主要於中國從事提供物業管理服務、社區增值服務、非業主增值服務及城市服務。管理層在就資源分配作出決策時將相關業務的經營業績視為一個分部。因此，本公司的主要經營決策者認為在作出戰略決策時僅使用一個分部。

本集團主要經營實體位於中國，因此，本集團的收入產生於中國。

於2026年6月30日，268,874.79港元（相當於人民幣233,544.64元）的現金及現金等價物暫時存放在本集團於香港的銀行賬戶中。除此以外，本集團的所有資產位於中國內地。

3. SIGNIFICANT ACCOUNTING POLICIES AND ACCOUNTING ESTIMATES

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

In the preparation of the interim consolidated financial statements, the key sources of uncertainties about significant judgments and estimates management has made in the process of applying the Group's accounting policies are consistent with those in the consolidated financial statements for the year ended December 31, 2025.

4. SEGMENT INFORMATION

Management has identified the operating segments based on reports reviewed by the chief operating decision maker (**“Chief Operating Decision Maker”**). The Chief Operating Decision Maker has been identified as the executive director of the Company, who is responsible for allocating resources and assessing the performance of the operating segments.

During the six months ended June 30, 2025 and 2026, the Group was principally engaged in the provision of property management services, community value-added services, value-added services for non-owners and urban services in the PRC. Management considers the operating results of the underlying business as a segment when making decisions about resource allocation. Accordingly, the Chief Operating Decision Maker of the Company believes that only one segment should be used in making strategic decisions.

The Group's principal operating entities are located in the PRC and therefore its revenue is generated in the country.

As at June 30, 2026, cash and cash equivalents of HK\$268,874.79 (equivalent to RMB233,544.64) were temporarily held in the Group's bank accounts in Hong Kong. Other than that, all the assets of the Group are located in Chinese Mainland.

5. 貨幣資金

5. CASH AT BANK AND ON HAND

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
庫存現金	Cash on hand	45,979.65	0.00
銀行存款	Bank deposits	488,574,068.81	528,857,953.23
其他貨幣資金	Other cash at bank and on hand	12,147.66	529,429.57
合計	Total	488,632,196.12	529,387,382.80
其中：存放在境外的 款項總額	Including: Total amount deposited abroad	233,544.64	926,919.25

使用受到限制的貨幣資金

Restricted use of cash at bank and on hand

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
司法凍結	Judicial freeze	31,876,550.85	20,646,084.91
合計	Total	31,876,550.85	20,646,084.91

6. 應收票據

6. NOTES RECEIVABLE

(1) 應收票據分類列示

(1) Notes receivable shown by category

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
商業承兌匯票	Commercial acceptance bills	113,907.41	558,949.57
銀行承兌匯票	Bank acceptance bills	470,199.55	73,457.80
合計	Total	584,106.96	632,407.37

7. 應收賬款

(1) 應收賬款按賬齡列示

賬齡	Aging	年末賬面餘額 Closing book balance	年初賬面餘額 Opening book balance
1年以內(含1年)	Within 1 year (including 1 year)	1,129,800,574.49	1,286,809,599.10
1-2年	1-2 years	618,865,170.12	422,726,408.40
2-3年	2-3 years	365,383,657.60	297,371,249.32
3年以上	More than 3 years	429,641,322.10	412,238,172.80
其中：3-4年	Including: 3-4 years	197,979,802.49	188,185,567.72
4-5年	4-5 years	188,108,404.66	197,860,721.76
5年以上	More than 5 years	43,553,114.95	26,191,883.32
合計	Total	2,543,690,724.31	2,419,145,429.62

(2) 應收賬款按壞賬計提方法分類列示

(2) Accounts receivable classified according to the bad debt accrual method

類別	Type	年末餘額 Closing balance				
		賬面餘額 Book balance		壞賬準備 Bad debt provision		賬面價值 Book value
		金額 Amount	比例(%) Ratio (%)	金額 Amount	計提比例(%) Accrual ratio (%)	
按組合計提壞賬準備	Provision for bad debts by portfolio	2,543,690,724.31	100.00	517,011,501.79	20.33	2,026,679,222.52
其中：賬齡組合	Including: Aging portfolio	2,543,690,724.31	100.00	517,011,501.79	20.33	2,026,679,222.52

類別	Type	年初餘額 Opening balance				
		賬面餘額 Book balance		壞賬準備 Bad debt provision		賬面價值 Book value
		金額 Amount	比例(%) Ratio (%)	金額 Amount	計提比例(%) Accrual ratio (%)	
按組合計提壞賬準備	Provision for bad debts by portfolio	2,419,145,429.62	100.00	466,747,051.56	19.29	1,952,398,378.06
其中：賬齡組合	Including: Aging portfolio	2,419,145,429.62	100.00	466,747,051.56	19.29	1,952,398,378.06

7. 應收賬款(續)

(2) 應收賬款按壞賬計提方法分類
列示(續)

1) 應收賬款按組合計提壞賬準備

賬齡	Aging	年末餘額 Closing balance		
		賬面餘額 Book balance	壞賬準備 Bad debt provision	計提比例(%) Accrual ratio (%)
1年以內(含1年)	Within 1 year (including 1 year)	1,129,800,574.49	58,364,397.38	5.17
1-2年	1-2 years	618,865,170.12	70,392,168.14	11.37
2-3年	2-3 years	365,383,657.60	130,118,303.32	35.61
3年以上	More than 3 years	429,641,322.10	258,136,632.95	60.08
其中：3-4年	Including: 3-4 years	197,979,802.49	111,391,052.47	56.26
4-5年	4-5 years	188,108,404.66	103,192,465.53	54.86
5年以上	More than 5 years	43,553,114.95	43,553,114.95	100.00
合計	Total	2,543,690,724.31	517,011,501.79	-

(3) 應收賬款本年計提、收回或轉回的壞賬準備情況

(3) Provisions for bad debts that are made, recovered or reversed for the year in respect of accounts receivable

類別	年初餘額	計提	本年變動金額 Amount of change in current year			其他	年末餘額
			收回或轉回 Recovery or reversal	轉銷或核銷 Charge off or write-off			
Type	Opening balance	Accrual				Others	Closing balance
按組合計提壞賬準備 Provision for bad debts by portfolio	466,747,051.56	50,922,241.15	0.00	657,790.92		0.00	517,011,501.79

8. 預付款項

(1) 預付款項賬齡

項目	Item	年末餘額 Closing balance		年初餘額 Opening balance	
		金額 Amount	比例(%) Ratio (%)	金額 Amount	比例(%) Ratio (%)
1年以內	Within 1 year	78,181,048.35	58.23	59,469,238.07	40.49
1-2年	1-2 years	38,052,925.22	28.35	21,153,185.02	14.40
2-3年	2-3 years	13,652,253.45	10.17	58,142,192.57	39.58
3年以上	More than 3 years	4,368,034.28	3.25	8,115,859.49	5.53
合計	Total	134,254,261.30	100.00	146,880,475.15	100.00

8. PREPAYMENTS

(1) Aging of prepayments

9. 其他應收款

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
應收利息	Interest receivable	35,651.82	195,024.09
其他應收款	Other receivables	529,932,760.77	470,221,907.01
合計	Total	529,968,412.59	470,416,931.10

9. OTHER RECEIVABLES

9.1 應收利息

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
定期存款利息	Interest on fixed deposit	35,651.82	195,024.09

9.1 Interest receivable

9. 其他應收款(續)

9.2 其他應收款

(1) 其他應收款按款項性質分類

款項性質	Nature of payment	年末賬面餘額 Closing balance	年初賬面餘額 Opening balance
押金及保證金	Deposit and margin	380,192,403.95	300,808,907.50
代墊水電等款項	Advances for utilities, etc.	109,459,006.11	122,142,182.43
往來款	Current accounts	74,361,592.12	76,652,874.99
暫付代收款項	Provisional payments	66,004,396.73	62,411,384.66
三方平台代收款	Amount due from a third-party platform	90,922,466.84	91,038,984.56
備用金	Reserves	6,745,679.59	6,493,804.89
維修基金	Maintenance fund	7,063,921.71	2,424,497.51
代付社保及公積金	Social security and provident fund payment on behalf of others	3,694,319.05	4,188,791.44
其他	Others	5,564,445.13	5,202,727.03
合計	Total	744,008,231.23	671,364,155.01

(2) 其他應收款按賬齡列示

賬齡	Aging	年末賬面餘額 Closing balance	年初賬面餘額 Opening balance
1年以內(含1年)	Within 1 year (including 1 year)	201,445,578.29	102,851,647.30
1-2年	1-2 years	102,553,842.30	227,216,849.98
2-3年	2-3 years	219,208,749.55	127,981,508.32
3年以上	More than 3 years	220,800,061.09	213,314,149.41
其中：3-4年	Including: 3-4 years	77,167,282.78	150,952,013.69
4-5年	4-5 years	135,450,612.08	28,174,763.24
5年以上	More than 5 years	8,182,166.23	34,187,372.48
合計	Total	744,008,231.23	671,364,155.01

9. 其他應收款(續)

9.2 其他應收款(續)

