Beijing Capital Jiaye Property Services Co., Limited
北京京城佳業物業股份有限公司

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

(Stock code: 2210)

INTERIM RESULTS ANNOUNCEMENT FOR THE SIX MONTHS ENDED 30 JUNE 2024

FINANCIAL SUMMARY

For the six months ended 30 June 2024, the total revenue of the Group was approximately RMB889.6 million, representing a slight increase from approximately RMB888.1 million in the same period of 2023.

For the six months ended 30 June 2024, the gross profit of the Group was approximately RMB181.6 million, representing a decrease of approximately 6.4% from approximately RMB194.0 million in the same period of 2023.

For the six months ended 30 June 2024, the profit for the period of the Group was approximately RMB47.0 million, representing a decrease of approximately 23.7% from approximately RMB61.6 million in the same period of 2023.

For the six months ended 30 June 2024, the Group recorded annualized newly signed contract amount of approximately RMB327.8 million, representing an increase of approximately 47.4% as compared with approximately RMB222.4 million in the same period of 2023.

As of 30 June 2024, the Group had approximately 43.5 million sq.m. of area under its management, representing an increase of approximately 11.3% from approximately 39.1 million sq.m. as of 30 June 2023.

The board (the "**Board**") of directors (the "**Directors**") of Beijing Capital Jiaye Property Services Co., Limited ("**Capital Jiaye**" or the "**Company**") hereby announces the unaudited consolidated interim results of the Company and its subsidiaries (the "**Group**" or "**we**") for the six months ended 30 June 2024 (the "**Reporting Period**"), together with comparative figures for the six months ended 30 June 2023.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2024—unaudited
*(Expressed in Renminbi ("**RMB**"))*

		Six months ended 30 June	
	Note	**2024**	2023
		RMB'000	*RMB'000*
Revenue	*4*	**889,622**	888,082
Cost of sales		**(708,033)**	(694,057)
Gross profit		**181,589**	194,025
Other income	*5*	**401**	3,678
Administrative expenses		**(84,714)**	(99,768)
Selling expenses		**(4,511)**	(6,003)
Expected credit loss on trade and other receivables	*6(d)*	**(34,549)**	(20,350)
Profit from operations		**58,216**	71,582
Finance income	*6(a)*	**6,895**	10,798
Finance costs	*6(b)*	**(3,037)**	(1,027)
Share of profit/(losses) of an associate		**93**	(98)
Profit before taxation	*6*	**62,167**	81,255
Income tax	*7*	**(15,194)**	(19,630)
Profit for the period		**46,973**	61,625

	Note	Six months ended 30 June 2024 RMB'000	2023 RMB'000
Profit for the period		**46,973**	61,625
Other comprehensive income for the period			
Items that will not be reclassified to profit or loss:			
Remeasurement of defined benefit obligations		**(448)**	1,142
Income tax relating to remeasurement of defined benefit obligations		**112**	(286)
Equity investments at fair value through other comprehensive income ("FVOCI") – net movement in fair value reserves		**(8,816)**	(11,055)
Income tax relating to equity investments at FVOCI – net movement in fair value reserves		**2,204**	2,764
Other comprehensive income for the period		**(6,948)**	(7,435)
Total comprehensive income for the period		**40,025**	54,190
Profit attributable to:			
Equity shareholders of the Company		**45,293**	58,683
Non-controlling interests		**1,680**	2,942
		46,973	61,625
Total comprehensive income attributable to:			
Equity shareholders of the Company		**38,345**	51,226
Non-controlling interests		**1,680**	2,964
		40,025	54,190
Earnings per share (RMB)	*8*	**0.31**	0.40

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At 30 June 2024-unaudited
(Expressed in RMB)

	Note	**30 June 2024** *RMB'000*	31 December 2023 *RMB'000*
Non-current assets			
Investment properties		**118,698**	107,960
Property, plant and equipment and right-of-use assets		**184,624**	208,856
Intangible assets		**12,712**	13,743
Other financial assets		**50,580**	59,396
Investment in an associate		**3,710**	3,617
Deferred tax assets		**71,892**	61,999
		442,216	455,571
Current assets			
Inventories		**605**	618
Prepayments, trade and other receivables	*9*	**837,028**	794,126
Restricted cash		**9,594**	11,875
Cash and cash equivalents		**979,125**	1,105,235
		1,826,352	1,911,854
Current liabilities			
Trade and other payables	*10*	**900,456**	972,233
Contract liabilities		**267,590**	296,833
Lease liabilities		**101,772**	95,213
Current taxation		**14,901**	25,316
		1,284,719	1,389,595
Net current assets		**541,633**	522,259

	Note	30 June 2024 RMB'000	31 December 2023 RMB'000
Total assets less current liabilities		**983,849**	977,830
Non-current liabilities			
Lease liabilities		**15,614**	20,291
Deferred tax liabilities		**33,647**	33,644
Defined benefit obligations		**70,467**	68,684
		119,728	122,619
Net assets		**864,121**	855,211
Capital and reserves			
Share capital		**146,667**	146,667
Reserves		**685,138**	677,842
Total equity attributable to equity shareholders of the Company		**831,805**	824,509
Non-controlling interests		**32,316**	30,702
Total equity		**864,121**	855,211

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

(Expressed in RMB unless otherwise indicated)

1 CORPORATION INFORMATION

The Company was established in the People's Republic of China (the "**PRC**") on 22 December 2020 as a joint stock company with limited liability. The address of the Company's registered office is Room 503, Building 8, No. 5 Dongzongbu Hutong, Dongcheng District, Beijing, the PRC. The Company's H shares were listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**") on 10 November 2021.

The Group is primarily engaged in the provision of property management and related services in the PRC.

2 BASIS OF PREPARATION

This interim financial information set out below is derived from the unaudited interim financial report, which has been prepared in accordance with the applicable disclosure provisions of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, including compliance with International Accounting Standard ("**IAS**") 34, *Interim financial reporting*, issued by the International Accounting Standards Board ("**IASB**"). It was authorised for issue on 22 August 2024.

The interim financial report has been prepared in accordance with the same accounting policies adopted in the 2023 annual financial statements, except for the accounting policy changes that are expected to be reflected in the 2024 annual financial statements. Details of any changes in accounting policies are set out in Note 3.

The preparation of an interim financial report in conformity with IAS 34 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the 2023 annual financial statements. The condensed consolidated interim financial statements and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with IFRS Accounting Standards as issued by IASB.

The interim financial report is unaudited, but has been reviewed by KPMG in accordance with Hong Kong Standard on Review Engagements 2410, *Review of interim financial information performed by the independent auditor of the entity*, issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**").

