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# 濱江服務

BINJIANG

**Binjiang Service Group Co. Ltd.**

濱江服務集團有限公司 Stock # (SEHK) 01.de:300000

# HIGHLIGHTS

T 30 2022:  
 T ' w B831.5 , 40.6%  
 w B591.2  
 2021.  
 T ' w :  
 1) w B535.6 , 46.9%  
 64.4% ,  
 w B364.5  
 2021;  
 2) - - w w B234.6  
 , 28.2% ,  
 45.7% w B161.0  
 2021;  
 3) 5 - w B61.3 , w  
 7.4% S , 6.6% 2021.  
 B65.6  
 w B262.2 , 34.3%  
 w B195.2 2021.  
 w 31.5%, 1.5  
 w 33.0% 2021.  
 w B192.4 , 31.4%  
 w B146.5  
 2021. T w  
 C ( w  
 ) B202.6 , 39.7%  
 w B145.0 2021;  
 w B190.3 ,  
 31.2 % w B145.0  
 2021.

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**CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER  
COMPREHENSIVE INCOME**

For the six months ended 30 June 2022, unaudited  
(Expressed in Renminbi Yuan)

		<b>Six months ended 30 June</b>	
	<i>Note</i>	<b>2022</b>	<b>2021</b>
		<b>RMB'000</b>	<b>RMB'000</b>
<b>Revenue</b>	3(a)	<b>831,505</b>	591,190
<b>C</b>		<b>(569,263)</b>	(395,951)
<b>Gross profit</b>		<b>262,242</b>	195,239
	4	<b>6,571</b>	3,168
	4	<b>269</b>	(276)
		<b>(2,423)</b>	(244)
<b>SA</b>		<b>(22,033)</b>	(18,232)
		<b>(3,854)</b>	(4,239)
		<b>(518)</b>	(493)
<b>Profit from operations</b>		<b>240,254</b>	174,923
<b>F</b>		<b>19,506</b>	17,699
<b>F</b>		<b>(2,002)</b>	(240)
<b>Net finance income</b>	5(a)	<b>17,504</b>	17,459
<b>S</b>		<b>1,140</b>	985
<b>S</b>		<b>633</b>	
<b>Profit before taxation</b>	5	<b>259,531</b>	193,367
	6	<b>(67,088)</b>	(46,876)
<b>Profit for the period</b>		<b>192,443</b>	146,491

		<b>Six months ended 30 June</b>	
		<b>2022</b>	<b>2021</b>
		<i>N<sup>o</sup> e</i> <b>RMB'000</b>	<b>RMB'000</b>
<b>Attributable to:</b>			
E	C	<b>190,284</b>	145,037
-		<b>2,159</b>	1,454
		<u><b>192,443</b></u>	<u>146,491</u>
<b>Profit for the period</b>		<b>192,443</b>	146,491
<b>Other comprehensive income for the period</b>			
<b>(after tax and reclassification adjustments)</b>			
E	w	:	
	C	<b>4,324</b>	(2,858)
E	:	<b>(353)</b>	975
<b>Total comprehensive income for the period</b>		<u><b>196,414</b></u>	<u>144,608</u>
<b>Attributable to:</b>			
E	C	<b>194,255</b>	143,154
-		<b>2,159</b>	1,454
<b>Total comprehensive income for the period</b>		<u><b>196,414</b></u>	<u>144,608</u>
<b>Earnings per share</b>		7	
B	(RMB)	<u><b>0.69</b></u>	<u>0.52</u>

# CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at June 30, 2022 (audited)  
(Expressed in Renminbi Yuan)

		At 30 June 2022	At 31 Dec 2021
	Note	RMB'000	RMB'000
<b>Non-current assets</b>			
Investment properties		850	1,275
Property, plant and equipment		20,802	19,030
Intangible assets		6,429	5,289
Financial assets at fair value through other comprehensive income		1,047	414
Derivative financial assets		21,707	18,950
Trusts		228,218	154,158
Other non-current assets		7,644	3,270
		<u>286,697</u>	<u>202,386</u>
<b>Current assets</b>			
Financial assets at fair value through profit or loss	8	78,566	79,031
Financial assets at fair value through other comprehensive income		322,236	173,390
Financial assets at amortized cost		–	24,044
Financial assets at cost		310,349	243,019
Prepaid expenses and other receivables		56,496	57,020
Other current assets		1,162,284	905,746
		<u>1,929,931</u>	<u>1,482,250</u>
<b>Current liabilities</b>			
Accounts payable	9	554,720	143,630
Other payables and provisions	10	532,006	495,865
Financial liabilities at fair value through profit or loss		1,088	1,586
Financial liabilities at amortized cost		57,394	69,876
		<u>1,145,208</u>	<u>710,957</u>
<b>Net current assets</b>		<u>784,723</u>	<u>771,293</u>

		At 30 June 2022 <i>RMB'000</i>	31 D 2021 <i>RMB'000</i>
<b>Total assets less current liabilities</b>		<b>1,071,420</b>	973,679
<b>Non-current liabilities</b>			
<b>1</b>		<b>162</b>	119
<b>6</b>		<b>12,343</b>	
		<b>12,505</b>	119
<b>NET ASSETS</b>		<b>1,058,915</b>	973,560
<b>CAPITAL AND RESERVES</b>			
<b>5</b>		<b>181</b>	181
		<b>1,024,604</b>	941,408
<b>Total equity attributable to equity shareholders of the Company</b>		<b>1,024,785</b>	941,589
<b>Non-controlling interests</b>		<b>34,130</b>	31,971
<b>TOTAL EQUITY</b>		<b>1,058,915</b>	973,560



### 3 Revenue and segment reporting

#### (a) Revenue

<p> <input checked="" type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>
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**Six months ended 30 June**  
**2022**                      **2021**  
*RMB'000*                      *RMB'000*

**Revenue from contracts with customers  
 within the scope of IFRS 15**

**Revenue recognised over time:**

<p> <input checked="" type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p> <p> <input type="checkbox"/> </p>
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Property added 19,759                      Revenue 299.6184e299.618T 14 0 0 14

(b) Segment reporting

The Company's operations are organized into segments. The segments are defined as components of the Company that are engaged in providing products or services, that are subject to different risks and returns, and that can be identified separately. The segments are defined based on the way the Company manages its operations and reports financial performance. The segments are defined based on the way the Company manages its operations and reports financial performance.

The Company's operations are organized into segments. The segments are defined as components of the Company that are engaged in providing products or services, that are subject to different risks and returns, and that can be identified separately. The segments are defined based on the way the Company manages its operations and reports financial performance.

4 Other revenue and other net income/(loss)

		<b>Six months ended 30 June</b>	
		<b>2022</b>	<b>2021</b>
		<i>RMB'000</i>	<i>RMB'000</i>
<b>Other revenue</b>			
☒	(note (i))	<b>6,374</b>	3,150
		<b>197</b>	18
		<b><u>6,571</u></b>	<b><u>3,168</u></b>

( )

## 5 Profit before taxation

☒ ( )/ :

### (a) Net finance income

#### Six months ended 30 June

2022	2021
RMB'000	RMB'000
(19,506)	(17,699)
1,954	178
48	62
<u>(17,504)</u>	<u>(17,459)</u>

### (b) Staff costs

#### Six months ended 30 June

2022	2021
RMB'000	RMB'000
320,184	228,724
☒ (note (i))	
<u>32,237</u>	<u>24,617</u>
<u>352,421</u>	<u>253,341</u>

( ) E ☒ , ☒ C

☒ , ☒ C w . T

T ☒ w .

(c) Other items

	Six months ended 30 June	
	2022	2021
	RMB'000	RMB'000
D		
•	3,290	2,427
• <i>needed for the plan and the men</i>	2,594	2,166
• <i>high -of- , e a , e ,</i>	696	261
	<u>425</u>	<u>425</u>
	<u><b>3,715</b></u>	<u><b>2,852</b></u>

( )  ( BVI ),  C B C

( )  16.5%.      ( 30 2021: ).

( )   C  C 25%. F 2022, , w B1 , 12.5% ( 30 2021: 12.5%) 20% ( 30 2021: 20%). A , w B1 B3 , 25% ( 30 2021: 50%) 20% ( 30 2021: 20%).

