SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際控股集團有限公司

(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

(“**Board**”) (“**Directors**”) (“**Company**”) (“**Group**”) 30 2024

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

F[illegible] 30 [illegible] 2024

	[illegible]	(Unaudited) Six months ended 30 June 2024 HK$’000	([illegible]) 2023 $’000
[illegible]	5	**46,961**	51,611
D[illegible]		**(3,215)**	(4,679)
		43,746	46,932
D[illegible]	5	**–**	2
[illegible]	5	**38,337**	158,223
C[illegible] (FVTPL)		**(21,431)**	(48,037)
[illegible]		**4,717**	3,698
A[illegible]		**(48,034)**	(64,641)
C[illegible]		**(19,107)**	(28,054)
[illegible]	6	**(245,353)**	(195,263)
[illegible] ([illegible])/[illegible]:			
[illegible]		**(262)**	5,152
[illegible]		**(93,949)**	45,307
[illegible]	8	**(341,336)**	(76,681)
[illegible]	7	**6,463**	7,086
[illegible]		**(334,873)**	(69,595)
[illegible]:			
[illegible] C[illegible]		**(306,999)**	(94,260)
[illegible]		**(27,874)**	24,665
		(334,873)	(69,595)

LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

B[illegible] ([illegible])	9	**(13.32)**	(4.09)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

F[illegible] 30 [illegible] 2024

	(Unaudited)	([illegible])
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
LOSS FOR THE PERIOD	**(334,873)**	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
[illegible]:		
[illegible]	**(25,214)**	(119,247)
[illegible]	**(25,214)**	(119,247)
[illegible] ([illegible])/[illegible]:		
([illegible])/[illegible]	**(1,775)**	6,192
[illegible]	**–**	(858)
[illegible] ([illegible])/[illegible]	**(1,775)**	5,334
OTHER COMPREHENSIVE LOSS FOR THE PERIOD, NET OF TAX	**(26,989)**	(113,913)
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD	**(361,862)**	(183,508)
[illegible]:		
[illegible] C[illegible]	**(327,303)**	(104,047)
[illegible]	**(34,559)**	(79,461)
	(361,862)	(183,508)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

A[illegible] 30 [illegible] 2024

	[illegible]	(Unaudited) As at 30 June 2024 *HK$'000*	([illegible]) A[illegible] 31 D[illegible] 2023 *$'000*
NON-CURRENT ASSETS			
[illegible]		**2,098,511**	2,133,714
[illegible]		**52,211**	54,134
[illegible]		**39,558**	39,460
[illegible]		**271,732**	274,094
[illegible]		**1,299,036**	1,402,837
A[illegible]		**413,428**	416,542
A[illegible]		**208,951**	216,216
[illegible]		**1,640**	1,640
[illegible]		**4,385,067**	4,538,637
CURRENT ASSETS			
[illegible]	11	**12,126**	6,362
D[illegible]		**842,178**	838,086
A[illegible]		**1,651**	1,664
[illegible]		**1,811,675**	1,894,369
[illegible]		**374,937**	434,677
C[illegible]		**61,792**	57,333
[illegible]		**3,104,359**	3,232,491
CURRENT LIABILITIES			
A[illegible]		**550,999**	419,184
[illegible]		**3,468,351**	3,485,049
[illegible]		**107,105**	107,114
[illegible]		**3,765**	2,187
[illegible]		**4,130,220**	4,013,534

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(C[illegible])

A[illegible] 30 [illegible] 2024

	(Unaudited) As at 30 June 2024 *HK$'000*	([illegible]) A[illegible] 31 D[illegible] 2023 *$'000*
NET CURRENT LIABILITIES	**(1,025,861)**	(781,043)
TOTAL ASSETS LESS CURRENT LIABILITIES	**3,359,206**	3,757,594
NON-CURRENT LIABILITIES		
[illegible]	**40,526**	66,887
[illegible]	**39,410**	43,112
D[illegible]	**154,698**	161,161
[illegible]	**234,634**	271,160
[illegible]	**3,124,572**	3,486,434
EQUITY		
Equity attributable to owners of the Company		
[illegible]	**3,626,781**	3,626,781
[illegible]	**(834,292)**	(506,989)
	2,792,489	3,119,792
[illegible]	**332,083**	366,642
[illegible]	**3,124,572**	3,486,434

[illegible]:

[illegible] C[illegible] 31 D[illegible] 2023 [illegible] C[illegible] C[illegible] $1,552 [illegible] $349 [illegible] 31 D[illegible] 2023. [illegible] C[illegible] 31 D[illegible] 2023.