(3) 其他應收款按壞賬計提方法分類列示

類別	Type	年末餘額 Closing balance				
		賬面餘額 Book balance	比例(%) Ratio (%)	壞賬準備 Bad debt provision	計提比例(%) Accrual ratio (%)	賬面價值 Book value
		金額 Amount		金額 Amount		
按組合計提壞賬準備	Provision for bad debts by portfolio	744,008,231.23	100.00	214,075,470.46	28.77	529,932,760.77
其中：賬齡組合	Including: Aging portfolio	744,008,231.23	100.00	214,075,470.46	28.77	529,932,760.77

類別	Type	年初餘額 Opening balance				
		賬面餘額 Book balance	比例(%) Ratio (%)	壞賬準備 Bad debt provision	計提比例(%) Accrual ratio (%)	賬面價值 Book value
		金額 Amount		金額 Amount		
按組合計提壞賬準備	Provision for bad debts by portfolio	671,364,155.01	100.00	201,142,248.00	29.96	470,221,907.01
其中：賬齡組合	Including: Aging portfolio	671,364,155.01	100.00	201,142,248.00	29.96	470,221,907.01

1) 其他應收款按組合計提壞賬準備

賬齡	Aging	年末餘額 Closing balance		
		賬面餘額 Book balance	壞賬準備 Bad debt provision	計提比例(%) Accrual ratio (%)
		金額 Amount	金額 Amount	比例(%) Ratio (%)
1年以內(含1年)	Within 1 year (including 1 year)	201,445,578.29	11,429,930.31	5.67
1-2年	1-2 years	102,553,842.30	12,624,930.90	12.31
2-3年	2-3 years	219,208,749.55	71,508,064.58	32.62
3年以上	More than 3 years	220,800,061.09	118,512,544.67	53.67
其中：3-4年	Including: 3-4 years	77,167,282.78	40,046,898.80	51.90
4-5年	4-5 years	135,450,612.08	70,283,479.64	51.89
5年以上	More than 5 years	8,182,166.23	8,182,166.23	100.00
合計	Total	744,008,231.23	214,075,470.46	-

1) Bad debt provision for other receivables by portfolio

9. 其他應收款(續)

9.2 其他應收款(續)

- (4) 其他應收款本年計提、收回或轉回的壞賬準備情況

類別	Type	年初餘額 Opening balance	本年變動金額 Amount of change in current year				其他 Others	年末餘額 Closing balance
			計提 Accrual	收回或轉回 Recovery or reversal	轉銷或核銷 Charge off or write-off			
按組合計提壞賬準備	Provision for bad debts by portfolio	201,142,248.00	12,933,222.46	0.00	0.00	0.00		214,075,470.46

10. 存貨

10. INVENTORIES

項目	Item	賬面餘額 Book balance	年末餘額 Closing balance	賬面價值 Book value
			存貨跌價 準備／合同履約 成本減值準備 Provision for impairment of inventories/ impairment of contractual performance costs	
原材料	Raw materials	7,823,530.08	0.00	7,823,530.08
庫存商品	Stock items	783,250,814.74	20,426,363.17	762,824,451.57
周轉材料	Revolving material	13,675,353.04	0.00	13,675,353.04
合計	Total	804,749,697.86	20,426,363.17	784,323,334.69

10. 存貨(續)

		年初餘額		
		Opening balance		
		存貨跌價		
		準備／合同履約		
		賬面餘額	成本減值準備	賬面價值
			Provision for impairment of inventories/ impairment of contractual performance	
項目	Item	Book balance	costs	Book value
原材料	Raw materials	8,081,157.46	0.00	8,081,157.46
庫存商品	Stock items	739,944,005.11	20,426,363.17	719,517,641.94
周轉材料	Revolving material	13,987,527.58	0.00	13,987,527.58
合計	Total	762,012,690.15	20,426,363.17	741,586,326.98

11. 合同資產

(1) 合同資產情況

項目	Item	年末餘額		
		賬面餘額	Closing balance	賬面價值
			減值準備	
		Book balance	Provision for impairment	Book value
工程施工	Engineering construction	32,667,630.33	2,184,227.83	30,483,402.50

項目	Item	年初餘額		
		Opening balance		
		賬面餘額	減值準備	賬面價值
工程施工	Engineering construction	36,990,705.97	2,261,808.51	34,728,897.46

11. 合同資產(續)

(2) 合同資產按賬齡列示

賬齡	Aging	年末餘額 Closing balance	年初餘額 Opening balance
1年以內(含1年)	Within 1 year (including 1 year)	32,667,630.33	36,990,705.97
減值準備	Provision for impairment	2,184,227.83	2,261,808.51
賬面價值	Book value	30,483,402.50	34,728,897.46

(3) 合同資產本年計提、收回或轉回的壞賬準備情況

(3) Provisions for bad debts that are made, recovered or reversed for the year in respect of contract assets

項目	Item	期初餘額 Opening balance	本年計提 Accrual in current year	本年轉回 Reversal in current year	本年轉銷/核銷 Charge-off/ write-off for the year	期末餘額 Closing balance
工程施工	Engineering construction	2,261,808.51	-77,580.68	0.00	0.00	2,184,227.83

12. 一年內到期的非流動資產

12. NON-CURRENT ASSETS DUE WITHIN ONE YEAR

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
一年內到期的長期應收款	Long-term receivables due within one year	313,053.12	1,872,205.80

13. 其他流動資產

13. OTHER CURRENT ASSETS

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
預繳企業所得稅	Prepaid corporate income tax	35,305,088.22	32,661,514.31
待抵扣增值稅進項稅額	Input value-added tax credit	4,820,124.00	6,007,283.58
預繳個人所得稅	Prepaid personal income tax	34,529.23	22,825.12
預繳城建稅	Prepaid urban construction tax	15,461.82	19,540.69
預繳教育費附加	Prepaid education surcharge	6,232.18	8,793.93
預繳地方教育費附加	Prepaid local education surcharge	5,603.13	5,862.66
預繳印花稅	Prepaid stamp duty	55.80	64.11
其他	Others	303,268.01	307,111.50
合計	Total	40,490,362.39	39,032,995.90

14. 長期應收款

14. LONG-TERM RECEIVABLES

項目	Item	年末餘額 Closing balance			年初餘額 Opening balance			
		賬面餘額 Book balance	壞賬準備 Bad debt provision	賬面價值 Book value	賬面餘額 Book balance	壞賬準備 Bad debt provision	賬面價值 Book value	折現率區間 Discount rate interval
商鋪車位經營權 轉讓應收款	Receivables from the assignment of operating rights of commercial parking spaces	309,492.91	0.00	309,492.91	3,239,603.09	0.00	3,239,603.09	—

15. 長期股權投資

15. LONG-TERM EQUITY INVESTMENTS

被投資單位	Investee	本年增減變動 Changes in current year										年末餘額 (賬面價值) Closing balance (book value)	減值準備 年未餘額 Closing balance of provision for impairment
		年初餘額 (賬面價值) Opening balance (book value)	減值準備 年初餘額 Opening balance of provision for impairment	追加投資 Additional investment	減少投資 Reduced investment	權益法下 確認的 投資損益 Gains and losses recognized on investment under the equity method	其他綜合 收益調整 Adjustments to other comprehensive income	其他權益 變動 Other changes in equity	宣告發放 現金股利 或利潤 Declaration of cash dividends or profits	計提減值 準備 Provision for impairment	其他 Others		
一、聯營企業	I. Associates												
北京銀思朗信息 技術有限公司	Beijing Yinsilang Information Technology Co., Ltd.	95,229,370.04	0.00	0.00	0.00	-17,965.23	0.00	0.00	0.00	0.00	0.00	95,211,404.81	0.00
滄州榮悅物業服務 有限公司	Cangzhou Rongyue Property Service Co., Ltd. (滄州榮悅物業服務有限公司)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
合計	Total	95,229,370.04	0.00	0.00	0.00	-17,965.23	0.00	0.00	0.00	0.00	0.00	95,211,404.81	0.00

16. 投資性房地產

16. INVESTMENT PROPERTIES

項目	Item	房屋建築物 House and building	車位 Car parking	合計 Total
一、年初餘額	I. Opening balance	22,985,683.29	45,724,000.00	68,709,683.29
二、本年變動	II. Change for the year	0.00	-3,216,400.00	-3,216,400.00
加：外購	Add: Outsourcing	0.00	0.00	0.00
減：處置	Less: Disposal	0.00	3,073,000.00	3,073,000.00
加：公允價值變動	Add: Fair value changes	0.00	-143,400.00	-143,400.00
三、年末餘額	III. Closing balance	22,985,683.29	42,507,600.00	65,493,283.29

17. 固定資產

17. FIXED ASSETS

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
固定資產	Fixed assets	22,336,952.34	26,532,245.77
固定資產清理	Disposal of fixed assets	0.00	0.00
合計	Total	22,336,952.34	26,532,245.77

17. 固定資產(續)