( ) A  C w  C  C , 10%, 1 2008. w , , .

A 30 2022, B12,343,000 w 10%  C w   C (31 D 2021: ).

**7 Earnings per share**

C B190,284,000 30 2022 ( 30 2021: B145,037,000) w 276,407,000 ( 30 2021: w 276,407,000 ) .

D 30 2022 w 2021.

## 8 Trade and other receivables

		At 30 June 2022 RMB'000	31 D 2021 RMB'000
1	1	177,290	77,266
1	2	<u>2,696</u>	<u>1,726</u>
T	w	179,986	78,992
D		23,542	20,545
A		97,305	65,231
☑	w	6,247	5,070
A		4,277	1,277
		<u>10,879</u>	<u>2,275</u>
		<u><u>322,236</u></u>	<u><u>173,390</u></u>
T	w	.	.
E	w w		,
w	.		

## 9 Contract liabilities

	At 30 June 2022 RMB'000	31 D 2021 RMB'000
<b>Contract liabilities</b>		
☑	320,440	114,717
- - w	1,063	3,868
5 S -	<u>233,217</u>	<u>25,045</u>
	<u><b>554,720</b></u>	<u><b>143,630</b></u>

## 10 Trade and other payables

	At 30 June 2022 RMB'000	31 D 2021 RMB'000
A , , w :		
☑ 1	64,679	54,511
A 3 w 1	2,735	28
1	<u>626</u>	<u>2,639</u>
T	68,040	57,178
A (i)	25,496	25,946
D	42,999	44,915
	50,506	14,852
A	134,263	165,812
C		
w ,	48,450	56,970
T w	156,922	122,304
	5,330	7,888
	<u><b>532,006</b></u>	<u><b>495,865</b></u>

( ) T B22,797,000 (31 D 2021: B21,887,000) - . A w ,  
 -  
 w .

## 11 Dividends

( ) D C  
 :

		Six months ended 30 June	
		2022	2021
		RMB'000	RMB'000
	D		
	(	30	
2021:	D0.379)	<u>-</u>	<u>86,990</u>

( ) D C  
 , :

D	30	2022,	D0.473
		31 D	2021 (
2021:		D0.564	) w
		C	. T
		30	2022
D130,740,511 ( B		111,059,000) (	30
2021: D155,894,000 ( B		131,632,000)).	

# CHAIRMAN'S STATEMENT

本公司，  
於 2022 年 12 月 30 日，

2022 年，  
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## Quality First

本公司  
2022 年，  
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## Value-added Services



## Improving Standardization





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# MANAGEMENT DISCUSSION AND ANALYSIS

## BUSINESS REVIEW

2022, 136  
 D  
 18  
 30 2022, 35.4  
 42.4%  
 57.4 41.3%  
 30 2022, 40.6% B831.5  
 B262.2 34.3% 2021;  
 31.5%, 1.5  
 2021.  
 B234.6 B61.3 B535.6  
 2022,  
 B4.28  
 2021: B4.28  
 ( Binjiang Group ),  
 ( Binjiang Holdings )  
 B68.39 ( : C C ).  
 2022,

\* for identification only

1. A 30 2022, 3.8  
 49.6% 72.7% 70.7% 52.0% 18.4  
 50% . C 2022 w 4.0  
 5 . F 30 2022, . FA  
 B242.9 , - - 93.4%

# Business models of the Group

D  
w , ☒ w 5 S - B  
w . T  
, - - w 5 S - ,  
☒ : T ☒ -  
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w ,  
w  
. 2021, ☒  
, w w ,  
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- - w : T ☒ -  
- - w , . T  
☒ - , w .  
. C  
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( ) w . C  
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5 S - : T ☒ w 5 S - ,  
w . T - ,  
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w . T ☒ ,  
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w

A 30 2022, 40.6% w B831.5 ,  
 2021. 34.3% w B262.2 ,  
 w 31.5%, 1.5 2021.  
 5 - B61.3 , - B535.6 , - B234.6

FA FA . T FA

T w FA FA FA  
 FA 2021:

**For the six months ended 30 June**  
**2022** **2021**

	Contracted GFA (’000 sq.m.)	GFA under Management (’000 sq.m.)	C (’000, .m.)	FA (’000, .m.)
A	49,783	29,948	35,488	19,955
A	7,708	5,618	5,123	4,951
T	(127)	(127)	(15)	(15)
A	<u>57,364</u>	<u>35,439</u>	<u>40,596</u>	<u>24,891</u>

Note: A 30 2022, FA 374 FA w 57.4  
 . . ( 30 2021: 40.6 . . ).