E :

1. BASIS OF PRESENTATION

A ... 30 ... 2024, ... $62 ... $3,468 ... 12 ... (.) ... $194 ... (..) ... $2,825 ... 2024, ... C ... $194 ... (**Overdue Other Borrowings**) ... B ... A ... B ... 2024, ... C ... C ... 54 ... $2,429 ... 31 D... 2023) ...

... D ... :

(.) ... ;

(..) ... ;

(...) ... ;

(..) ... .

... D ... 30 ... 2024. ... A ... D ...

2. BASIS OF PREPARATION

30 2024 34 (**HKAS 34**) (**HKICPA**) D2 (**Listing Rules**) (**Stock Exchange**).

31 2023 30 2024 436 (C 622) (**Companies Ordinance**):

31 2023 662(3) 3 6 31 2023. 407(2) 407(3) 406(2)

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 31 2023, (**HKFRSs**)

A 16		
A 1		*2020 Amendments*
A 1		*2022 Amendments*
A 7 7		F A

4. OPERATING SEGMENT INFORMATION

Six months ended 30 June 2024 (Unaudited)

	Investments *HK$'000*	**Property leasing** *HK$'000*	**Total** *HK$'000*
[illegible]			
[illegible]	**–**	**46,961**	**46,961**
D[illegible]	**–**	**–**	**–**
	–	**46,961**	**46,961**
[illegible]	**17,682**	**11,445**	**29,127**
[illegible]			**2,203**
C[illegible]			**(34,840)**
[illegible] ([illegible])			**(243,615)**
[illegible]:			
[illegible]			**(262)**
[illegible]			**(93,949)**
[illegible]			**(341,336)**
[illegible]			**6,463**
[illegible]			**(334,873)**

[illegible] 30 [illegible] 2023 ([illegible])

	[illegible] *$'000*	[illegible] *$'000*	[illegible] *$'000*
[illegible]			
[illegible]	[illegible]	51,611	51,611
D[illegible]	2	[illegible]	2
	2	51,611	51,613
[illegible]	112,146	1,288	113,434
[illegible]			(109)
C[illegible]			(47,051)
[illegible] ([illegible])			(193,414)
[illegible]:			
[illegible]			5,152
[illegible]			45,307
[illegible]			(76,681)
[illegible]			7,086
[illegible]			(69,595)

Geographical information

[illegible]

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]	**–**	2
[illegible] C[illegible] ([illegible] **PRC**–[illegible] **China**–)	**46,961**	51,611
	46,961	51,613

[illegible]

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A[illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]	**46,961**	51,611
D[illegible]	**–**	2
	46,961	51,613

A[illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]:		
[illegible]	**–**	3,300
[illegible]	**36,133**	153,535
[illegible]	**43**	500
[illegible]	**19**	81
[illegible]	**–**	(44)
[illegible]	**–**	1,497
[illegible]	**2,142**	(646)
	38,337	158,223

6. FINANCE COSTS

[illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]	**6,097**	7,780
[illegible]	**237,518**	185,634
[illegible]	**1,738**	1,849
	245,353	195,263

7. TAXATION

[illegible]

[illegible] (CIT) [illegible] (CIT Law) [illegible] 25% [illegible]

[illegible] 5% [illegible]

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
C[illegible]:		
[illegible]	**–**	[illegible]
D[illegible]	**(6,463)**	(7,086)
[illegible]	**(6,463)**	(7,086)

8. LOSS BEFORE TAXATION

[illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
D[illegible]	**2,888**	6,092
D[illegible]	**1,911**	1,856
C[illegible]	**21,431**	48,037
[illegible]:		
[illegible]	**22,028**	28,300
[illegible] ([illegible])	**1,145**	1,327
	23,173	29,627
[illegible] $3,215,000 ([illegible] 30 [illegible] 2023: $4,679,000)	**(43,746)**	(46,932)
[illegible]	**(4,717)**	(3,698)
C[illegible]	**19,107**	28,054

9. LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY

[illegible] C[illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible] C[illegible]	**(306,999)**	(94,260)

	Six months ended 30 June	
	2024	2023
	in thousand	[illegible]
[illegible]:		
[illegible]	**2,304,850**	2,304,850

[illegible] C[illegible].