3 CHANGES IN ACCOUNTING POLICIES

The Group has applied the following amended IFRS Accounting Standards as issued by the IASB to this interim financial report for the current accounting period:

- Amendments to IAS 1, *Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (the "2020 Amendments")*
- Amendments to IAS 1, *Presentation of Financial Statements: Non-current Liabilities with Covenants (the "2022 Amendments")*
- Amendments to IFRS 16, *Lease: Lease Liability in a Sale and Leaseback*
- Amendments to IAS 7, *Statement of cash flows* and IFRS 7, *Financial Instruments: Disclosures-Supplier Finance Arrangements*

None of these developments have had a material effect on how the Group's results and financial position for the current or prior periods have been prepared or presented in this interim financial report. The Group has not applied any new standard or interpretation that is not yet effective for the current accounting period.

4 REVENUE AND SEGMENT REPORTING

The principal activities of the Group are the provision of property management services, community value-added services and value-added services to non-property owners. Further details regarding the Group's principal activities are disclosed in Note 4(b).

(a) Revenue expected to be recognised in the future arising from contracts with customers in existence at the reporting date

For property management services, the Group recognises revenue when the services are provided on monthly basis and recognises to which the Group has a right to invoice and that corresponds directly with the value of performance completed. The Group has elected the practical expedient not to disclose the remaining performance obligations for this type of contracts. The majority of the property management services do not have a fixed term.

For community value-added services and value-added services to non-property owners, they are rendered in short period of time and there is no significant unsatisfied performance obligation at the end of the reporting period.

(b) Segment reporting

The directors of the Company have been identified as the Group's most senior executive management. Operating segments are identified on the basis of internal reports that the Group's most senior executive management reviews regularly in allocating resource to segments and in assessing their performances.

The Group's most senior executive management makes resources allocation decisions based on internal management functions and assesses the Group's business performance as one integrated business instead of by separate business lines or geographical regions. Accordingly, the Group has only one operating segment and therefore, no segment information is presented.

No geographical segment analysis is shown as all of the Group's revenue are derived from activities in, and from customers located in the PRC and all of the Group's assets are situated in the PRC.

Disaggregation of revenue from contracts with customers by the timing of revenue recognition and disaggregation of revenue by major service lines is as follows:

	Six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
Revenue from contracts with customers within the scope of IFRS 15		
Disaggregated by timing of revenue recognition		
– Revenue recognized over time	**876,404**	860,584
– Revenue recognized at point in time	**–**	477
Revenue from other sources		
– Rental income	**13,218**	27,021
	889,622	888,082
Disaggregated by service lines		
– Property management services	**615,433**	512,754
– Value-added services to non-property owners	**106,083**	191,916
– Community value-added services	**168,106**	183,412
	889,622	888,082

For the six months ended 30 June 2024, revenue from Beijing Urban Construction Group Co., Ltd. ("**BUCG**") and its subsidiaries (together, the "**BUCG Group**") contributed 16.0% of the Group's revenue (six months ended 30 June 2023: 17.7%). Other than the BUCG Group, the Group's customer base is diversified and none of them contributed 10% or more of the Group's revenue during the six months ended 30 June 2024 (six months ended 30 June 2023: nil).

5 OTHER INCOME

	Note	Six months ended 30 June **2024** ***RMB'000***	2023 *RMB'000*
Fair value (losses)/gains of investment properties		**(30)**	70
Net loss on disposal of property, plant and equipment		**(76)**	(23)
Additional deduction of input value-added tax ("**VAT**")		**–**	2,791
Net foreign exchange losses		**(146)**	(242)
Others		**653**	1,082
		401	3,678

6 PROFIT BEFORE TAXATION

Profit before taxation is arrived at after crediting/charging:

(a) Finance income

	Six months ended 30 June **2024** ***RMB'000***	2023 *RMB'000*
Interest income on bank deposits	**6,895**	10,798

(b) Finance costs

	Six months ended 30 June **2024** ***RMB'000***	2023 *RMB'000*
Interest on defined benefit obligations	**900**	1,005
Interest on lease liabilities	**2,137**	22
	3,037	1,027

(c) Staff costs

	Note	Six months ended 30 June **2024** ***RMB'000***	2023 *RMB'000*
Salaries, wages and other benefits		**135,344**	184,470
Expenses recognized in respect of defined benefit retirement plans		**878**	708
Contributions to defined contribution retirement plan	*(i)*	**22,305**	22,249
		158,527	207,427

Note:

(i) Employees of the Group's subsidiaries in the PRC are required to participate in a defined contribution retirement scheme administered and operated by the local municipal government. The Group's subsidiaries in the PRC contribute funds which are calculated on certain percentages of the average employee salary as agreed by the local municipal government to the scheme to fund the retirement benefits of the employees.

(d) Other items

	Six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
Amortisation cost of intangible assets	**1,031**	1,042
Depreciation charge		
– Property, plant and equipment	**8,237**	7,523
– Right-of-use assets	**6,995**	628
Bank charges	**818**	919
Cost of inventories	**–**	448
Expected credit loss on trade and other receivables		
– Trade receivables	**34,550**	20,350
– Other receivables	**(1)**	–
Auditors' remuneration		
– Audit services	**750**	800
Rentals income from investment properties less direct outgoing of RMB62,000 (Six months ended 30 June 2023: RMB38,000)	**2,882**	3,566

7 INCOME TAX

	Six months ended 30 June	
	2024	2023
	RMB'000	*RMB'000*
Current tax – PRC Corporate Income Tax		
Provision for the period	**22,768**	24,789
Deferred tax		
Origination and reversal of temporary differences	**(7,574)**	(5,159)
	15,194	19,630

Note:

(i) The provision for PRC Corporate Income Tax for the six months ended 30 June 2024 and 2023 is calculated at 25% of the estimated assessable profits for the period.

(ii) Certain subsidiaries of the Company satisfied the Inclusive Tax Deduction and Exemption Policy for Micro and Small Enterprises and are subject to a preferential income tax rate of 5% for the six months ended 30 June 2024 (six months ended 30 June 2023: 5%).

8 EARNINGS PER SHARE

The calculation of basic earnings per share is based on the profit attributable to ordinary equity shareholders of the Company of RMB45,293,000 (six months ended 30 June 2023: RMB58,683,000) and the weighted average of 146,667,200 ordinary shares (six months ended 30 June 2023: 146,667,200 shares) in issue during the interim period.

Diluted earnings per share were the same as the basic earnings per share as the Group had no dilutive potential shares for the six months ended 30 June 2024 and 2023.