T  
FA

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2021:

For the six months ended 30 June

	2022	Number of		2021	
Revenue	GFA under	projects	(RMB'000)	FA	
(RMB'000)	Management			( '000, .m.)	
	('000 sq.m.)				
389,986	27,993	156	292,934	20,940	118
137,051	7,446	81	71,581	3,951	41
8,591	—	—			
<b>535,628</b>	<b>35,439</b>	<b>237</b>	<b>364,515</b>	<b>24,891</b>	<b>159</b>

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2021:

For the six months ended 30 June

	2022	Number of		2021	
Revenue	GFA under	projects	(RMB'000)	FA	
(RMB'000)	Management			( '000, .m.)	
	('000 sq.m.)				
292,691	17,002	97	238,929	14,090	80
234,346	18,437	140	125,586	10,801	79
8,591	—	—			
<b>535,628</b>	<b>35,439</b>	<b>237</b>	<b>364,515</b>	<b>24,891</b>	<b>159</b>

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 F/A

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2021:

For the six months ended 30 June

	2022	Number of		2021	
	GFA under	projects		<input checked="" type="checkbox"/> F/A	
Revenue	Management		(RMB'000)	('000, .m.)	
(RMB'000)	('000 sq.m.)				
406,107	22,951	166	262,300	15,435	102
117,945	11,468	65	95,868	8,941	54
11,576	1,020	6	6,347	515	3
<u>535,628</u>	<u>35,439</u>	<u>237</u>	<u>364,515</u>	<u>24,891</u>	<u>159</u>

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2022:

F/A

Number of projects	GFA under management ('000, .m.)	Percentage of the total GFA under management	Developed by the independent third parties
166	22,951	64.8%	53.2%
24	4,923	13.9%	73.7%
15	2,093	5.9%	24.8%
11	1,782	5.0%	63.4%
4	880	2.5%	36.2%

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## Further improvement of management and operation systems

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## FINANCIAL REVIEW

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64.4%

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28.2%

### For the six months ended 30 June

	2022		2021		C
	RMB'000	% of total revenue	RMB'000	% of total revenue	
Property management services	535,628	64.4	364,515	61.7	46.9
	389,986	46.9	292,934	49.5	33.1
	137,051	16.5	71,581	12.2	91.5
	8,591	1.0			
Value-added services to non-property owners	234,585	28.2	161,038	27.2	45.7
	219,343	26.4	145,974	24.7	50.3
	10,091	1.2	9,578	1.6	5.4
	5,151	0.6	5,486	0.9	-6.1
5S value-added services	61,292	7.4	65,637	11.1	-6.6
	39,118	4.7	46,739	7.9	-16.3
	6,473	0.8	1,193	0.2	442.6
	15,701	1.9	17,705	3.0	-11.3
T	<u>831,505</u>	<u>100</u>	<u>591,190</u>	<u>100.0</u>	<u>40.6</u>



30 2022. 30 2021 46.7% B75.6  
 30 2022. 30 2021 w B110.8 20.7%

B72.7 - 30 2022. 30 2021 w 48.0%  
 45.2% 30 2021 45.9% B107.6 0.7  
 2022. 30 2022.

5 30 2021 - B43.8 6.6% B46.9 30 2022.  
 2021. w 71.5% 30

**Cost of sales**

D 30 2022, 30 2021 43.8% B396.0  
 B569.3 w

**Selling and marketing expenses**

D 30 2022, 30 2021 B2.4 B0.2  
 w

**Administrative expenses**

D 30 2022, 30 2021 B22.0 20.9% B18.2  
 .