[illegible] 30 [illegible] 2023 [illegible] C[illegible] 30 [illegible] 2024.

10. DIVIDEND

[illegible] B[illegible] 30 [illegible] 2024 ([illegible] 30 [illegible] 2023: [illegible]).

11. TRADE RECEIVABLES

[illegible] 30 [illegible] 60 [illegible].

[illegible]:

	As at 30 June 2024 HK$'000	A[illegible] 31 D[illegible] 2023 $'000
[illegible] 30 [illegible]	**9,751**	6,362
31 [illegible] 60 [illegible]	**2,375**	[illegible]
	12,126	6,362

12. COMMITMENTS

[illegible]:

	As at 30 June 2024 HK$'000	A[illegible] 31 D[illegible] 2023 $'000
C[illegible]: [illegible]	**2,408**	[illegible]

BUSINESS REVIEW

2024, … 2024, … 2%, … 2.5% … 30 … 2024 (Period 2024). … 2024 … 5% … 2024, …

… 2024, … 北京靈駿新能源科技有限責任公司 (B… *) (Beijing Lingjun), … 17 …

* E…

2024, ... A ... 2024, ... 35 ... 500,000 ... 70 ...

C ... 中海油氣(泰州)石化有限公司 (...) C ... *) (**Zhong Hai You Qi–**), ... 2024, ... B ... 2024 ...

Investments

D ...

A ... 30 ... 2024, ... 2.8% (31 D ... 2023: 3.0%) ...

B505,000,000 $553,122,000)

(**NT Trust Scheme**) 國民信託有限公司 (

C. .*),

C. A 30 2024,

$211,714,000 (31 D 2023: $230,801,000)

2.8% (31 D 2022: 3.0%)

$21,431,000 (30 2023 (**Period 2023**):

$48,037,000)

2024, $17,393,000 (2023:

$23,846,000) 30

2024.

2024 (2023:). B

B

Property Leasing

2024

$46,961,000, 9.0%

$51,611,000 2023.

2023

2024,

2024 2023. 2024

2023. 2024

B

C. D

* E

PROSPECTS AND OUTLOOK

FINANCIAL REVIEW

C 226% $94,260,000 2023 $306,999,000 2024, C 4.09 2023 13.32 2024,

(i) $153,535,000 2023 $36,133,000 2024, 30 2024;

(ii) $83,646,000 C 2024, $50,162,000 2023, 2024.

Revenue

2024 $46,961,000 (2023: $51,611,000), 9%, 2024,

Other income, gains and losses

$158,223,000 2023 $38,337,000 2024 2024, 30 2024

Change in fair vale of financial assets at FVTPL

$48,037,000 … 2023 … $21,431,000 … 2024 … $23,846,000 … 2023 … $17,393,000 … 2024; … $4,575,000 … 2023 … $620,000 … 2024.

Administrative expenses

$64,641,000 … 2023 … $48,034,000 … 2024 … 2024, … 2023.

Finance costs

$195,263,000 … 2023 … $245,353,000 … 2024 … 2024.

Share of profits or losses of joint ventures

$45,307,000 … 2023 … $93,949,000 … 2024 … 2024, …

EXCHANGE EXPOSURE

… 2024, … (US$) …

A[illegible] 2024, [illegible] B. [illegible] 2024.

TREASURY POLICY

[illegible]

Cash Position

	As at 30 June 2024 HK$'000	A[illegible] 31 D[illegible] 2023 $'000
C[illegible]	**61,792**	57,333

[illegible] $57,333,000 [illegible] 31 D[illegible] 2023 [illegible] $61,792,000 [illegible] 30 [illegible] 2024 [illegible] 2024. [illegible] 30 [illegible] 2024 [illegible] B.