(1) 固定資產情況

項目	Item	通用設備 General equipment	運輸設備 Transportation equipment	專用設備 Special equipment	其他設備 Other equipment	合計 Total
一、賬面原值	I. Original book value					
1. 年初餘額	1. Opening balance	37,913,203.35	13,127,533.41	29,451,857.82	2,303,443.43	82,796,038.01
2. 本年增加金額	2. Increase in current year	465,432.64	0.00	180,974.11	31,138.22	677,544.97
(1) 購置	(1) Acquisition	465,432.64	0.00	180,974.11	31,138.22	677,544.97
(2) 企業合併增加	(2) Increase through business combinations	0.00	0.00	0.00	0.00	0.00
3. 本年減少金額	3. Decrease in current year	393,982.58	438,751.62	96,204.41	44,346.22	973,284.83
(1) 處置或報廢	(1) Disposal or scrap	393,982.58	438,751.62	96,204.41	44,346.22	973,284.83
4. 年末餘額	4. Closing balance	37,984,653.41	12,688,781.79	29,536,627.52	2,290,235.43	82,500,298.15
二、累計折舊	II. Accumulated depreciation					
1. 年初餘額	1. Opening balance	28,094,205.13	8,543,773.83	17,607,698.33	2,018,114.95	56,263,792.24
2. 本年增加金額	2. Increase in current year	1,931,170.99	825,902.65	1,898,527.91	44,057.77	4,699,659.32
(1) 計提	(1) Accrual	1,931,170.99	825,902.65	1,898,527.91	44,057.77	4,699,659.32
(2) 企業合併增加	(2) Increase through business combinations	0.00	0.00	0.00	0.00	0.00
3. 本年減少金額	3. Decrease in current year	366,898.40	306,572.53	84,505.84	42,128.98	800,105.75
(1) 處置或報廢	(1) Disposal or scrap	366,898.40	306,572.53	84,505.84	42,128.98	800,105.75
4. 年末餘額	4. Closing balance	29,658,477.72	9,063,103.95	19,421,720.40	2,020,043.74	60,163,345.81
三、減值準備	III. Provision for impairment					
1. 年初餘額	1. Opening balance	0.00	0.00	0.00	0.00	0.00
2. 本年增加金額	2. Increase in current year	0.00	0.00	0.00	0.00	0.00
(1) 計提	(1) Accrual	0.00	0.00	0.00	0.00	0.00
3. 本年減少金額	3. Decrease in current year	0.00	0.00	0.00	0.00	0.00
(1) 處置或報廢	(1) Disposal or scrap	0.00	0.00	0.00	0.00	0.00
4. 年末餘額	4. Closing balance	0.00	0.00	0.00	0.00	0.00
四、賬面價值	IV. Book value					
1. 年末賬面價值	1. Closing book value	8,326,175.69	3,625,677.84	10,114,907.12	270,191.69	22,336,952.34
2. 年初賬面價值	2. Opening book value	9,818,998.22	4,583,759.58	11,844,159.49	285,328.48	26,532,245.77

(2) 固定資產清理

(2) Disposal of fixed assets

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
固定資產清理	Disposal of fixed assets	0.00	0.00

18. 使用權資產

18. RIGHT-OF-USE ASSETS

項目	Item	房屋建築物 House and building	環衛設備 Sanitary equipment	運輸工具 Transportation vehicle	合計 Total
一、賬面原值	I. Original book value				
1. 年初餘額	1. Opening balance	1,039,259.11	23,870,339.84	348,101.24	25,257,700.19
2. 本年增加金額	2. Increase in current year	0.00	0.00	0.00	0.00
(1) 新增租賃	(1) New leases	0.00	0.00	0.00	0.00
3. 本年減少金額	3. Decrease in current year	0.00	0.00	0.00	0.00
(1) 租賃終止	(1) Lease termination	0.00	0.00	0.00	0.00
4. 年末餘額	4. Closing balance	1,039,259.11	23,870,339.84	348,101.24	25,257,700.19
二、累計折舊	II. Accumulated depreciation				
1. 年初餘額	1. Opening balance	729,471.42	15,254,866.08	286,372.94	16,270,710.44
2. 本年增加金額	2. Increase in current year	149,148.92	3,978,389.97	18,518.49	4,146,057.38
(1) 計提	(1) Accrual	149,148.92	3,978,389.97	18,518.49	4,146,057.38
3. 本年減少金額	3. Decrease in current year	0.00	0.00	0.00	0.00
(1) 租賃終止	(1) Lease termination	0.00	0.00	0.00	0.00
4. 年末餘額	4. Closing balance	878,620.34	19,233,256.05	304,891.43	20,416,767.82
三、減值準備	III. Provision for impairment				
1. 年初餘額	1. Opening balance	0.00	0.00	0.00	0.00
2. 本年增加金額	2. Increase in current year	0.00	0.00	0.00	0.00
(1) 計提	(1) Accrual	0.00	0.00	0.00	0.00
3. 本年減少金額	3. Decrease in current year	0.00	0.00	0.00	0.00
(1) 租賃終止	(1) Lease termination	0.00	0.00	0.00	0.00
4. 年末餘額	4. Closing balance	0.00	0.00	0.00	0.00
四、賬面價值	IV. Book value				
1. 年末賬面價值	1. Closing book value	160,638.77	4,637,083.79	43,209.81	4,840,932.37
2. 年初賬面價值	2. Opening book value	309,787.69	8,615,473.76	61,728.30	8,986,989.75

19. 無形資產

19. INTANGIBLE ASSETS

項目	Item	軟件使用權 Software usage rights
一、賬面原值	I. Original book value	
1. 年初餘額	1. Opening balance	17,148,915.57
2. 本年增加金額	2. Increase during the year	0.00
其中：購置	Including: Acquisition	0.00
3. 本年減少金額	3. Decrease during the year	13,115.00
其中：處置	Including: Disposals	13,115.00
4. 年末餘額	4. Closing balance	17,135,800.57
二、累計攤銷	II. Accumulated amortization	
1. 年初餘額	1. Opening balance	10,820,315.63
2. 本年增加金額	2. Increase during the year	494,601.53
其中：計提	Including: Accrual	494,601.53
3. 本年減少金額	3. Decrease during the year	12,906.85
其中：處置	Including: Disposals	12,906.85
4. 年末餘額	4. Closing balance	11,302,010.31
三、減值準備	III. Provision for impairment	
1. 年初餘額	1. Opening balance	0.00
2. 本年增加金額	2. Increase during the year	0.00
其中：計提	Including: Accrual	0.00
3. 本年減少金額	3. Decrease during the year	0.00
其中：處置	Including: Disposals	0.00
4. 年末餘額	4. Closing balance	0.00
四、賬面價值	IV. Book value	
1. 年末賬面價值	1. Closing book value	5,833,790.26
2. 年初賬面價值	2. Opening book value	6,328,599.94

20. 長期待攤費用

項目	Item	年初餘額 Opening balance	本年增加 Increase during the year	本年攤銷 Amortization during the year	本年其他減少 Other decrease during the year	年末餘額 Closing balance
裝修費	Decoration costs	7,397,594.16	534,822.21	828,702.29	0.00	7,103,714.08
其他	Others	4,984,195.17	2,123,790.78	3,309,866.06	0.00	3,798,119.89
合計	Total	12,381,789.33	2,658,612.99	4,138,568.35	0.00	10,901,833.97

20. LONG-TERM DEFERRED EXPENSES

21. 遞延所得稅資產和遞延所得稅負債

(1) 未經抵銷的遞延所得稅資產

項目	Item	年末餘額 Closing balance		年初餘額 Opening balance	
		可抵扣 暫時性差異 Deductible temporary differences	遞延所得稅 資產 Deferred tax assets	可抵扣 暫時性差異 Deductible temporary differences	遞延所得稅 資產 Deferred tax assets
壞賬準備	Bad debt provision	731,119,312.19	167,784,731.43	667,889,299.56	153,487,858.09
資產減值準備	Provision for asset impairment	22,610,591.00	5,599,931.45	22,688,171.68	5,498,071.76
可抵扣虧損	Deductible losses	85,870,572.02	9,332,885.91	68,485,758.86	7,289,262.78
租賃形成的租賃負債	Lease liabilities arising from leases	6,266,749.39	1,272,086.95	14,487,290.20	3,214,112.04
合同負債(購物券)	Contract liabilities (shopping voucher)	524,298.14	88,530.78	541,911.59	82,598.20
合計	Total	846,391,522.74	184,078,166.52	774,092,431.89	169,571,902.87

21. DEFERRED TAX ASSETS AND DEFERRED TAX LIABILITIES

(1) Deferred tax assets without offsetting

(2) 未經抵銷的遞延所得稅負債

項目	Item	年末餘額 Closing balance		年初餘額 Opening balance	
		應納稅 暫時性差異 Taxable temporary differences	遞延所得稅 負債 Deferred tax liabilities	應納稅 暫時性差異 Taxable temporary differences	遞延所得稅 負債 Deferred tax liabilities
投資性房地產公允價值變動	Changes in fair value of investment properties	8,282,650.92	2,042,462.73	8,426,050.92	2,078,312.73
租賃形成的使用權資產	Right-of-use assets arising from leases	5,463,478.40	1,100,266.64	14,098,798.64	3,137,799.66
固定資產加速折舊	Accelerated depreciation of fixed assets	8,837,892.60	2,209,473.16	6,927,466.52	1,731,866.63
合計	Total	22,584,021.92	5,352,202.53	29,452,316.08	6,947,979.02

