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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際控股集團有限公司

(Incorporated in the Cayman Islands)

(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

(Board) (Directors)
(Company) (Group) 30 2024

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the period ended 30 June 2024

		(Unaudited)	()
		Six months ended 30 June	
		2024	2023
		<i>HK\$'000</i>	<i>\$'000</i>
D	5	46,961	51,611
		<u>(3,215)</u>	<u>(4,679)</u>
		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
		<u>(93,949)</u>	<u>45,307</u>
	8	(341,336)	(76,681)
	7	<u>6,463</u>	<u>7,086</u>
		<u><u>(334,873)</u></u>	<u><u>(69,595)</u></u>
		(306,999)	(94,260)
		<u>(27,874)</u>	<u>24,665</u>
		<u><u>(334,873)</u></u>	<u><u>(69,595)</u></u>
LOSS PER SHARE ATTRIBUTABLE TO			
ORDINARY EQUITY HOLDERS OF THE			
COMPANY			
B	9	<u><u>(13.32)</u></u>	<u><u>(4.09)</u></u>

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 June 2024

	(Unaudited)	()
	Six months ended 30 June	
	2024	2023
	<i>HK\$'000</i>	<i>\$'000</i>
LOSS FOR THE PERIOD	(334,873)	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
<i>Share of losses of associates</i>	(25,214)	(119,247)
<i>Share of losses of joint ventures</i>	(25,214)	(119,247)
<i>Share of losses of subsidiaries</i>	(1,775)	6,192
<i>Share of losses of subsidiaries</i>	-	(858)
<i>Share of losses of subsidiaries</i>	(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)
<i>Share of losses of associates</i>	(327,303)	(104,047)
<i>Share of losses of joint ventures</i>	(34,559)	(79,461)
	(361,862)	(183,508)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

	(Unaudited) As at 30 June 2024 HK\$'000	(Unaudited) As at 31 December 2023 \$'000
NON-CURRENT ASSETS		
Property, plant and equipment	2,098,511	2,133,714
Intangible assets	52,211	54,134
Investments in subsidiaries	39,558	39,460
Investments in associates	271,732	274,094
Available-for-sale financial assets	1,299,036	1,402,837
Other non-current assets	413,428	416,542
Deferred tax assets	208,951	216,216
Prepaid expenses and deposits	1,640	1,640
	4,385,067	4,538,637
CURRENT ASSETS		
Accounts receivable	12,126	6,362
Accounts payable	842,178	838,086
Other receivables	1,651	1,664
Prepaid expenses and deposits	1,811,675	1,894,369
Other current assets	374,937	434,677
Contract liabilities	61,792	57,333
	3,104,359	3,232,491
CURRENT LIABILITIES		
Accounts payable	550,999	419,184
Accounts receivable	3,468,351	3,485,049
Other payables	107,105	107,114
Contract liabilities	3,765	2,187
	4,130,220	4,013,534

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Continued)

As at 30 June 2024

	(Unaudited) As at 30 June 2024 HK\$'000	(Audited) As at 31 December 2023 \$'000
NET CURRENT LIABILITIES	<u>(1,025,861)</u>	<u>(781,043)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>3,359,206</u>	<u>3,757,594</u>
NON-CURRENT LIABILITIES		
Trade payables	40,526	66,887
Other payables	39,410	43,112
Other liabilities	<u>154,698</u>	<u>161,161</u>
	<u>234,634</u>	<u>271,160</u>
	<u>3,124,572</u>	<u>3,486,434</u>
EQUITY		
Equity attributable to owners of the Company		
Share capital	3,626,781	3,626,781
Reserves	<u>(834,292)</u>	<u>(506,989)</u>
	<u>2,792,489</u>	<u>3,119,792</u>
Minority interests	<u>332,083</u>	<u>366,642</u>
	<u>3,124,572</u>	<u>3,486,434</u>

1. **Basis of Presentation**

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 (31 D 2023)
\$2,429

D ;

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D 30 2024. A D

() A S¹⁶ ;

S¹⁶ ;

() 2020 A ;

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2022 A ;

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() A A⁷ S⁷ ;

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4. OPERATING SEGMENT INFORMATION

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Six months ended 30 June 2024 (Unaudited)

	Investments <i>HK\$'000</i>	Property leasing <i>HK\$'000</i>	Total <i>HK\$'000</i>
D	-	46,961	46,961
	-	-	-
	<u>-</u>	<u>46,961</u>	<u>46,961</u>
S	<u>17,682</u>	<u>11,445</u>	29,127
C			2,203
			(34,840)
S			(243,615)
			(262)
			<u>(93,949)</u>
			(341,336)
			6,463
			<u>(334,873)</u>
S	30	2023	()
	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>
D	2	51,611	51,611
	2	51,611	51,613
S	<u>112,146</u>	<u>1,288</u>	113,434
C			(109)
			(47,051)
S			(193,414)
			5,152
			<u>45,307</u>
			(76,681)
			7,086
			<u>(69,595)</u>

Geographical information

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(Unaudited)	(Unaudited)
Six months ended 30 June	Six months ended 30 June
2024	2023
HK\$'000	\$'000

	-	2
C (PRC China)	<u>46,961</u>	<u>51,611</u>
	<u>46,961</u>	<u>51,613</u>

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A :

(Unaudited)	(Unaudited)
Six months ended 30 June	Six months ended 30 June
2024	2023
HK\$'000	\$'000

.....