9 PREPAYMENTS, TRADE AND OTHER RECEIVABLES

	As at 30 June 2024 *RMB'000*	As at 31 December 2023 *RMB'000*
Trade receivables		
– related parties	**281,367**	262,945
– third parties	**646,924**	592,872
	928,291	855,817
Less: allowance for trade receivables	**(171,203)**	(136,653)
	757,088	719,164
Other receivables due from related parties	**20,243**	24,033
Deposits	**10,853**	10,251
Other receivables	**11,124**	7,054
Less: allowance for other receivables	**(1,029)**	(1,030)
	41,191	40,308
Financial assets measured at amortised cost	**798,279**	759,472
Prepayments		
– third parties	**27,186**	25,881
Input VAT to be deducted	**11,563**	8,773
	837,028	794,126

Trade receivables are primarily related to revenue generated from property management and related services provided to property owners and property developers.

As at 30 June 2024, other receivables due from related parties are unsecured and interest-free.

(a) Ageing analysis

As of the end of the reporting period, the ageing analysis of trade receivables based on the date of revenue recognition which is the same as the due date, and net of allowance for impairment of trade receivables is as follows:

	As at 30 June 2024 *RMB'000*	As at 31 December 2023 *RMB'000*
Within 1 year	**467,136**	457,050
1 to 2 years	**157,380**	139,855
2 to 3 years	**69,945**	86,941
3 to 4 years	**46,798**	25,972
4 to 5 years	**9,773**	4,426
Over 5 years	**6,056**	4,920
	757,088	719,164

10 TRADE AND OTHER PAYABLES

	As at 30 June 2024	As at 31 December 2023
	RMB'000	*RMB'000*
Trade payables		
– related parties	**33,723**	42,087
– third parties	**407,794**	440,778
	441,517	482,865
Amounts due to related parties	**12,546**	24,044
Accrued payroll and other benefits	**16,310**	20,296
Other taxes and charges payable	**42,300**	51,327
Deposits *(Note (i))*	**58,310**	67,865
Receipts on behalf of property owners and tenants *(Note (ii))*	**95,961**	81,742
Housing maintenance funds payable *(Note (iii))*	**175,844**	184,633
Other payables and accruals	**57,668**	59,461
	458,939	489,368
	900,456	972,233

Note:

(i) Deposits mainly represent the deposits paid by the property owners and tenants for property management and refurbishment.

(ii) Receipts on behalf of property owners and tenants mainly represent utility charges received from residents on behalf of utility companies and operation income on public facilities received on behalf of property owners.

(iii) Housing maintenance funds payable mainly represents the housing maintenance funds Beijing Uni.-Construction Beiyu Property Service Co., Ltd. ("**Beiyu Property**") received from Beijing Uni.-Construction Group Co., Ltd. ("**BUCC**"). Pursuant to related regulations and instructions from BUCC, Beiyu Property received the housing maintenance funds from BUCC in connection with the transfer of property management service on certain residential properties, which are properties built prior to the adoption of public housing maintenance fund policy issued by related government authorities in the 1990's. The funds are to be used along with the repair and overhaul of related properties in accordance with related regulations and instructions from BUCC.

(iv) All the trade and other payables (including amounts due to related parties) are expected to be settled within one year or are repayable on demand.

As of the end of the reporting period, the ageing analysis of trade payables, based on the invoice date, is as follows:

	As at 30 June 2024 *RMB'000*	As at 31 December 2023 *RMB'000*
Within 1 year	**396,009**	458,998
1 to 2 years	**41,987**	13,802
2 to 3 years	**2,527**	9,347
Over 3 years	**994**	718
	441,517	482,865

11 DIVIDENDS

(i) Dividends payable to equity shareholders of the Company attributable to the previous financial year, approved and paid during the interim period:

	Six months ended 30 June 2024 *RMB'000*	2023 *RMB'000*
Final dividend in respect of the previous financial year, approved and paid during the following interim period, of RMB21.17 cents per ordinary share (six months ended 30 June 2023: RMB21.75 cents)	**31,049**	**31,900**

(ii) The directors of the Company do not recommend the payment of an interim dividend attributable to the six months ended 30 June 2024.

MANAGEMENT DISCUSSION AND ANALYSIS

Industry Analysis

With China's economy shifting from a stage of rapid growth to that of high-quality development, there saw new opportunities for developments in all industries. Under the new model of real estate development, "what we are fighting for in future is high quality and good service. Whoever can seize an opportunity to transform and develop, build quality houses and provide good services for the public, will gain market share, achieve business growth and embrace a bright future". The people's demand for high-quality house and living environment has become the potential and strategic support for the next stage of urban development.

The property industry faced various challenges, such as capital market, operation scale, operation quality, growth curve and social responsibilities, etc. The overall growth rate of the industry deaccelerated with more intense competition. In order to better meet people's aspirations for a better life, and having considered the gradient and diversified needs for urban functions and quality enhancement, the Ministry of Housing and Urban-Rural Development of the People's Republic of China has put forward the "Four-good Constructions (四好建設)", that is, to provide "good services" for good houses, good neighborhoods, good communities and good urban districts.

The concern about property services have changed from "availability" to "service quality", kicking off horizontal extension, vertical expansion and whole-range services. Specifically, the service scenarios have been extended horizontally from traditional residential buildings to campus logistics, commercial and office buildings, industrial parks, public buildings, tourist attractions, hospitals, and military units, etc.; the service providers focused more on vertically exploring the contents and space of value-added services, and expanding services such as move-in and furnishing services, housekeeping services, retailing services, real estate brokerage services, and elderly care services, etc.; and the service functions have begun to cover the whole region, continuously sinking from high-rank cities to third – and fourth-tier cities, and helping rural revitalization and the social governance of grassroots.

Business Review

The Group's revenue was derived from three main business segments, namely (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

Property management services – accounting for approximately 69.2% of total revenue

During the Reporting Period, the Group's revenue from property management services amounted to approximately RMB615.4 million, representing an increase of approximately 20.0% as compared with the corresponding period in 2023, mainly due to the increase in the area under management and the number of projects under management of the Group.

The following table sets forth a breakdown of the area under management and the number of projects under management of the Group by project source for the dates indicated:

	As of 30 June					
	2024			2023		
Project source	**Area under management** *sq.m.'000*	**%**	**Number of projects under management**	Area under management *sq.m.'000*	%	Number of projects under management
BUCG Group and its joint ventures or associates	**22,677**	**52.2**	**144**	21,113	54.1	139
Third parties	**20,778**	**47.8**	**123**	17,939	45.9	105
Total	**43,455**	**100.0**	**267**	39,052	100.0	244

As of 30 June 2024, the area of the Group's projects under management amounted to approximately 43.5 million sq.m., of which approximately 22.7 million sq.m. was attributable to the projects under management by BUCG and its joint ventures or associates, and approximately 20.8 million sq.m. was attributable to the projects under management by third parties, representing an increase of 7.4% and 15.8%, respectively, as compared with the corresponding period in the previous year, which was mainly attributable to the fact that the Group fully utilized its position as a marketing leader, implemented the all-staff marketing concept, fully enhanced the planning, operation and bidding capabilities of its marketing team, and constantly optimized its own business development strategy and regional deployment, thereby continuously improving the density of the Group's advantageous regions and products and achieving quality scaled expansion.