(2) Deferred tax liabilities without offsetting

22. 所有權或使用權受到限制的資產

22. ASSETS WITH RESTRICTED OWNERSHIP OR RIGHT TO USE

項目	Item	賬面餘額 Book balance	年末 Closing 賬面價值 Book value	受限類型 Type of restriction	受限情況 Restriction
貨幣資金	Cash at bank and on hand	31,876,550.85	31,876,550.85	凍結 Freeze	司法凍結 Judicial freeze

項目	Item	賬面餘額 Book balance	年初 Opening 賬面價值 Book value	受限類型 Type of restriction	受限情況 Restriction
貨幣資金	Cash at bank and on hand	20,646,084.91	20,646,084.91	凍結 Freeze	司法凍結 Judicial freeze

23. 短期借款

23. SHORT-TERM BORROWINGS

借款類別	Type of borrowings	年末餘額 Closing balance	年初餘額 Opening balance
信用借款	Credit loans	3,000,000.00	3,000,000.00

24. 應付賬款

(1) 應付賬款列示

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
工程款	Construction fees	469,527,407.56	446,904,721.63
服務費	Service fees	229,654,690.11	210,183,014.90
商品款	Payments for goods purchased	51,766,337.90	62,157,225.19
合計	Total	750,948,435.57	719,244,961.72

(2) 應付賬款按賬齡列示

(2) Accounts payable by aging

賬齡	Aging	年末餘額 Closing balance	年初餘額 Opening balance
1年以內	Within 1 year	272,389,663.90	362,044,956.61
1-2年	1-2 years	200,132,334.82	152,313,261.34
2-3年	2-3 years	111,388,069.59	69,284,392.37
3-4年	3-4 years	53,960,438.55	60,511,265.55
4-5年	4-5 years	50,444,447.76	61,128,879.98
5年以上	More than 5 years	62,633,480.95	13,962,205.87
合計	Total	750,948,435.57	719,244,961.72

25. 預收款項

25. RECEIPT IN ADVANCE

類別	Type	年末餘額 Closing balance	年初餘額 Opening balance
租賃費	Rent	2,324,231.67	1,763,335.24

26. 合同負債

(1) 合同負債情況

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
物業費	Property fees	355,275,014.06	344,061,869.09
其他社區增值服務	Other community value-added services	73,596,560.21	72,215,226.30
工程施工	Engineering construction	39,528,118.81	48,389,689.65
垃圾處置費及自供暖	Garbage disposal fees and self-heating	7,624,800.28	10,407,754.83
前期介入服務	Pre-intervention services	3,177,396.94	4,343,436.09
銷售貨款	Sales payment	4,102,218.27	4,749,555.18
電梯使用費	Elevator usage fees	2,385,876.77	3,915,113.46
開辦費	Start-up costs	2,374,768.05	1,937,193.57
其他	Others	1,839,133.79	2,783,411.86
合計	Total	489,903,887.18	492,803,250.03

26. CONTRACT LIABILITIES

(1) Detail of contract liabilities

27. 應付職工薪酬

(1) 應付職工薪酬分類

項目	Item	年初餘額 Opening balance	本年增加 Increase during the year	本年減少 Decrease during the year	年末餘額 Closing balance
短期薪酬	Short-term compensation	119,901,927.76	277,259,815.22	269,855,235.28	127,306,507.70
離職後福利－設定 提存計劃	Post-employment benefits – Defined contribution plan	7,543,627.98	32,850,630.47	32,772,030.00	7,622,228.45
辭退福利	Termination benefits	49,410.60	710,129.36	725,544.11	33,995.85
合計	Total	127,494,966.34	310,820,575.05	303,352,809.39	134,962,732.00

27. STAFF REMUNERATION PAYABLE

(1) Classification of staff remuneration payable

27. 應付職工薪酬(續)

(2) 短期薪酬

項目	Item	年初餘額 Opening balance	本年增加 Increase during the year	本年減少 Decrease during the year	年末餘額 Closing balance
工資、獎金、津貼和補貼	Salaries, bonuses, allowances and subsidies	96,221,681.44	241,588,692.85	236,453,360.43	101,357,013.86
職工福利費	Employee benefit costs	2,648,583.07	2,289,334.05	2,364,555.55	2,573,361.57
社會保險費	Social security fee	2,844,909.25	20,280,599.75	20,049,373.64	3,076,135.36
其中：醫療保險費	Including: Medical insurance premium	2,741,326.38	17,639,490.71	17,613,495.79	2,767,321.30
工傷保險費	Industrial injury insurance premium	18,600.86	2,368,186.28	2,164,037.45	222,749.69
生育保險費	Birth insurance premium	84,982.01	272,922.76	271,840.40	86,064.37
住房公積金	Housing provident fund	3,611,004.92	10,537,861.67	9,203,255.50	4,945,611.09
工會經費和職工教育經費	Labor union expenditure and personnel education fund	14,575,749.08	2,563,326.90	1,784,690.16	15,354,385.82
合計	Total	119,901,927.76	277,259,815.22	269,855,235.28	127,306,507.70

(3) 設定提存計劃

項目	Item	年初餘額 Opening balance	本年增加 Increase during the year	本年減少 Decrease during the year	年末餘額 Closing balance
基本養老保險	Basic endowment insurance	7,100,281.44	31,855,007.67	31,593,468.57	7,361,820.54
失業保險費	Unemployment insurance expense	443,346.54	995,622.80	1,178,561.43	260,407.91
合計	Total	7,543,627.98	32,850,630.47	32,772,030.00	7,622,228.45

27. STAFF REMUNERATION PAYABLE (continued)

(2) Short-term compensation

(3) Defined contribution plan

28. 應交稅費

28. TAXES PAYABLE

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
所得稅	Income tax	76,385,006.38	68,745,576.55
增值稅	Value added tax	34,449,929.63	26,289,745.91
城建稅	Urban construction tax	1,021,199.86	640,709.32
個人所得稅	Personal income tax	325,251.96	389,644.46
教育費附加	Education fee surcharge	460,784.83	292,471.72
房產稅	Property tax	411,760.83	285,979.50
地方教育費附加	Local education fee surcharge	295,733.56	186,439.48
印花稅	Stamp duty	22,957.46	73,355.03
土地使用稅	Land use tax	55,004.66	38,879.50
水利基金	Water conservancy fund	9,679.77	10,375.60
其他	Others	2,090,416.93	2,065,552.34
合計	Total	115,527,725.87	99,018,729.41

29. 其他應付款

29. OTHER PAYABLES

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
應付股利	Dividends payable	7,270.63	7,270.63
其他應付款	Other payables	497,734,604.47	490,095,738.31
合計	Total	497,741,875.10	490,103,008.94

29. 其他應付款(續)

29.1 應付股利

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
應付股利	Dividends payable	7,270.63	7,270.63

29.2 其他應付款

按款項性質列示其他應付款

29.2 Other payable

Other payables by nature of payment

款項性質	Nature of payment	年末賬面餘額 Closing book balance	年初賬面餘額 Opening book balance
代收款項	Receipts on behalf of others	244,913,327.22	240,628,392.72
押金及保證金	Deposit and margin	98,804,385.34	87,247,166.12
往來款	Current accounts	76,540,343.40	75,131,815.83
維修基金	Maintenance fund	47,283,775.86	59,832,577.37
業務借支	Operating debits	6,515,962.63	6,170,113.88
預提費用	Accrued expenses	1,903,904.77	1,972,896.14
開辦費	Start-up costs	1,899,795.77	1,880,082.84
賠款、罰款	Indemnity and fines	3,830,562.31	1,867,577.43
維修費	Maintenance fee	1,242,825.20	892,582.93
代繳個人部分社保 及公積金	Social security and provident fund payment on behalf of others	10,730,869.17	10,259,524.80
其他	Others	4,068,852.80	4,213,008.25
合計	Total	497,734,604.47	490,095,738.31

30. 一年內到期的非流動負債

30. NON-CURRENT LIABILITIES DUE WITHIN ONE YEAR

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
一年內到期的租賃負債	Lease liabilities due within one year	1,613,095.72	10,289,191.19
一年內到期的長期借款	Long-term loans due within one year	0.00	0.00
一年內到期的長期應付款	Long-term payables due within one year	0.00	0.00
合計	Total	1,613,095.72	10,289,191.19

31. 其他流動負債

31. OTHER CURRENT LIABILITIES

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
待轉銷項稅	Deferred output tax	19,866,808.21	24,914,803.93

32. 租賃負債

32. LEASE LIABILITIES

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
租賃負債	Lease liabilities	4,653,653.67	4,198,099.01

33. 股本

33. SHARE CAPITAL

		本年變動增減(+、-) Change for the year (+, -)						年末餘額 Closing balance
項目	Item	年初餘額 Opening balance	發行新股 Issuance of new shares	送股 Share grant	公積金轉股 Surplus reserve converted to shares	其他 Others	小計 Subtotal	
股份總額	Total number of shares	376,000,000.00	0.00	0.00	0.00	0.00	0.00	376,000,000.00