### Impairment losses on trade receivables

D 30 2021, B4.2 30 2022, B3.9 30 2021, w B3.9 30 2022, w

### Net finance income/(costs)

D 30 2021, B19.5 30 2022, B0.2 30 2022, B17.7 30 2021, B2.0 30 2021, B2.0 30 2022, T - 30 2022, T

### Share of profits less losses of associates and share of profits of a joint venture

D 2021, B1.8 30 2022, B1.0 30 2021, B1.0 30 2022, 30

### Profit before taxation

D 2021, 34.2% w B193.4 30 2021, w B259.5 30 2022, w

### Income tax

D 2021, 43.1% w B46.9 30 2021, w B67.1 30 2022, w

**Profit for the Period**

D ₪ , ₪ ' w B192.4 ,  
 31.4% w B146.5  
 2021, w . ₪  
 C ( w  
 ) B202.6 , 39.7% w  
 B145.0 2021. ₪  
 C w B190.3 , 31.2%  
 w B145.0 2021.  
 w 23.1%, 1.7 w  
 24.8% ,  
 ₪ w .

**Current assets, financial resources and current ratio**

₪ ₪ . A 30 2022,  
 w B1,929.9 , 30.2%  
 w B1,482.3 31 D 2021.

₪ ₪ ' w B1,162.3 ,  
 28.3% w B905.7 31 D  
 2021. ₪ w 0 w 0.5 ( ₪ 3 )

**Prepayments**

A 30 2022, 133.8% w B3.3 B7.6 ,  
 2021, w B3.3 31 D  
 .

**Financial assets at fair value through profit or loss**

F F ( w  
 )  
 2021. A 30 2022, w

**Contract liabilities**

A 30 2022, 286.2% w B554.7 ,  
 2021, 179.3% w 143.6 31 D  
 114.7 31 D 2021 B320.4  
 , w  
 B205.9 .

**Investment properties, property, plant and equipment**

A 30 2022, , , 6.9% w  
 B21.7 ,  
 B20.3 31 D 2021, ,  
 w .

**Contingent liabilities**

T 30 2022 31 D 2021.

**Pledged assets**

T 30 2022 31 D 2021.

**Trade and other receivables**

A 30 2022, B322.2 ,  
 B148.8 85.8% w B173.4  
 31 D 2021 - - 100.1% w  
 B161.0 30 2021, - - w  
 w .

**Trade and other payables**

A 30 2022, B532.0 ,  
 B36.1 7.3% w B495.9 31  
 D 2021, w w .

**Human resources**

A 30 2022, ☒ 8,833 ( 31 D  
 2021: 7,225). D ☒ , ☒ w B352.4 (  
 30 2021: B253.3 ).

**Significant investments**

T C ( ( )  
 w 5% ☒ ) ☒ .

**Details about significant acquisitions and disposals of subsidiaries, associates and joint ventures**

D ☒ , ☒ .

**Exposure to foreign exchange risks**

T ☒ , ☒ ,

T C , B ,  
 D. T D. ,  
 D D, ☒  
 w D S D .

T  B.  
T ,  .  
C ,  .

### INTERIM DIVIDEND

A  ,  
B , 30  
2022.

### COMPLIANCE WITH CORPORATE GOVERNANCE CODE

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C



## USE OF PROCEEDS FROM THE LISTING

Use of proceeds	Intended use of proceeds HK\$ million	Unutilized amount as at 1 January 2022 HK\$ million	Utilized amount during the Period HK\$ million	Unutilized amount as at 30 June 2022 HK\$ million
<p>                     A                      D                      S                      T                      E                      w                      A w                      3                 </p>	<p>                     \$455.3                      ( )                      F 2019. T                      \$65.5                      -                      T                      \$204.8                      w                      w :                 </p>	<p>                     -                      w                      -                      w                      . A                      30                      2022,                 </p>	<p>                     \$389.8                      -                      -                      .                      \$250.5                      30                      2022,                 </p>	<p>                     \$389.8                      -                      -                      -                      30                      2022,                 </p>
	455.3	250.5		250.5

1. 2023. 31 D
2. 2023. 31 D
3. A 30 2022, 22 .
- A 2022 C .

**PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT ON THE WEBSITES OF STOCK EXCHANGE AND THE COMPANY**

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**B B**  
**Binjiang Service Group Co. Ltd.**  
**Zhu Lidong**  
*Chai man and E ec i e Di ec*

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