During the Reporting Period, the Group achieved newly contracted area of approximately 2.5 million sq.m., representing an increase of 0.3% as compared with the corresponding period in the previous year, and newly contracted value amounted to approximately RMB327.8 million, representing an increase of 47.4% as compared with the corresponding period in the previous year. There were 19 new fully-entrusted property projects, of which 17 projects were from third parties, accounting for 89.5%.

During the Reporting Period, the Group's market expansion was characterized by several new features: firstly, there was an increase in the number of large-scale quality projects among the newly added projects, including five new fully-entrusted projects with an annualized contract value of over RMB10.0 million; secondly, the office building projects continued to maintain their core strength, with the addition of new projects such as the high-end commercial and office building named "Beijing Investment Tower (北投大廈)", the maintenance of landscape and lighting in Beijing sub-center, and the office building of the Development and Reform Commission of Pinggu District, Beijing; and thirdly, the Group's competitiveness in the property service market of universities and colleges improved rapidly. On the basis of serving the Medical Department of Peking University, the Water Conservancy Department of Tsinghua University and Beijing Institute of Clothing, the Group further won new bids for the projects of Beijing Politics and Law Vocational College and Beijing Agricultural College, and has been entrusted with the management of 14 college property management and logistics companies under 13 universities and colleges, which will bring potentials for business growth in the future; fourthly, the Group made new breakthroughs in the hospital-related property projects, and undertook new projects such as Tongzhou hospital area of Anzhen Hospital affiliated to Capital Medical University and the new hospital area of Beijing Stomatological Hospital, which has further enriched the its experience in the provision of property services for large-scale hospitals; fifthly, a new project named "Beijing On-ice Training Base（北京市冰上項目訓練基地）" has been added to the cultural and sports venues category, offering services for the largest monolithic and comprehensive on-ice training center in Asia; sixthly, on the basis of the existing projects of metro services and expressway service areas, a new large-scale property service project of China Eastern Airlines Base (Phase II) at Daxing International Airport was added to the public transportation venues and stations category.

The following table sets forth a breakdown of the Group's revenue from property management, area under management and number of projects under management by property type for the periods or dates indicated:

	2024					2023				
	Six months ended 30 June 2024		**As of 30 June 2024**			Six months ended 30 June 2023		As of 30 June 2023		
Project type	**Revenue**		**Area under management**		**Number of projects under management**	Revenue		Area under management		Number of projects under management
	RMB'000	*%*	***sq.m.'000***	*%*		*RMB'000*	*%*	*sq.m.'000*	*%*	
Residential properties	**281,562**	**45.8**	**27,675**	**63.7**	**156**	248,872	48.5	25,488	65.3	149
Non-residential properties	**333,871**	**54.2**	**15,780**	**36.3**	**111**	263,882	51.5	13,564	34.7	95
Total	**615,433**	**100.0**	**43,455**	**100.0**	**267**	512,754	100.0	39,052	100.0	244

As of 30 June 2024, the area of the Group's residential properties under management amounted to approximately 27.7 million sq.m., representing an increase of 8.6% as compared with the corresponding period in the previous year and accounting for approximately 63.7% of the total area under management. During the Reporting Period, revenue from the management services of residential properties amounted to approximately RMB281.6 million, representing an increase of approximately 13.1% as compared with the corresponding period in 2023, and accounting for approximately 45.8% of the total revenue from property management services.

As of 30 June 2024, the area of the Group's non-residential properties under management amounted to approximately 15.8 million sq.m., representing an increase of approximately 16.3% as compared with the corresponding period in the previous year and accounting for approximately 36.3% of the total area under management. During the Reporting Period, revenue from the management services of non-residential properties amounted to approximately RMB333.9 million, representing an increase of approximately 26.5% as compared with the corresponding period in 2023, and accounting for approximately 54.2% of the total revenue from property management services.

The Group has steadily promoted quality development on a large scale and adhered to business diversification, with a continuous increase in the area under management and the proportion of revenue of non-residential segment, and the proportion of revenue from non-residential property services reached 54.2%. The Group has successively undertaken projects such as Beijing Investment Tower, China Eastern Airlines Base (Phase II) at Daxing International Airport, Yanqing On-ice Training Base, Beijing Agricultural College, and the Luhuitou Scenic Spot in Hainan. In future, the Group will continue to explore and seek new business and development models and continue to enrich its management services, so as to achieve full-scenario coverage of various businesses such as schools, hospitals, industrial parks, commercial complexes and international competition venues.

For service quality and customer satisfaction, the Group has adhered to a customer-centric approach, and strengthened its daily quality supervision through the application of a quality control platform, so as to ensure high standards and consistency in service offerings. In the residential property segment, the Group has implemented tiered management and introduced three levels of distinctive evaluation indicators, namely pleasure (樂享), excellence (優享) and esteem (尊享), to closely associate service touchpoints with frequently-used scenarios of property owners, thereby effectively enhancing customer satisfaction. In the non-residential property segment, the Group also focused on improving service quality and meeting the needs of different customer groups through refined management and innovative service models.

For operation management and performance enhancement, the Group adhered to the principles of corporate governance in project management, implemented stringent project management, and deepened the assessment of business shortcomings through a refined performance-oriented mechanism. Through a well-designed pre-project planning process, the Group implemented a comprehensive risk management strategy to ensure the efficient launch and smooth advance of projects. In addition, the Group implemented a differentiated hierarchical management strategy based on the contract value of projects, which has not only optimized the allocation of resources, but also greatly enhanced operational efficiency and quality.

For digitalization and internal control, the Group insisted on implementing an integrated businesses and finance system to put together business management and financial control, so as to further enhance its internal control capability. The Group has completed the construction of the access control and visitor management functions of the "Jia Xiang Hui (佳享薈)" platform, kicked off a pilot run on a number of projects to effectively enhance management efficiency, and actively promoted the planning and construction of its intelligent equipment and facility system platform.

Value-added services to non-property owners – accounting for approximately 11.9% of total revenue

The Group provided value-added services to non-property owners, including (i) engineering operations and maintenance services; (ii) tenant sourcing and management services; (iii) sales office and display unit management and delivery services; (iv) construction site property management services; (v) special support services; and (vi) other services.