34. 資本公積

34. CAPITAL RESERVE

		年初餘額 Opening balance	本年增加 Increase during the year	本年減少 Decrease during the year	年末餘額 Closing balance
項目	Item				
股本溢價	Equity premium	907,154,523.50	0.00	78,006.73	907,076,516.77
其他資本公積	Other capital reserve	78,584,601.78	0.00	0.00	78,584,601.78
合計	Total	985,739,125.28	0.00	78,006.73	985,661,118.55

35. 盈餘公積

35. SURPLUS RESERVE

項目	Item	年初餘額 Opening balance	本年增加 Increase during the year	本年減少 Decrease during the year	年末餘額 Closing balance
法定盈餘公積	Statutory surplus reserve	111,048,984.24	3,941,206.88	0.00	114,990,191.12

36. 未分配利潤

36. UNDISTRIBUTED PROFIT

項目	Item	本年 Current year	上年 Previous year
調整前上年末未分配利潤	Undistributed profits at the end of the previous year before adjustment	828,941,000.04	722,746,436.87
調整年初未分配利潤合計數 (調增+，調減-)	Adjustments to total opening undistributed profits (increase +, decrease -)	0.00	0.00
其中：同一控制合併範圍變更	Including: Change in scope of combinations under common control	0.00	0.00
調整後年初未分配利潤	Adjusted opening undistributed profits	828,941,000.04	722,746,436.87
加：本年歸屬於母公司所有者的淨利潤	Add: Net profit attributable to owners of the parent company for the year	70,014,406.91	112,608,615.45
減：提取法定盈餘公積	Less: Withdrawal of statutory surplus reserves	3,941,206.88	6,414,052.28
應付普通股股利	Dividends payable on ordinary shares	0.00	0.00
其他	Others	0.00	0.00
本年年末餘額	Closing balance of current year	895,014,200.07	828,941,000.04

37. 營業收入、營業成本

(1) 營業收入和營業成本情況

項目	Item	本年發生額 Current year amount		上年發生額 Prior year amount	
		收入 Income	成本 Cost	收入 Income	成本 Cost
主營業務	Principal operations	911,265,059.99	698,071,568.85	1,008,722,633.29	752,062,151.41
其他業務	Other operations	2,093,011.74	709,637.84	3,134,274.47	577,050.67
合計	Total	913,358,071.73	698,781,206.69	1,011,856,907.76	752,639,202.08

(2) 合同產生的收入情況

(2) Information on income from contracts

合同分類	Classification of contracts	2026年1-6月 January to June 2026		2025年1-6月 January to June 2025	
		營業收入 Operating income	營業成本 Operating cost	營業收入 Operating income	營業成本 Operating cost
業務類型	Business Type	-	-	-	-
其中：社區服務	Including: Community services	694,636,077.71	547,568,958.23	725,237,463.00	560,250,213.28
商企服務	Commercial services	31,745,608.62	27,128,774.97	30,732,258.15	24,744,457.32
城市服務	Urban services	79,516,941.62	65,832,161.02	112,137,842.79	85,681,035.66
服務周邊	Peripheral services	107,459,443.78	58,251,312.47	143,749,343.82	81,963,495.82
合計	Total	913,358,071.73	698,781,206.69	1,011,856,907.76	752,639,202.08
按經營地區分類	By region of operation	-	-	-	-
其中：中國國內	Including: Mainland China	913,358,071.73	698,781,206.69	1,011,856,907.76	752,639,202.08
按商品轉讓的時間分類	Classification by time of transfer of goods	-	-	-	-
其中：某一時點轉讓	Including: Transfer at a point in time	53,345,428.39	51,424,541.13	65,942,039.64	62,208,148.02
某一時段內轉讓	Transfer over a period	860,012,643.34	647,356,665.56	945,914,868.12	690,431,054.06
合計	Total	913,358,071.73	698,781,206.69	1,011,856,907.76	752,639,202.08

38. 税金及附加

38. TAXES AND SURCHARGES

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
城建稅	Urban construction tax	2,047,709.79	2,159,894.23
教育費附加	Education fee surcharge	931,496.70	994,599.61
地方教育費附加	Local education fee surcharge	574,184.23	611,938.41
房產稅	Property tax	994,780.30	639,804.25
印花稅	Stamp duty	162,125.66	142,465.83
土地使用稅	Land use tax	174,369.30	123,544.01
資源稅	Resource tax	41,497.86	71,870.36
水利基金	Water conservancy fund	45,841.19	62,123.16
車船稅	Vehicle and boat tax	54,208.76	39,963.00
其他	Others	37,333.33	1,031.66
合計	Total	5,063,547.12	4,847,234.52

39. 銷售費用

39. SELLING EXPENSES

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
職工薪酬	Employee benefits	1,787,300.63	1,585,722.24
招待費	Entertainment expenses	347,296.54	621,097.11
差旅費	Travel expenses	251,507.79	292,422.87
其他	Others	127,291.73	155,455.93
中介諮詢費	Agency consultancy fees	24,989.09	30,139.31
固定資產折舊	Depreciation of fixed assets	7,300.13	10,102.48
合計	Total	2,545,685.91	2,694,939.94

40. 管理費用

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
職工薪酬	Employee benefits	27,829,638.37	31,200,215.91
中介服務費	Intermediary service fee	6,994,924.14	6,019,497.72
招待費	Entertainment expenses	5,020,609.33	6,734,425.87
差旅費	Travel expenses	557,870.95	672,952.80
殘疾人保障金	Disabled persons security fund	500,270.78	1,012,369.54
無形資產攤銷	Amortization of intangible assets	480,507.42	1,198,123.30
折舊費	Depreciation charge	320,213.73	1,133,070.99
交通費	Transport costs	317,814.36	516,120.15
辦公費	Office expenses	217,311.06	892,165.40
長期待攤費用攤銷	Amortization of long-term deferred expenses	46,584.42	563,638.61
其他	Others	1,112,787.90	1,432,278.29
合計	Total	43,398,532.46	51,374,858.58

41. 財務費用

41. FINANCE COSTS

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
利息費用	Interest charges	540,978.32	58,024.65
減：利息收入	Less: Interest income	-277,565.44	336,423.31
加：匯兌損失	Add: Loss on exchange	35,940.51	11,556.41
其他支出	Other expenditures	2,071,299.92	2,463,305.63
合計	Total	2,925,784.19	2,196,463.38

42. 其他收益

42. OTHER INCOME

產生其他收益的來源	Sources of other income	本年發生額 Current year amount	上年發生額 Prior year amount
增值稅及附加稅加計抵減	Value-added tax and additional tax credits	414,010.03	899,941.06
增值稅及附加稅退稅	Value-added tax and additional tax refunds	15,179.32	4,932.51
政府補助	Government grants	184,299.19	163,063.96
個稅手續費返還	Personal tax handling fee refunds	46,166.15	56,834.45
工會經費返還款	Refund of trade union funds	0.00	50.14
合計	Total	659,654.69	1,124,822.12

43. 投資收益

43. INVESTMENT INCOME

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
權益法核算的長期股權投資收益	Investment income from long-term equity investments accounted for under the equity method	-17,965.23	-6,788,131.45
處置長期股權投資產生的投資收益	Investment income from disposal of long-term equity investments	0.00	-179.64
債務重組收益	Gain from debt restructuring	-5,605,124.45	0.00
合計	Total	-5,623,089.68	-6,788,311.09

44. 公允價值變動收益

44. GAIN ON CHANGE IN FAIR VALUE

產生公允價值變動收益的來源	Source of gain on change in fair value	本年發生額 Current year amount	上年發生額 Prior year amount
按公允價值計量的投資性房地產	Investment properties measured at fair value	-143,400.00	-159,002.71

45. 信用減值損失

45. LOSS ON IMPAIRMENT OF CREDIT

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
應收賬款壞賬損失	Bad debt losses on receivables	-50,922,241.15	-65,614,337.74
其他應收款壞賬損失	Bad debt losses on other receivables	-12,933,222.46	317,018.17
應收票據壞賬損失	Bad debt losses on notes receivable	11,576.69	0.00
合計	Total	-63,843,886.92	-65,297,319.57

46. 資產減值損失

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
合同資產減值損失	Impairment loss on contractual assets	77,580.68	-61,977.76
商譽減值損失	Impairment loss on goodwill	0.00	-3,400,634.19
合計	Total	77,580.68	-3,462,611.95

46. LOSS ON IMPAIRMENT OF ASSETS

47. 資產處置收益

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
固定資產處置收益	Gains on disposal of fixed assets	52,192.43	-19,958.72

47. GAINS ON DISPOSAL OF ASSETS

48. 營業外收入

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount	計入本年 非經常性損益 的金額 Amount recorded in non-recurring gains and losses during the year
非流動資產報廢收益	Gain on retirement of non-current assets	34,769.95	55,217.99	34,769.95
違約金	Default payments	56,444.34	39,623.39	56,444.34
罰沒款收入	Forfeiture income	0.00	200.00	0.00
長款收入	Long-term income	546.79	692.56	546.79
其他	Others	238,709.25	239,993.13	238,709.25
合計	Total	330,470.33	335,727.07	330,470.33