	46,961	51,611
D	<u>-</u>	<u>2</u>
	<u>46,961</u>	<u>51,613</u>

A :

(Unaudited)	(Unaudited)
Six months ended 30 June	Six months ended 30 June
2024	2023
HK\$'000	\$'000

.....

	-	3,300
	36,133	153,535
	43	500
	19	81
	-	(44)
	-	1,497
	<u>2,142</u>	<u>(646)</u>
	<u>38,337</u>	<u>158,223</u>

6. FINANCE COSTS

A

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

7. TAXATION

C

C C (CIT)

C (CIT Law) C 25%

C 5%

(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
-	-
(6,463)	(7,086)
(6,463)	(7,086)

BUSINESS REVIEW

2024,

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2024,

↑ \$

2%,

C B

↑ \$

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2.5%

2024 (Period 2024). C

↑ \$

2024

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2024,

5%

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D

2024,

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北京靈駿新能源科技有限責任公司 (Beijing Lingjun),

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* Example of a footnote or reference text.

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2024,

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, 中海油氣(泰州)石化有限公司 (

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

2024,

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2024

Investments

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-

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Ⓟ A

30

2024,

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(

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2.8% (31 D 2023: 3.0%)

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NT Trust Scheme (NTTS) B505,000,000 (

\$553,122,000)

國民信託有限公司 (

C. A. 30 2024,

C. A. 30 2024,

\$211,714,000 (31 Dec 2023: \$230,801,000)
2.8% (31 Dec 2022: 3.0%)

NTTS

\$21,431,000 (30 Dec 2023 (Period 2023):

\$48,037,000)

2024,

\$17,393,000 (2023:

\$23,846,000)

2024.

NTTS

2024 (2023:). B

NTTS

NTTS

B

Property Leasing

\$46,961,000, 2024
\$51,611,000 2023. 9.0%

2023

2024,

2024

2023.

2024

C. A. 30 2024, D

B

* E

PROSPECTS AND OUTLOOK

2024, 2024. S S T S

C 17 2024,

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FINANCIAL REVIEW

2024, \$94,260,000 C 2023 226%
 4.09 C 2023 13.32 2024, C
 :
 () \$153,535,000 2023 \$36,133,000
 2024, 30
 2024 ;
 () \$83,646,000 ,
 C 2024, \$50,162,000
 2023,
 2024.

Revenue

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

Other income, gains and losses

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

Change in fair value 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,		
	(
)			

EXCHANGE EXPOSURE

2024,				
\$,			(US\$).	B
			A	B
				B
				B

A 2024,
 B.
 2024.

TREASURY POLICY

31 D 2023
 2024.
 B.

Cash Position

	As at 30 June 2024 HK\$'000	A 31 D 2023 \$'000
C	<u>61,792</u>	<u>57,333</u>

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

2024. 30 2024

B.

A 30 2024,

:

	As at 30 June 2024	A 31 D 2023
\$	9.5%	5.0%
<input checked="" type="checkbox"/> B	90.5%	94.7%
\$	0.0%	0.3%
<input checked="" type="checkbox"/> S	<u>100.0%</u>	<u>100.0%</u>

Working Capital and Borrowings

A 30 2024,
\$3,508,877,000

	As at 30 June 2024 HK\$'000	31 D A 2023 \$'000
☑ B	3,468,351	3,485,049
	<u>40,526</u>	<u>66,887</u>
☑ B	3,508,877	3,551,936
	<u>61,792</u>	<u>57,333</u>
	<u>3,447,085</u>	<u>3,494,603</u>

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

A 30 2024,

	As at 30 June 2024 HK\$'000	31 D A 2023 \$'000
☑ B	<u>3,508,877</u>	<u>3,551,936</u>

A 30 2024,

:

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

A 30 2024,

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As at 30 June 2024 HK\$'000	A 31 D 2023 \$'000
153,888	161,700
7,667	33,775
—	—
161,555	195,475

B :

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),

A 30 2024, \$62 ,
 - \$3,468 12
 , () \$194
 ; () \$2,825

2024,
 C
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 , B
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 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**)
 \$2,429) 31 D 2023 B2,201 ()
 A (**Loan Interest**), 1 2024 ()

C , * (東環(北京)物業管理有限公司),
 C (**Entrusted Loan Agreements**) ()
 (**Entrusted Loans**) B1,880

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(\$2,075), () (Debt Novation);

() C (Target Properties), (Transactions)

Ⓢ A A (Completion). C

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C Ⓢ A 27 2024 31 2024.

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D 30 2024.

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

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 2024 (2023:). 30

CORPORATE GOVERNANCE

C (Shareholders).

A C1 (Code) 2024.

C C.2.1 C (Mr. Chu) (Chairman)

C B

C

C .2.2 C C 26 2024 (AGM)

C B2.4() C

A A B C A B C D A B C D ()

COMPLIANCE WITH THE MODEL CODE

C (C) D (Model Code) C A C3 D C 2024. D

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

D 2024, C C

INTERIM FINANCIAL REPORT

C 2024
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AUDIT COMMITTEE

C (Audit Committee)
 A C
 A C
 D A C
 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, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