The following table sets forth a breakdown of revenue from value-added services to non-property owners of the Group by service type for the periods indicated:

	Six months ended 30 June			
	2024		2023	
Service type	**Revenue** ***RMB'000***	**Percentage of revenue** *%*	Revenue *RMB'000*	Percentage of revenue *%*
Engineering operations and maintenance services	**35,047**	**33.0**	24,479	12.8
Tenant sourcing and management services	**26,772**	**25.2**	36,753	19.2
Sales office and display unit management and delivery services	**17,894**	**16.9**	18,087	9.4
Construction site property management services	**11,134**	**10.5**	21,088	11.0
Special support services	**–**	**–**	80,005	41.7
Other services	**15,236**	**14.4**	11,504	5.9
Total	**106,083**	**100.0**	191,916	100.0

During the Reporting Period, the Group's revenue from value-added services to non-property owners amounted to approximately RMB106.1 million, representing a decrease of approximately 44.7% as compared with the corresponding period in 2023. This was mainly due to the fact that the special support services, which accounted for a significant portion of the revenue for the corresponding period in the previous year, were no longer provided.

In respect of engineering operations and maintenance services, they mainly include the provision of project operation, routine repair and maintenance management, project renovation and other services for buildings, facilities and equipment. The Group reduced energy consumption and carbon emissions through technological modification and management improvement, formulated an annual repair and maintenance management plan for overall project services to maintain the equipment and facilities in buildings so that they can operate under optimal conditions. During the Reporting Period, the Group's revenue from project operation and maintenance services amounted to approximately RMB35.0 million, accounting for 33.0% of the revenue from the value-added services to non-property owners, representing an increase of approximately 43.2% as compared with the corresponding period in 2023. It was mainly attributable to the addition of 22 new projects in the first half of 2024, and the implementation of the IFM (Integrated Facility Management) integrated facility and equipment operation and maintenance service project, such as the Renovation and Upgrading Project of No. 79 courtyard of Beijing Food Supply Bureau No. 34 Supply Department Co., Ltd. (北京市食品供應處34號供應部有限公司) and the Roof Waterproofing Renovation Project of Beiyi Community (北醫社區), etc. The Group continued to raise its operation and maintenance level by integrating its advantageous resources and technical edge.

In respect of tenant sourcing and management services, the Group mainly provided tenant solicitation and management services entrusted to us by certain office property developers, including identifying and soliciting target tenants, assisting property developers in the negotiation of tenancy agreements and the subsequent charging process, as well as providing hassle-free move-in and move-out support services to tenants. During the Reporting Period, the area under management of the Group's tenant solicitation and management services reached 400,000 sq.m. and its revenue amounted to approximately RMB26.8 million, representing a decrease of approximately 27.2% as compared with the corresponding period in the previous year. It was mainly due to the fact that the office market has been facing a tough challenge as the rental level and occupancy rate of the office market in Beijing has been on a continuous downward trend since the beginning of the year. Despite the fact that the approach of refined industrial zones adopted for specific business districts in Beijing in the second quarter has led to a rise in leasing sentiment, the leasing market situation in the Zhongguancun business district remained severe with a considerable shrinkage in the number of tenants and the scale of newly-leased offices, resulting in the less-than-expected results of tenant solicitation. Based on the market analysis and expected outlook, the Group planed to leverage on its past service experience to expand on hotel operation, so as to increase the revenue from asset operation.

During the Reporting Period, the Group's revenue from sales office and display unit management and delivery services amounted to approximately RMB17.9 million. With accumulated experience over the past years, the Group has undertaken 9 new projects such as Qingyue Mansion (清樾府), Guoxiang Xingchen (國祥星辰), Wangjing Guoyu Mansion (望京國譽府) and Haiyunwan Sales Office (海雲灣售樓處) as compared with 2023, with a service coverage of 34 projects in 6 cities including those in Beijing, Sichuan, Shandong, Hebei and Hainan, of which about 26.0% were from third parties' projects. Despite the addition of new projects, revenue for the Reporting Period remain largely unchanged as compared with the corresponding period in the previous year. This was mainly due to the fact that sales office management services were more affected by the real estates market, and the service demand from projects under management had shrunk as they were nearing completion. The Group has led the industry in terms of the management scale and service standards of its sales office services, won a considerable number of regional benchmark projects, actively expanded into external markets, and implanted the "Golden Key (金鑰匙)" optimal service concept in its work to bring high-end "satisfaction and surprise (滿意加驚喜)" services to its customers. In addition to sales office services, the Group also got involved in a number of similar business categories, such as conference reception, business etiquette, concierge services, tea breaks and the art of tea, international forums, etc., to give full play to platform advantages, promote vertical development of traditional businesses, and achieve extensive expansion of value-added services.

In respect of construction site property management services, revenue for the Reporting Period amounted to approximately RMB11.1 million, accounting for 10.5% of the revenue from the value-added services to non-property owners, representing a decrease of approximately 47.2% as compared with the corresponding period in the previous year. It was mainly due to the decrease in demand for container houses upon completion of construction projects which resulted in a higher number of lease withdrawals, and a significant decrease in the rentals of container houses in the market. After evaluating the market, the Group has conducted in-depth studies on the characteristics and service model of construction site property management, and innovatively created a new "one-stop" ready-for-living property delivery mode for construction units. The Group has actively explored the industry-wide integrated services, including the site selection, drawing design, site construction, container house construction and basic property services for office and living areas. Through intensified promotional efforts, the Group undertook a total of three new projects in the first half of 2024, including the Renewal, Rehabilitation and Rehousing Project at Mingguang Village, Haidian District, Tongzhou Financial Development and Talent Cultivation Base Project of Tsinghua University, and the Municipal High People's Court Office and Technical Business Building Project in the Administrative Office District of Beijing subcenter.

During the Reporting Period, the Group's revenue from other services amounted to approximately RMB15.2 million, representing an increase of approximately 32.4% as compared with the corresponding period in 2023, which was mainly attributable to an increase in revenue from the undertaking of various special entrusted service projects, such as metro cleaning projects, order maintenance, greening works and maintenance services. Leveraging on its service advantages, the Group has been able to focus its resources on vertical development by tapping on high-potential segments while diversifying its businesses.

Community value-added services – accounting for approximately 18.9% of total revenue

The Group provides community value-added services, including (i) heat energy supply services; (ii) catering services; (iii) carpark space operation services; and (iv) other services (including move-in and furnishing services, elderly care services, community retailing, in-house cleaning and maintenance, real estate brokerage services, telecommunication services, etc.).