48. NON-OPERATING INCOME

49. 營業外支出

49. NON-OPERATING EXPENSES

項目	Item	本年金額 Current year amount	上年金額 Prior year amount	計入本年 非經常性損益 的金額 Amount recorded in non-recurring gains and losses during the year
稅收罰款及滯納金	Tax penalty and late payment	274,650.00	584,468.69	274,650.00
罰沒支出	Forfeiture expenses	98,366.28	48,695.87	98,366.28
非流動資產處置損失	Losses on disposal of non-current assets	3,922.17	32,453.44	3,922.17
捐贈	Donations	500.00	15,500.00	500.00
非常損失	Extraordinary loss	0.00	1,200.00	0.00
其他	Others	287,689.14	2,339,519.67	287,689.14
合計	Total	665,127.59	3,021,837.67	665,127.59

50. 所得稅費用

50. INCOME TAX EXPENSES

(1) 所得稅費用

(1) Income tax expenses

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
按稅法及相關規定計 算的當期所得稅	Current income tax calculated on the basis of the tax laws and relevant regulations	36,890,048.17	48,222,734.49
中國大陸企業所得稅	Corporate income taxes in Mainland of China	36,890,048.17	48,222,734.49
遞延所得稅費用	Deferred income tax expenses	-16,102,040.14	-22,059,595.76
合計	Total	20,788,008.03	26,163,138.73

51. 現金流量表項目

(1) 與經營活動有關的現金

1) 收到的其他與經營活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
代理銷售車位收款沖減 履約保證金	Receipts from agency sales of parking spaces offset against performance deposits	0.00	16,697,127.30
往來款項	Current accounts	45,158,481.34	225,377,284.54
政府補助	Government grants	646,274.28	161,853.00
利息收入中的現金收入	Cash income from interest income	257,406.83	311,477.18
個稅手續費返還款	Personal tax handling fee refunds	0.00	50,281.67
工會經費返還款	Refund of trade union funds	0.00	0.00
營業外收入中收到的現金	Cash income from non-operating income	465,936.01	209,956.95
銀行凍結資金解凍	Release of frozen funds from banks	9,758,779.68	18,376,647.43
合計	Total	56,286,878.14	261,184,628.07

2) 支付的其他與經營活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
往來款項	Current accounts	57,461,316.05	291,477,436.89
銷售費用、管理費用中的付現費用	Selling expenses, cash out expenses in administrative expenses	13,903,716.46	13,762,743.28
銀行手續費	Bank charges	2,065,601.22	2,167,247.34
營業外支出中支付的現金	Cash paid in non-operating expenses	1,220,865.24	2,977,524.64
銀行凍結資金	Funds frozen in banks	20,989,245.62	8,131,126.94
合計	Total	95,640,744.59	318,516,079.09

51. ITEMS IN CASH FLOW STATEMENT

(1) Cash related to operating activities

1) Cash received related to other operating activities

	本年發生額 Current year amount	上年發生額 Prior year amount
	0.00	16,697,127.30
	45,158,481.34	225,377,284.54
	646,274.28	161,853.00
	257,406.83	311,477.18
	0.00	50,281.67
	0.00	0.00
	465,936.01	209,956.95
	9,758,779.68	18,376,647.43
Total	56,286,878.14	261,184,628.07

2) Cash paid related to other operating activities

	本年發生額 Current year amount	上年發生額 Prior year amount
	57,461,316.05	291,477,436.89
	13,903,716.46	13,762,743.28
	2,065,601.22	2,167,247.34
	1,220,865.24	2,977,524.64
	20,989,245.62	8,131,126.94
Total	95,640,744.59	318,516,079.09

51. 現金流量表項目 (續)

(2) 與投資活動有關的現金

- 1) 收到的其他與投資活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
收購兆豐年股權賬面現金 與支付現金淨額	Net cash on book and cash payment for acquisition of equity in Zhaofengnian (兆豐年)	0.00	66,819.48

- 2) 支付的其他與投資活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
處置控股子公司 損失現金	Loss of cash on disposal of controlled subsidiaries	0.00	0.00
合計	Total	0.00	0.00

(3) 與籌資活動有關的現金

- 1) 收到的其他與籌資活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
收到關聯方借款	Loans received from related parties	0.00	0.00

- 2) 支付的其他與籌資活動有關的現金

項目	Item	本年發生額 Current year amount	上年發生額 Prior year amount
支付租賃負債本金 和利息	Payment of principal and interest on lease liabilities	1,736,769.10	67,980.00
子公司註銷，償還 少數股東注資款	Repayment of capital injection from minority shareholders upon the cancellation of subsidiaries	0.00	0.00
合計	Total	1,736,769.10	67,980.00

51. ITEMS IN CASH FLOW STATEMENT (continued)

(2) Cash related to investing activities

- 1) Cash received related to other investing activities

	本年發生額 Current year amount	上年發生額 Prior year amount
收購兆豐年股權賬面現金 與支付現金淨額	0.00	66,819.48

- 2) Cash paid related to other investing activities

	本年發生額 Current year amount	上年發生額 Prior year amount
處置控股子公司 損失現金	0.00	0.00
合計	0.00	0.00

(3) Cash relating to financing activities

- 1) Cash received relating to other financing activities

	本年發生額 Current year amount	上年發生額 Prior year amount
收到關聯方借款	0.00	0.00

- 2) Cash paid related to other financing activities

	本年發生額 Current year amount	上年發生額 Prior year amount
支付租賃負債本金 和利息	1,736,769.10	67,980.00
子公司註銷，償還 少數股東注資款	0.00	0.00
合計	1,736,769.10	67,980.00

52. 現金流量表補充資料

(1) 現金和現金等價物的構成

項目	Item	年末餘額 Closing balance	年初餘額 Opening balance
現金	Cash	456,755,645.27	508,741,297.89
其中：庫存現金	Including: Cash on hand	45,979.65	0.00
可隨時用於支付的 銀行存款	Bank deposits available for payment at any time	456,697,517.96	508,211,868.32
可隨時用於支付的 其他貨幣資金	Other monetary funds available for payment at any time	12,147.66	529,429.57
年末現金和現金等價物餘額	Closing balance of cash and cash equivalents	456,755,645.27	508,741,297.89

52. SUPPLEMENTARY INFORMATION OF THE CASH FLOW STATEMENT

(1) Components of cash and cash equivalents

53. 關聯方及關聯交易

(1) 關聯交易

1) 採購商品／接受勞務 關聯方

Related parties

榮盛集團

RiseSun Group

關聯交易內容 Content of related transactions

工程材料及勞務

Engineering materials and
labor services

本年發生額 Current year amount

2,468,987.50

上年發生額 Prior year amount

2,279,472.12

2) 銷售商品／提供勞務 關聯方

Related parties

榮盛集團

RiseSun Group

最終控股公司控制的公司
A company controlled by the
ultimate holding company

榮盛集團的聯營公司

An associate of RiseSun Group

關聯交易內容 Content of related transactions

服務

Services

服務

Services

服務

Services

本年發生額 Current year amount

21,247,724.05

—

280,778.56

上年發生額 Prior year amount

52,309,402.86

7,173.50

25,827.59

合計Total

—

21,528,502.61

52,342,403.95

3) 房產車位抵債 關聯方

Related parties

榮盛集團

RiseSun Group

3) Mortgaged real estate and parking spaces

關聯交易內容 Content of related transactions

房產車位抵債

Mortgaged real estate and
parking spaces

本年發生額 Current year amount

73,092,305.47

上年發生額 Prior year amount

7,369,175.90

53. 關聯方及關聯交易 (續)

(2) 關聯方應收應付餘額

1) 應收項目

項目名稱	關聯方	年末賬面餘額 Closing book balance	壞賬準備 Bad debt provision	年初賬面餘額 Opening book balance	壞賬準備 Bad debt provision
Name of item	Related parties				
應收賬款 Accounts receivable	榮盛集團 RiseSun Group	992,449,969.66	339,167,097.09	1,053,862,744.64	321,415,830.18
應收賬款 Accounts receivable	最終控股公司控制的公司 A company controlled by the ultimate holding company	28,312,211.87	16,534,483.96	28,709,711.45	14,823,317.67
應收賬款 Accounts receivable	榮盛集團的聯營公司 An associate of RiseSun Group	9,098,805.98	2,232,312.76	8,808,680.70	1,645,771.03
應收票據 Notes receivable	最終控股公司控制的公司 A company controlled by the ultimate holding company	90,000.00	6,017.59	599,000.00	40,050.43
預付賬款 Prepayments	榮盛集團 RiseSun Group	3,953,749.49	0.00	2,550,191.78	0.00
預付賬款 Prepayments	最終控股公司控制的公司 A company controlled by the ultimate holding company	80,000.00	0.00	80,000.00	0.00
其他應收款 Other receivables	榮盛集團 RiseSun Group	307,450,679.71	85,709,623.22	296,657,056.93	92,296,156.35
其他應收款 Other receivables	最終控股公司控制的公司 A company controlled by the ultimate holding company	91,457.96	91,457.96	91,457.96	52,198.99
合同資產 Contract assets	榮盛集團 RiseSun Group	32,667,630.33	2,184,227.83	24,449,633.30	1,634,754.87
合計Total	-	1,374,194,505.00	445,925,220.41	1,415,808,476.76	431,908,079.52

