[illegible]

SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
銀建國際控股集團有限公司
(I[illegible] H[illegible])
(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

(**Board**) [illegible] (**Directors**) [illegible] (**Company**) [illegible] S [illegible] C [illegible] ([illegible] , **Group**) [illegible] 30 [illegible] 2024 [illegible] :

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

F. 30 2024

		(Unaudited)	( )
		Six months ended 30 June	
		2024	2023
		HK$'000	*$'000*
	5	**46,961**	51,611
D		**(3,215)**	(4,679)
		43,746	46,932
D	5	**–**	2
,	5	**38,337**	158,223
C			
(**FVTPL**)		**(21,431)**	(48,037)
,		**4,717**	3,698
A		**(48,034)**	(64,641)
C		**(19,107)**	(28,054)
	6	**(245,353)**	(195,263)
( )/ :			
S		**(262)**	5,152
		(93,949)	45,307
P	8	**(341,336)**	(76,681)
	7	**6,463**	7,086
P		**(334,873)**	(69,595)
P :			
C		**(306,999)**	(94,260)
-		**(27,874)**	24,665
		(334,873)	(69,595)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
B ( )	9	**(13.32)**	(4.09)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

F... 30 ... 2024

	(Unaudited)	( )
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
LOSS FOR THE PERIOD	**(334,873)**	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
:		
	(25,214)	(119,247)
	(25,214)	(119,247)
( )/ :		
( )/	**(1,775)**	6,192
	–	(858)
( )/	**(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)
:		
C	**(327,303)**	(104,047)
-	**(34,559)**	(79,461)
	(361,862)	(183,508)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

A 30 2024

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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(C)

A 30 2024

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

:

C ’ ’ 31 D 2023 . C ’ , C ’ $1,552 $349 , , 31 D 2023. ’ C ’ 31 D 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) ,
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D , ,
30 2024. ,
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. A , D
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, . ( ) B ; ( ) , ; ( ) ; ( ) .

S - , , , - - , . .

2. BASIS OF PREPARATION

30 2024 A 34 (**HKAS 34**) C S A (**HKICPA**) A D2 (**Listing Rules**) P S S P (**Stock Exchange**).

31 D 2023 30 2024 C ' .

436 C (C 622 P) (**Companies Ordinance**) :

C 31 D 2023 C 662(3) , 3 S 6 , C . C , S 31 D 2023. ' 407(2) 407(3) C ; ' 406(2) C .

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 ' 31 D 2023, S (**HKFRSs**) , .

A	S 16	
A	AS 1	*C C (2020 Amendments)*
A	AS 1	*C (2022 Amendments)*
A	AS 7 S 7	*F A*

4. OPERATING SEGMENT INFORMATION

Six months ended 30 June 2024 (Unaudited)

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

S 30 2023 ( )

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

Geographical information

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

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A :

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

A , :

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

6. FINANCE COSTS

A 、 、 :

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

7. TAXATION

C

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、 C C 、 (**CIT**)
, 、 、 、、 、 、
、 C ' C. C C
、 (**CIT Law**) C ,
C ' C 25% .

、 、 C '
C 、 、 5% .

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

8. LOSS BEFORE TAXATION

, /( ):

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

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

C :

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

	Six months ended 30 June	
	2024	2023
	in thousand	
:		
	2,304,850	2,304,850

C .

30 2023 C ' - . 30 2024.

10. DIVIDEND

B ˎ 30 2024 (
30 2023:).

11. TRADE RECEIVABLES

ˎ 30 60 ˎ .

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, ˎ ˎ ˎ :

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

12. COMMITMENTS

ˎ ˎ :

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

BUSINESS REVIEW

2024, A .

2024, 2%, C B . 2.5% 30 2024 (**Period 2024**). C , C ' 2024 , . , C ' 5% - - 2024, . - , C - , , , .

A , C . C , , . A , , . D 2024, C . , C ' , 北京靈駿新能源科技有限責任公司 (B C *) (**Beijing Lingjun**), , , , . D , - - , , 17 ( ) C & , .

* E

2024,

. A 2024, 35

, 500,000 .

70 , ,

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C ' , 中海油氣(泰州)石化有限公司 (( )

C *) (**Zhong Hai You Qi**),

2024,

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, 2024

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Investments

. D ,

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C

. A 30 2024, (

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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 ,

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B
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Property Leasing

, 2024
$46,961,000, 9.0%
$51,611,000 2023.
,
2023
, ,
2024, ,
, 2024
2023. , 2024
, B ,
C , , . D ,
,

* E

PROSPECTS AND OUTLOOK

2024, 2024.

C 17 2024,

C

C . A

C

? A

. A

C

FINANCIAL REVIEW

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

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

( ) $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

C '
$45,307,000 2023 $93,949,000
2024 (
C ') 2024,
(
) B .

EXCHANGE EXPOSURE

2024, ' , ,
$, B (**US$**). B ,
B . A
B , B
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, B B
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, B
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A 2024,
B.
2024.

TREASURY POLICY

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,
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Cash Position

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

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

A 30 2024, '
:

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

$ $. $, $ C $, $ C’ .

Working Capital and Borrowings

A 30 2024, ’
$3,508,877,000 . :

	As at 30 June 2024 HK$’000	A 31 D 2023 $’000
	3,468,351	3,485,049
	40,526	66,887
	3,508,877	3,551,936
:	**61,792**	57,333
	3,447,085	3,494,603

2024
3.7% 27.6% (2023: 3.6%
27.6%).

A 30 2024,
:

	As at 30 June 2024 HK$’000	A 31 D 2023 $’000
B	**3,508,877**	3,551,936

A 30 2024,

:

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

A 30 2024,

:

	As at 30 June 2024	A 31 D 2023
	HK$'000	*$'000*
B :		
	153,888	161,700
	7,667	33,775
,	**–**	
	161,555	195,475
:		
	3,314,463	3,323,349
	–	
,	**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), .
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(-)
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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

*

($2,075), ,
, ( ), /
,) (**Debt Novation**);
( )
C (**Target Properties**), (**Transactions**)
A A (**Completion**). C
, , C
C ( )
A A . ,
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A
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, D

A .

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A A
C 27 2024 31 2024.

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D , , 30 2024.

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( ) B ; ( ) , ; ( ) ; ( ) .

S -

, , , - - , . C ' 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, ,
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: ( ) ; ( ) ;
( ) (C
); ( ) ,
. .
' ,
, .
2024. ,
, . A
,
2024.

INTERIM DIVIDEND

B 30
2024 (2023:).

CORPORATE GOVERNANCE

C
(**Shareholders**).

, C
C C (**Code**) 2
A C1 2024.

C C.2.1 C
. D
, C
. C (**Mr. Chu**) (**Chairman**)
- C . B
/ -
. B
C .

C .2.2 C
. . C , C ,
C 26 2024 (**AGM**)
. . C
C .

C B2.4( ) C , -
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-
. A A , - D ,
, . , . . ,
B . , C
- D B A
. C ( )
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COMPLIANCE WITH THE MODEL CODE

C D
(C)
C D
(**Model Code**) A C3 .

, D
C C ' D '
2024.

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

D 2024, C ,
C .

INTERIM FINANCIAL REPORT

C 2024
(. .) C
(. . .) .

AUDIT COMMITTEE

C (**Audit Committee**)
. A C

. A , A C
- D , . , ... A C .

30 2024 A C .

APPRECIATION

B
,
, .

B
Silver Grant International Holdings Group Limited
Chu Hing Tsung
C , C -C E E D

, 28 A 2024

A B . C ( ) (C C -C E), . C (C -C E), . D ; . C - D ; . . . - D .