The following table sets forth a breakdown of revenue from community value-added services of the Group by service type for the periods indicated:

	Six months ended 30 June			
	2024		2023	
Service type	**Revenue** ***RMB'000***	**Percentage of revenue** ***%***	Revenue *RMB'000*	Percentage of revenue *%*
Heat energy supply services	**75,824**	**45.1**	75,480	41.2
Catering services	**42,122**	**25.1**	35,566	19.4
Carpark space operation services	**32,017**	**19.0**	50,621	27.6
Other services	**18,143**	**10.8**	21,745	11.8
Total	**168,106**	**100.0**	183,412	100.0

During the Reporting Period, the Group's revenue from community value-added services amounted to approximately RMB168.1 million, representing a decrease of approximately 8.3% over the corresponding period in 2023, primarily due to the fact that community value-added services were more affected by the consumption behaviors of residents, and the downgrading of consumption led to a decrease in demand from personal consumption. In addition, one-off revenue was generated from parking space operation services in the corresponding period in the previous year while the food and beverage services recorded a significant growth as a result of a number of new projects undertaken for government units and industrial parks.

Heat energy supply services: the revenue from heat energy supply services reached approximately RMB75.8 million, representing an increase of approximately 0.5% as compared with the corresponding period in the previous year, accounting for approximately 45.1% of total revenue from community value-added services. As of 30 June 2024, the Group undertook a total of 36 projects for heat energy supply services, with a heating area of near 4.73 million sq.m. While the number of heating plants remained unchanged, the total heating capacity was increased to 286MW by means of equipment maintenance, technology application and other management measures, with the service areas covering the districts of Chaoyang, Haidian, Changping, Fangshan and Daxing in Beijing, and the service objects including residents, businesses, schools, etc. The Group continued to improve the renewal and reconstruction of heating equipment, placing a high priority on energy saving, emission reduction and carbon reduction. Through technological innovation, the Group vigorously took the "troubleshooting (冬病夏治)" initiative in advance to improve the heat energy supply work plan, strengthened the testing and maintenance of equipment, and realized energy saving and high efficiency in heat energy supply services, thereby improving the satisfaction of property owners and increasing the scope of services.

Catering services: the revenue from catering services reached approximately RMB42.1 million, representing an increase of approximately 18.4% as compared with the corresponding period in the previous year, accounting for approximately 25.1% of total revenue from community value-added services. The Group has a professional project catering management team dedicated to providing efficient, professional and quality catering services to customers. The business segment mainly involved four areas, namely branded restaurants, group catering, hot-food chain and construction sites. Leveraging on its professional strengths, the Group has integrated and synergized the "Property + Group Catering" businesses and achieved integrated comprehensive services. During the Reporting Period, the Group received 10 new catering service projects from government units and industrial parks, such as the projects of Kunlun Zhiyue, Hongda Industrial Park and Nanyuan Training Center. Being customer-oriented and striving for excellence, the Group tailored its property service + catering service solution on the premise of food safety. The team has adhered to the service tenet of "the one who cooks always thinks about the one who eats (做飯人永遠想著吃飯人)" to provide customers with quality catering services.

Carpark space operation services: the revenue from carpark space operation services reached approximately RMB32.0 million, representing a decrease of approximately 36.8% as compared with the corresponding period in the previous year, which was mainly due to the one-off revenue generated from individual projects in the previous year, while no similar one-off revenue was generated during the Reporting Period. During the Reporting Period, our project department and professional companies communicated with the local government, reasonably devised the plans for vehicle parking sites, entry and exit, and fee management, optimized the vehicle entry and exit gate system, sorted out and dealt with external vehicles, maintained parking order in the park, especially solving the parking problem of old communities, explored new ideas on three-dimensional parking and increased parking revenue.

Other services: they mainly include move-in and furnishing services, elderly care services, community retailing, in-house cleaning and maintenance, real estate brokerage services, telecommunication services, etc. During the Reporting Period, the Group's revenue from other community value-added services amounted with approximately RMB18.1 million, representing a decrease of approximately 16.6% as compared with the corresponding period in 2023. It was mainly due to the decrease in overall consumption demand. The Group focused its efforts on move-in and furnishing services and community retail services, and also cultivated elderly care services. In respect of move-in and furnishing services, while providing ready-for-living services for newly-delivered projects, the Group focused on the development of unmet move-in and furnishing services, and cultivated and explored community rejuvenation, partial improvements and elderly-friendly renovation services. The community retailing business was aimed at satisfying customers' needs based on the logic of convenience and what customers see is what they get, so as to realize business development. Through the provision of distinctive and diversified services, the establishment of a professional and independent operation team, and the leveraging of market advantages, the Group constantly enhanced its overall competitiveness.

Future Prospect

"Keep your faith and put it into practice". The Group will adhere to the overall working principles of "expanding scale, increasing efficiency, strengthening management, fostering brand, preventing risk, and emphasizing party building", strengthen risk management, deepen service innovation, promote digital transformation, and continuously push forward quality development.

The Group will strengthen the tenacity to keep working hard, improve the motivation to work well, increase the courage to break through, and gather the strength to push forward in a concerted manner. Adhering to the overall situation of national development and the strategic height of the development of the capital in the new era, the Group will strengthen the confidence and faith to develop businesses. The Group will adhere to the new requirement of "accelerating the cultivation and development of the service industry" of BUCG, and further clarify the positioning, strategic objectives and strategic paths of its main businesses. The Group will make full use of the advantages of the state-owned entity listing platform in the capital city to enhance the management and control level of the platform company, the management effectiveness of entity companies and the operational efficiency of projects, and will steadily promote joint-venture cooperation and mergers and acquisitions on a risk-controlled basis. The Group will fully capitalize on the new logistics service platform for universities and colleges in Beijing and form a linkage with marketing to support scaled development. We will further enhance the quality of basic services, and promote key annual tasks, including multiple operations and value-added services, digitalization, and the settlement of accounts receivable. The Group will further strengthen team building and capacity building, by "benchmarking" with the best, "competing" with the strongest and "racing" with the fastest, so as to enhance its core competitiveness and competitive strength in practice.

"Offering new and better services". In future, the Group will stand on a higher starting point to promote the achievement of better development and governance, create more value for shareholders, and provide its employees with a greater sense of gain, with greater wisdom and courage, as well as more methods and initiatives. The Group will also make every effort to promote the various undertakings of Capital Jiaye to a new stage, and greet the 75th anniversary of the founding of New China with excellent results!

Financial Review

Revenue

The Group's revenue was derived from three main business segments: (i) property management services; (ii) value-added services to non-property owners; and (iii) community value-added services.

The following table sets out a breakdown of revenue by service lines during the indicated periods:

	Six months ended 30 June				
	2024		2023		
		Percentage of revenue		Percentage of revenue	Growth rate
	RMB'000	***%***	*RMB'000*	*%*	*%*
Property management services	**615,433**	**69.2**	512,754	57.7	20.0
Value-added services to non-property owners	**106,083**	**11.9**	191,916	21.6	-44.7
Community value-added services	**168,106**	**18.9**	183,412	20.7	-8.3
Total	**889,622**	**100.0**	888,082	100.0	0.2

During the Reporting Period, the total revenue of the Group was approximately RMB889.6 million, representing a slight increase from approximately RMB888.1 million for the corresponding period in 2023. Please refer to the section headed "Business Review" in this announcement for the changes in each business segment of the Group as compared with the corresponding period in 2023.