A[illegible] 30 [illegible] 2024, [illegible]:

	As at 30 June 2024	A[illegible] 31 D[illegible] 2023
[illegible] $	**9.5%**	5.0%
[illegible] B	**90.5%**	94.7%
[illegible] $	**0.0%**	0.3%
	100.0%	100.0%

[illegible]

Working Capital and Borrowings

As at 30 June 2024, [illegible] $3,508,877,000 [illegible]:

	As at 30 June 2024 HK$'000	As at 31 December 2023 HK$'000
[illegible]	**3,468,351**	3,485,049
[illegible]	**40,526**	66,887
[illegible]	**3,508,877**	3,551,936
[illegible]	**61,792**	57,333
[illegible]	**3,447,085**	3,494,603

[illegible] 2024 [illegible] 3.7% [illegible] 27.6% [illegible] (2023: 3.6% [illegible] 27.6% [illegible]).

As at 30 June 2024, [illegible]:

	As at 30 June 2024 HK$'000	As at 31 December 2023 HK$'000
[illegible]	**3,508,877**	3,551,936

A[illegible] 30 [illegible] 2024, [illegible]:

	As at 30 June 2024	A[illegible] 31 D[illegible] 2023
	HK$'000	*[illegible]$'000*
[illegible]	**1,438,149**	1,456,876
[illegible]	**2,070,728**	2,095,060
	3,508,877	3,551,936

A[illegible] 30 [illegible] 2024, [illegible]:

	As at 30 June 2024	A[illegible] 31 D[illegible] 2023
	HK$'000	*[illegible]$'000*
B[illegible]:		
[illegible]	**153,888**	161,700
[illegible]	**7,667**	33,775
[illegible]	**–**	[illegible]
	161,555	195,475
[illegible]:		
[illegible]	**3,314,463**	3,323,349
[illegible]	**–**	[illegible]
[illegible]	**32,859**	33,112
	3,347,322	3,356,461
	3,508,877	3,551,986

A 30 2024, (C) ( ) 126% (31 D 2023: 114%) 0.8 (31 D 2023: 0.8), ( ) .

A 30 2024, $62 , $3,468 12 ( ) $194 ( ) $2,825 2024, C B B A B 27 2024, C

C * (廣東珠光集團有限公司) (**Guangdong Zhuguang**), (**Loan Assignment Agreement**), C C C (**Loan Agreements**) C 54 (**Loans**) B2,201 $2,429) 31 D 2023 A) 1 2024 (**Loan Interest**), ( ) (B), C * (東環(北京)物業管理有限公司), C (**Entrusted Loan Agreements**) ((**Entrusted Loans**) B1,880

* E

$2,075),

(**Debt Novation**);

(..)

(**Target Properties**), (**Transactions**)

(**Completion**).

27 2024 31 2024.

(.)

(..)

(...)

(..)

30 2024.

2024

PLEDGE OF ASSETS

A 30 2024, $2,044,907,000 (31 D 2023: $2,078,366,000),

COMMITMENTS

A 30 2024, $2,408,000 (31 D 2023:).

CONTINGENT LIABILITIES

A 30 2024, $2,351,848,000 (31 D 2023: $2,839,041,000) C.

CAPITAL STRUCTURE

A 30 2024, C $2,792,489,000, $327,303,000 10%, $3,119,792,000 31 D 2023. ( ) C 2024; ( ) B $ 2024.

HUMAN RESOURCES

A 30 2024, 53 (31 D 2023: 55) C. 2024 $23,173,000, $29,627,000 2023.

D 2024, : ( ) ; ( ) ; ( ) (C); ( ) 2024. A 2024.

INTERIM DIVIDEND

B 30 2024 (2023:).

CORPORATE GOVERNANCE

[illegible] ("Shareholders").

[illegible] ("Code") [illegible] 2 [illegible] C1 [illegible] 2024.

[illegible] C.2.1 [illegible] ("Mr. Chu") [illegible] ("Chairman") [illegible]

[illegible] 2.2 [illegible] 26 [illegible] 2024 ("AGM") [illegible]

[illegible] B2.4 [illegible]

COMPLIANCE WITH THE MODEL CODE

[illegible] ("Model Code") [illegible] C3 [illegible]

[illegible] 2024.

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

[illegible] 2024, [illegible]

INTERIM FINANCIAL REPORT

[illegible] 2024 [illegible]

AUDIT COMMITTEE

[illegible] (**Audit Committee**) [illegible]

[illegible] 30 [illegible] 2024 [illegible]

APPRECIATION

[illegible]

[illegible]
Silver Grant International Holdings Group Limited
Chu Hing Tsung
[illegible]

[illegible], 28 [illegible] 2024

[illegible]