2) 應付項目

項目名稱	關聯方	年末賬面餘額 Closing book balance	年初賬面餘額 Opening book balance
Name of item	Related parties		
應付賬款 Accounts payable	榮盛集團 RiseSun Group	16,295,904.88	19,742,763.14
應付賬款 Accounts payable	最終控股公司控制的公司 A company controlled by the ultimate holding company	1,841,987.92	1,838,109.43
其他應付款 Other payables	榮盛集團 RiseSun Group	59,929,612.08	57,333,821.20
其他應付款 Other payables	最終控股公司控制的公司 A company controlled by the ultimate holding company	250,715.24	250,715.24
合同負債 Contract liabilities	榮盛集團 RiseSun Group	37,402,788.22	45,688,884.20
合計Total	-	115,721,008.34	124,854,293.21

53. RELATED PARTIES AND RELATED PARTY TRANSACTIONS (continued)

(2) Balance of receivables from and payables to related parties

1) Receivables

年末賬面餘額 Closing book balance	壞賬準備 Bad debt provision	年初賬面餘額 Opening book balance	壞賬準備 Bad debt provision
992,449,969.66	339,167,097.09	1,053,862,744.64	321,415,830.18
28,312,211.87	16,534,483.96	28,709,711.45	14,823,317.67
9,098,805.98	2,232,312.76	8,808,680.70	1,645,771.03
90,000.00	6,017.59	599,000.00	40,050.43
3,953,749.49	0.00	2,550,191.78	0.00
80,000.00	0.00	80,000.00	0.00
307,450,679.71	85,709,623.22	296,657,056.93	92,296,156.35
91,457.96	91,457.96	91,457.96	52,198.99
32,667,630.33	2,184,227.83	24,449,633.30	1,634,754.87
1,374,194,505.00	445,925,220.41	1,415,808,476.76	431,908,079.52

2) Payables

年末賬面餘額 Closing book balance	年初賬面餘額 Opening book balance
16,295,904.88	19,742,763.14
1,841,987.92	1,838,109.43
59,929,612.08	57,333,821.20
250,715.24	250,715.24
37,402,788.22	45,688,884.20
115,721,008.34	124,854,293.21

53. 關聯方及關聯交易 (續)

(3) 董事及職工薪酬

1) 董事的薪酬詳情如下

人員	Personnel	薪金及津貼 Salaries and allowances	社會保險、 住房基金及 退休金 Social security, housing fund and pensions	獎金 Bonus	股份支付 Share-based payments	合計 Total
執行董事	Executive Directors	1,328,729.31	164,285.16	-	-	1,493,014.47
吳秋雲	Wu Qiuyun	300,000.00				300,000.00
劉紅霞	Liu Hongxia	540,130.46	85,859.64			625,990.10
隆小康	Long Xiaokang	488,598.85	78,425.52			567,024.37
非執行董事	Non-executive Directors	36,816.48	65,516.88	-	-	102,333.36
張文革	Zhang Wenge	36,816.48	65,516.88			102,333.36
獨立非執行董事	Independent Non-executive Directors	225,000.00	-	-	-	225,000.00
金文輝	Jin Wenhui	75,000.00				75,000.00
唐義書	Tang Yishu	75,000.00				75,000.00
許少宏	Xu Shaohong Alex	75,000.00				75,000.00
合計	Total	1,590,545.79	229,802.04	-	-	1,820,347.83

2025年1-6月 January to June 2025

執行董事	Executive Directors	1,806,999.98	191,247.25	-	-	1,998,247.23
耿建富	Geng Jianfu	799,999.98	29,250.38			829,250.36
劉紅霞	Liu Hongxia	453,000.00	84,728.87			537,728.87
隆小康	Long Xiaokang	554,000.00	77,268.00			631,268.00
非執行董事	Non-executive Directors	37,044.48	65,516.88	-	-	102,561.36
張文革	Zhang Wenge	37,044.48	65,516.88			102,561.36
獨立非執行董事	Independent Non-executive Directors	225,000.00	-	-	-	225,000.00
金文輝	Jin Wenhui	75,000.00				75,000.00
唐義書	Tang Yishu	75,000.00				75,000.00
許少宏	Xu Shaohong Alex	75,000.00				75,000.00
合計	Total	2,069,044.46	256,764.13	-	-	2,325,808.59

53. RELATED PARTIES AND RELATED PARTY TRANSACTIONS (continued)

(3) Remuneration of Directors and employees

1) The remunerations of Directors are detailed as follows

	薪金及津貼 Salaries and allowances	社會保險、 住房基金及 退休金 Social security, housing fund and pensions	獎金 Bonus	股份支付 Share-based payments	合計 Total
執行董事	1,328,729.31	164,285.16	-	-	1,493,014.47
吳秋雲	300,000.00				300,000.00
劉紅霞	540,130.46	85,859.64			625,990.10
隆小康	488,598.85	78,425.52			567,024.37
非執行董事	36,816.48	65,516.88	-	-	102,333.36
張文革	36,816.48	65,516.88			102,333.36
獨立非執行董事	225,000.00	-	-	-	225,000.00
金文輝	75,000.00				75,000.00
唐義書	75,000.00				75,000.00
許少宏	75,000.00				75,000.00
合計	1,590,545.79	229,802.04	-	-	1,820,347.83

2025年1-6月 January to June 2025

執行董事	Executive Directors	1,806,999.98	191,247.25	-	-	1,998,247.23
耿建富	Geng Jianfu	799,999.98	29,250.38			829,250.36
劉紅霞	Liu Hongxia	453,000.00	84,728.87			537,728.87
隆小康	Long Xiaokang	554,000.00	77,268.00			631,268.00
非執行董事	Non-executive Directors	37,044.48	65,516.88	-	-	102,561.36
張文革	Zhang Wenge	37,044.48	65,516.88			102,561.36
獨立非執行董事	Independent Non-executive Directors	225,000.00	-	-	-	225,000.00
金文輝	Jin Wenhui	75,000.00				75,000.00
唐義書	Tang Yishu	75,000.00				75,000.00
許少宏	Xu Shaohong Alex	75,000.00				75,000.00
合計	Total	2,069,044.46	256,764.13	-	-	2,325,808.59

53. 關聯方及關聯交易 (續)

(3) 董事及職工薪酬 (續)

2) 五位最高薪酬人士

本期薪酬最高的前五位中2位是董事(上期:3位),其中董事的薪酬載於附註53(3)「董事及職工薪酬」中,其他3位(上年度:2位)的薪酬如下:

項目	Item	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
薪金及津貼	Salaries and allowances	1,031,168.33	563,663.66
社會保險、住房基金 及相關退休金成本	Social security, housing fund and related pension costs	211,512.60	139,728.00
獎金	Bonus	46,489.82	—
股份支付	Share-based payments	—	—
合計	Total	1,289,170.75	703,391.66

薪酬範圍:	Remuneration range:	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
人民幣500,000以內	RMB500,000 or less	3.00	2.00
人民幣500,001至 人民幣1,000,000	RMB500,001 to 1,000,000	2.00	3.00
人民幣1,000,001至 人民幣1,500,000	RMB1,000,001 to 1,500,000	—	—
人民幣1,500,001至 人民幣2,000,000	RMB1,500,001 to 2,000,000	—	—
人民幣2,000,001至 人民幣2,500,000	RMB2,000,001 to 2,500,000	—	—

3) 於往績記錄期,概無任何董事放棄或同意放棄任何薪酬。於往績記錄期,本公司概無向任何董事或五位最高薪酬人士支付任何薪酬,作為吸引彼等加入或於加入本公司時的獎勵或作為離職補償。

53. RELATED PARTIES AND RELATED PARTY TRANSACTIONS (continued)

(3) Remuneration of Directors and employees (continued)

2) The top five highest-paid persons

Two of the top five with the highest remuneration for the Period are Directors (previous period: 3 people), among which the remuneration of Directors is set out in Note “53(3) Remuneration of Directors and employees”. The remuneration of the other three (previous year: 2 people) is as follows:

		2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
		1,031,168.33	563,663.66
		211,512.60	139,728.00
		46,489.82	—
		—	—
		1,289,170.75	703,391.66

		2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
		3.00	2.00
		2.00	3.00
		—	—
		—	—
		—	—

3) During the track record period, none of the Directors waived or agreed to waive any remuneration. During the track record period, no remunerations were paid by the Company to any of the Directors or the five highest paid individuals as an inducement to join or upon joining the Company or as compensation for loss of office.