Cost of sales

During the Reporting Period, the cost of sales of the Group was approximately RMB708.0 million, which remained largely unchanged as compared with approximately RMB694.1 million for the corresponding period in 2023.

Gross profit and gross profit margin

The following table sets forth a breakdown of the gross profit and gross profit margin of the Group by service lines during the indicated periods:

	Six months ended 30 June					
	2024			2023		
Service type	**Gross profit** ***(RMB'000)***	**Gross profit ratio** ***%***	**Gross profit margin** ***%***	Gross profit *(RMB'000)*	Gross profit ratio *%*	Gross profit margin *%*
Property management services	**113,932**	**62.8**	**18.5**	105,105	54.2	20.5
Value-added services to non-property owners	**39,272**	**21.6**	**37.0**	62,773	32.4	32.7
Community value-added services	**28,385**	**15.6**	**16.9**	26,147	13.4	14.3
Total	**181,589**	**100.0**	**20.4**	194,025	100.0	21.8

During the Reporting Period, the Group's gross profit margin was approximately 20.4%, representing a decrease from approximately 21.8% for the corresponding period in 2023, which was mainly due to (i) the price of property management services fees remained unchanged, while labour and subcontracting costs of property management increased during the Reporting Period; and (ii) a decrease in the gross profit margins of projects as compared with the corresponding period in the previous year under the market competition.

Administrative expenses

During the Reporting Period, the total administrative expenses of the Group were approximately RMB84.7 million, representing a decrease of approximately 15.1% from approximately RMB99.8 million for the corresponding period in 2023, which was primarily attributable to a decrease in staff remuneration as compared with the corresponding period in 2023 resulting from the adjustment of the staffing structure.

Other income

During the Reporting Period, other income decreased by approximately 89.2% to approximately RMB0.4 million from approximately RMB3.7 million for the corresponding period in 2023. This was mainly due to (i) changes in fair value of investment properties; and (ii) the preferential policy of adding tax credits for VAT inputs enjoyed by several of the Group's companies for the corresponding period in 2023.

Profit for the period

During the Reporting Period, the Group's profit for the period was approximately RMB47.0 million, representing a decrease of approximately 23.7% from approximately RMB61.6 million in the corresponding period in 2023, which was primarily due to the less than expected collection of accounts receivable, resulting in an increase in expected credit loss during the Reporting Period. The profit for the period attributable to the shareholders of the Group was approximately RMB45.3 million, representing a decrease of approximately 22.8% from approximately RMB58.7 million in the corresponding period in 2023. The net profit margin was approximately 5.3%.

Current assets and capital structure

The Group maintained an excellent financial position and adequate liquidity during the Reporting Period. As at 30 June 2024, the current assets were approximately RMB1,826.4 million, representing a decrease from approximately RMB1,911.9 million as at 31 December 2023.

As of 30 June 2024, the Group's cash and cash equivalents amounted to approximately RMB979.1 million, representing a decrease of approximately 11.4% from approximately RMB1,105.2 million as at 31 December 2023, primarily due to (i) the payment of dividends for the previous year and payments to suppliers; and (ii) the industry practice of customers to pay property fees in the second half of the year.

As of 30 June 2024, the total equity of the Group amounted to approximately RMB864.1 million, representing an increase of approximately 1.0% from approximately RMB855.2 million as at 31 December 2023, primarily due to the profit contribution achieved during the period.

As of 30 June 2024, the Group's debt-to-asset ratio was approximately 61.9%, representing a decrease of approximately 2.0 percentage points from approximately 63.9% as at 31 December 2023. The debt-to-asset ratio refers to the ratio of total liabilities to total assets.

Property, plant, equipment and right-of-use assets

The Group's property, plant and equipment and right-of-use assets primarily consist of buildings, properties leased for own use, office, right-of-use in parking lots and other equipment. As at 30 June 2024, the Group's property, plant and equipment and right-of-use assets amounted to approximately RMB184.6 million, representing a decrease of approximately RMB24.3 million from approximately RMB208.9 million as at 31 December 2023, primarily due to the increase in depreciation resulted from the utilization of property, plant and equipment and right-of-use assets.

Investment properties

The Group's investment properties primarily include our investment in real estate properties. As at 30 June 2024, the Group's leased assets and investment properties amounted to approximately RMB118.7 million, which was basically the same as approximately RMB108.0 million as at 31 December 2023.

Prepayments, trade and other receivables

As of 30 June 2024, prepayments, trade and other receivables amounted to approximately RMB837.0 million, representing an increase of approximately RMB42.9 million from approximately RMB794.1 million as at 31 December 2023, primarily due to the lower than expected collection during the Reporting Period, resulting in an increase in the trade receivables.

Other receivables of the Group mainly comprised payments on behalf of customers and deposits paid for the provision of property management services. Other receivables of the Group increased from approximately RMB40.3 million as of 31 December 2023 to approximately RMB41.2 million as of 30 June 2024, primarily due to the increase in bidding deposits for market expansion and other receivables such as utilities and gas fees for business expansion.

Trade and other payables

As of 30 June 2024, trade and other payables amounted to approximately RMB900.5 million, representing a decrease of approximately RMB71.7 million from approximately RMB972.2 million as at 31 December 2023, which was primarily due to the payments made to suppliers during the Reporting Period.

The Group's other payables primarily consist of housing maintenance fund payables, payments due to related parties and renovation and utility deposits received from property owners and tenants. The Group's other payables amounted to approximately RMB489.4 million and RMB458.9 million as of 31 December 2023 and 30 June 2024, respectively.

Capital expenditure

During the Reporting Period, our capital expenditure was approximately RMB11.3 million (approximately RMB30.5 million for the year ended 31 December 2023). Such decrease was mainly due to the payment for the procurement of container houses in the previous year, resulting in a higher base in the corresponding period of last year. During the Reporting Period, our capital expenditure was mainly used for the purchase of office equipment.

Borrowings

As at 30 June 2024, the Group did not have any borrowings or bank loans.

Pledge of assets

As at 30 June 2024, the Group did not have any pledge on its assets.

Significant investments, material acquisitions and disposals and future plans

During the Reporting Period, the Group did not have any significant investments, material acquisitions and disposals.

Except for the expansion plans disclosed in the sections headed "Business" and "Future Plans and Use of Proceeds" in the Company's prospectus dated 29 October 2021 (the "**Prospectus**"), there were no significant investments or acquisition of capital assets authorized by the Board as of the date of this announcement, and the Group will continue to identify new opportunities for business development.

The proceeds from the listing

The Company's H shares were successfully listed on the Stock Exchange on 10 November 2021, and 36,667,200 H shares were issued. After deducting underwriting fees and related expenses, the net proceeds from the listing (the "**Net Proceeds**") were approximately HK$246.91 million.

As of 30 June 2024, the Net Proceeds were used as planned. The portion of the Net Proceeds that had not been used were placed as interest-bearing deposits with domestic bank account for proceeds. The Company intends to use the Net Proceeds in accordance with the method and schedule set out in the section headed "Future Plans and Use of Proceeds" in the Prospectus, or may make adjustments to the use of the unutilized Net Proceeds and/or the timetable in the light of the external market environment and the actual circumstances of the Group. In the event that the use and/or timetable of the unutilized Net Proceeds is proposed to be revised, the Company will make a relevant announcement in a timely manner.

As at 30 June 2024, details of the use of the Net Proceeds of the Group were as follows:

Purposes	Percentage of total amount	Planned use of net proceeds *HK$ Million*	Unused amount as of 1 January 2024 *HK$ Million*	Actual use of proceeds during the Reporting Period *HK$ Million*	Accumulated actual use of proceeds as of 30 June 2024 *HK$ Million*	Unused amount as of 30 June 2024 *HK$ Million*	Expected timeline for full utilization of the remaining proceeds
Strategic investment and acquisition	**60%**	**148.15**	**138.82**	**–**	**9.33**	**138.82**	**On or before 31 December 2024**
Development of value-added services	**25%**	**61.73**	**11.55**	**11.42**	**61.60**	**0.13**	**On or before 31 December 2024**
– Expanding tenant sourcing and management services	15%	37.04	–	–	37.04	–	N/A
– Diversifying community value-added services	10%	24.69	11.55	11.42	24.56	0.13	On or before 31 December 2024
Developing and upgrading our information technology infrastructure and intelligent equipment	**10%**	**24.69**	**13.19**	**–**	**11.50**	**13.19**	**On or before 31 December 2024**
– Upgrading the internal operation system	4%	9.88	–	–	9.88	–	N/A
– Promoting the application of IoT technologies	3%	7.41	7.41	–	–	7.41	On or before 31 December 2024
– Upgrading our intelligent lifestyle service platform for property owners and residents	3%	7.41	5.79	–	1.62	5.79	On or before 31 December 2024
Working capital and for general corporate purposes	**5%**	**12.35**	**–**	**–**	**12.35**	**–**	**N/A**
Total	**100%**	**246.91**	**163.55**	**11.42**	**94.78**	**152.13**	

Contingent liabilities

As at 30 June 2024, the Group did not have any material contingent liabilities.

Foreign exchange risk

The Group conducts its business in Renminbi. The Group is not expected to be subject to any significant risk relating to fluctuations in exchange rates. The Group has not adopted any foreign currency hedging policies for now. Notwithstanding all these, the Group will continue to keep track of the foreign exchange risk and take prudent measures to mitigate it, and take appropriate action where necessary.

Subsequent events after the Reporting Period

Save as disclosed in this announcement, no significant events subsequent to 30 June 2024 and up to the date of this announcement that might have a material impact on the Group's operating and financial performance need to be disclosed.

Employees and Remuneration Benefit Policy

As at 30 June 2024, the Group had 1,815 employees (as at 31 December 2023: 1,865 employees). The Group has established a market-based, competitive and performance-oriented remuneration plan with reference to market standards and employee performance and contributions in order to encourage value creation of employees. The Group also provides employees with employee benefits including pension funds, medical insurance, work injury insurance, maternity insurance, unemployment insurance and housing provident fund. The Group places a strong emphasis on recruiting high-quality personnel and provides employees with continuous training programs and career development opportunities. Through creating talent teams including senior management, project managers, project junior staff and professionals, the Group provides more comprehensive job training for our employees.

Compliance with the Corporate Governance Code

The Company has adopted the code provisions of the Corporate Governance Code (the "**Corporate Governance Code**") contained in Appendix C1 to the Rules Governing the Listing of Securities on the Stock Exchange (the "**Listing Rules**") as its own code of corporate governance. The Company has complied with all the applicable code provisions of the Corporate Governance Code during the Reporting Period.

Compliance with the Model Code for Securities Transactions

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 a code of conduct for securities transactions by the Directors and supervisors (the "**Supervisors**") of the Company. The Company has made specific enquiries to all Directors and Supervisors and they all have confirmed that they had complied with the Model Code during the Reporting Period.

Purchase, Sale or Redemption of the Listed Securities of the Company

During the Reporting Period, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company's listed securities (including sales of treasury shares). As at the end of the Reporting Period, the Company did not hold any treasury shares.

Public Float

Based on the published information and to the knowledge of the Directors, during the Reporting Period and as at the date of this announcement, the Company maintained sufficient public float in compliance with the Listing Rules.

Accounts Review

The Company established an audit committee (the "**Audit Committee**") in compliance with Appendix C1 to the Listing Rules, with its working rules in writing. The Audit Committee, authorized by the Board, is responsible for reviewing and supervising the Group's financial reporting, risk management and internal control systems, and assisting the Board in performing its audit responsibilities of the Group. The Audit Committee, together with the management of the Company, have reviewed the accounting principles and practice adopted by the Group, and also discussed issues related to financial reporting, including the review of the Group's unaudited interim results for the six months ended 30 June 2024. The Audit Committee is of the opinion that such statements comply with the applicable accounting standards, the Listing Rules and legal requirements, and that adequate disclosures have been made.

Interim Dividend

The Board does not recommend the declaration of the interim dividend for the six months ended 30 June 2024 (for the six months ended 30 June 2023: nil).

Publication of Interim Results and Interim Report

The interim results announcement of the Company for the six months ended 30 June 2024 has been published on the websites of the Company (www.bcjps.com) and the Stock Exchange (www.hkexnews.hk). The interim report of the Company for the six months ended 30 June 2024, containing all the information required by the Listing Rules, will be dispatched to the shareholders of the Company and be published on the above websites in due course as and when necessary.

By order of the Board
Beijing Capital Jiaye Property Services Co., Limited
Zhang Weize
Chairman

Beijing, the PRC, 22 August 2024

As at the date of this announcement, the Board consists of Mr. Zhang Weize, Mr. Yang Jun and Mr. Luo Zhou as executive Directors, Ms. Jiang Xin, Mr. Mao Lei and Mr. Li Zuoyang as non-executive Directors, and Mr. Cheng Peng, Mr. Kong Weiping and Mr. Kong Chi Mo as independent non-executive Directors.