53. 關聯方及關聯交易 (續)

(3) 董事及職工薪酬 (續)

4) 主要管理層薪酬

主要管理層薪酬(包括已付及應付董事及高級管理層的金額)如下：

項目	Item	2026年1-6月 January to June 2026 (未經審計) (Unaudited)	2025年1-6月 January to June 2025 (未經審計) (Unaudited)
薪金及津貼	Salaries and allowances	2,621,714.12	3,195,225.54
社會保險、住房基金 及相關退休金成本	Social security, housing fund and related pension costs	441,314.64	364,526.79
獎金	Bonus	46,489.82	—
股份支付	Share-based payments	—	—
合計	Total	3,109,518.58	3,559,752.33

54. 財務報表補充資料

(1) 淨資產收益率及每股收益

報告期利潤	Profit for the Reporting Period	加權平均 淨資產收益率(%) Weighted average return on net assets (%)	每股收益(元/股) 基本每股收益 Earnings per share (RMB/share) Basic earnings per share	稀釋每股收益 Diluted earnings per share
歸屬於母公司普通股股東 的淨利潤	Net profit attributable to ordinary shareholders of the parent company	3.00	0.19	0.19
扣除非經常性損益後歸屬 於母公司普通股股東 的淨利潤	Net income attributable to ordinary shareholders of the parent company after deducting non- recurring gains and losses	3.15	0.20	0.20

55. 股息

55. DIVIDENDS

1月1日至6月30日 January 1 to June 30,		2026年 2026	2025年 2025
期內確認為分派的股息	Dividends recognized as distribution during the Period:	0	0

註：截至2026年6月30日止六個月董事會無派付股息計劃。

Note: No dividend paid by the Board during the six months ended June 30, 2026.

董事會不建議派付截至2026年6月30日止六個月的中期股息(2025年6月30日：無)。

The Board does not recommend to declare interim dividend for the six months ended June 30, 2026 (June 30, 2025: nil).

詞彙和定義 GLOSSARY AND DEFINITIONS

「審核委員會」 “Audit Committee”	指	本公司審核委員會 the audit committee of the Company
「董事會」 “Board”	指	董事會 the board of Directors
「企業管治守則」 “CG Code”	指	上市規則附錄C1第2部分所載的企業管治守則 the Corporate Governance Code set out in Part 2 to Appendix C1 of the Listing Rules
「中國」 “China” or “PRC”	指	中華人民共和國 the People’s Republic of China
「公司」或「本公司」或「榮萬家」 “Company” or “Roiserv”	指	榮萬家生活服務股份有限公司(前身為榮萬家生活服務有限公司及廊坊榮盛物業服務有限公司)，於2000年11月2日在中國成立的有限責任公司，其股份在聯交所主板上市(股份代號：2146.HK) Roiserv Lifestyle Services Co., Ltd. (榮萬家生活服務股份有限公司) (formerly known as Rongwanjia Life Services Co., Ltd.* (榮萬家生活服務有限公司) and Langfang RiseSun Property Services Company Limited* (廊坊榮盛物業服務有限公司)), a limited liability company established in the PRC on November 2, 2000, the Shares of which are listed on the Main Board of the Stock Exchange (stock code: 2146.HK)
「控股股東」 “Controlling Shareholder(s)”	指	具有上市規則賦予該詞的涵義，除文義另有所指外，指榮盛發展、榮盛控股、榮盛建設工程及耿先生 has the meaning ascribed to it under the Listing Rules and, unless the context requires otherwise, refers to RiseSun Development, RiseSun Holdings, RiseSun Construction Engineering and Mr. Geng
「董事」 “Director(s)”	指	本公司董事 the director(s) of the Company
「內資股」 “Domestic Shares”	指	本公司股本中每股面值人民幣1.00元的普通股，以人民幣認購及繳足 ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each, which are subscribed for and paid up in Renminbi
「預期信貸虧損」 “ECL”	指	預期信貸虧損 expected credit loss
「建築面積」 “GFA”	指	建築面積 gross floor area
「毛利率」 “gross profit margin”	指	年度毛利除以年度收入再乘以100% annual gross profit divided by annual revenue and multiplied by 100%

詞彙和定義
GLOSSARY AND DEFINITIONS

「本集團」或「我們」 “Group”, “we” or “us”	指	本公司及其附屬公司 the Company and its subsidiaries
「H股」 “H Share(s)”	指	本公司股本中每股面值人民幣1.00元的境外上市外資股，以港元買賣並於聯交所上市 the overseas-listed foreign shares in the share capital of the Company, with a nominal value of RMB1.00 each, which are traded in Hong Kong dollars and are listed on the Stock Exchange
「港元」 “HK\$” or “Hong Kong Dollars”	指	港元，香港法定貨幣 Hong Kong dollars, the lawful currency of Hong Kong
「香港」 “Hong Kong”	指	中國香港特別行政區 the Hong Kong Special Administrative Region of the PRC
「上市」 “Listing”	指	本公司於2021年1月15日在聯交所主板上市 the listing of the Company on the Main Board of the Stock Exchange on January 15, 2021
「上市規則」 “Listing Rules”	指	香港聯合交易所有限公司證券上市規則 the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited
「標準守則」 “Mode Code”	指	上市規則附錄C3所載的《上市發行人董事進行證券交易的標準守則》 Model Code for Securities Transactions by Directors of Listed Issuers as set out in Appendix C3 to the Listing Rules
「耿先生」 “Mr. Geng”	指	耿建明先生，控股股東之一及耿建富先生（後者於2025年9月17日前擔任我們的董事長兼執行董事）的兄弟 Mr. Geng Jianming (耿建明), one of the Controlling Shareholders and the brother of Mr. Geng Jianfu (耿建富), the latter had been the chairman of our Board and an executive Director until September 17, 2025
「期內」 “Period”	指	截至2026年6月30日止六個月 Six months ended June 30, 2026
「招股章程」 “Prospectus”	指	本公司日期為2020年12月31日的招股章程 the prospectus of the Company dated December 31, 2020
「榮盛建設工程」 “RiseSun Construction Engineering”	指	榮盛建設工程有限公司，於1998年11月12日在中國成立的有限公司，為控股股東之一 RiseSun Construction Engineering Co., Ltd.* (榮盛建設工程有限公司), a limited liability company established in the PRC on November 12, 1998 and one of the Controlling Shareholders

「榮盛發展」 “RiseSun Development”	指	榮盛房地產發展股份有限公司(前稱廊坊開發區榮盛房地產開發有限公司)，於1996年12月30日在中國成立的有限責任公司，其於深圳證券交易所上市(股票代碼：002146)，為控股股東之一 RiseSun Real Estate Development Co., Ltd.* (榮盛房地產發展股份有限公司) (formerly known as RiseSun Property Development Co., Ltd.* (廊坊開發區榮盛房地產開發有限公司)), a joint stock company with limited liability established in the PRC on December 30, 1996, listed on the Shenzhen Stock Exchange (stock code: 002146) and one of the Controlling Shareholders
「榮盛集團」 “RiseSun Group”	指	榮盛發展及其附屬公司(不包括本集團) RiseSun Development and its subsidiaries, which exclude the Group
「榮盛控股」 “RiseSun Holdings”	指	榮盛控股股份有限公司，於2002年7月31日在中國成立的股份有限公司，為控股股東之一 RiseSun Holdings Co., Ltd.* (榮盛控股股份有限公司), a joint stock company with limited liability established in the PRC on July 31, 2002 and one of the Controlling Shareholders
「人民幣」 “RMB”	指	人民幣，中國法定貨幣 Renminbi, the lawful currency of the PRC
「證券及期貨條例」 “SFO”	指	《證券及期貨條例》(香港法例第571章) the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong)
「股東」 “Shareholder(s)”	指	股份持有人 holder(s) of the Shares
「股份」 “Shares”	指	本公司股本中每股面值人民幣1.00元的普通股 ordinary shares in the share capital of the Company, with a nominal value of RMB1.00 each
「盛繹德商務」 “Shengyide Commercial”	指	香河盛繹德商務信息諮詢中心(有限合夥)，於2020年5月13日在中國成立的有限合夥，為我們的股東之一 Xianghe Shengyide Commercial Consulting Center (Limited Partner)* (香河盛繹德商務信息諮詢中心(有限合夥)), a limited partnership established in the PRC on May 13, 2020 and one of our Shareholders
「平方米」 “sq.m.”	指	平方米 square metres
「聯交所」 “Stock Exchange”	指	香港聯合交易所有限公司 The Stock Exchange of Hong Kong Limited

詞彙和定義
GLOSSARY AND DEFINITIONS

「庫存股份」 “treasury shares”	指	具有上市規則賦予該詞的涵義 has the meaning ascribed to it under the Listing Rules
「美元」 “US\$”	指	美元，美利堅合眾國法定貨幣 United States dollars, the lawful currency of the United States of America
「中鴻凱盛」 “Zhonghong Kaisheng”	指	河北中鴻凱盛投資股份有限公司，於2015年12月12日在中國成立的股份有限公司，為我們的股東之一 Hebei Zhonghong Kaisheng Investment Co., Ltd.* (河北中鴻凱盛投資股份有限公司), a joint stock company with limited liability established in the PRC on December 12, 2015 and one of the Shareholders
「%」 “%”	指	百分比 per cent

ROI SERV 荣万家