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銀建國際控股集團有限公司
(Incorporated in Hong Kong with limited liability)

For the six months ended 30 June 2023

[illegible]

For the six months ended 30 June 2023

HK\$'000

Other comprehensive loss that may be reclassified
to profit or loss in subsequent periods:
Exchange differences on translation of foreign operations

Total other comprehensive loss that may be reclassified to
profit or loss in subsequent periods

reclassified to profit or loss in subsequent periods:

Income tax effect

reclassified to profit or loss in subsequent periods

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As at 30 June 2023

	Note	HK\$'000
Property, plant and equipment		
Financial assets at FVTPL		
	11	
Financial assets at FVTPL		

(Continued)
As at 30 June 2023

HK\$'000

_____	_____
_____	_____
_____	_____

NOTES:

June 2023. The directors of the Company expect that the re financing of the aforesaid borrowing will be completed by 31 December 2023. Up to the date of approval of this interim financial information,

the Group's future liquidity requirements, operating performance and available sources of financing

investments, including equity investments and non-performing assets portfolio; and

or other financial institutions on the re financing of the borrowings.

su f cient working capital to finance its operations and to meet its financial obligations as and when they fall due. Accordingly, the directors of the Company are satisfied that it is appropriate to prepare the consolidated financial statements of the Group on a going concern basis.

its plans and measures as described above. Whether the Group will be able to generate adequate cash

the existing borrowings subject to the Group's financial and liquidity position; (iii) the successful and

financing as and when needed.

assets and current liabilities, respective] The effects of these adjustments have not been reflected in these condensed consolidated financial statements.

The unaudited interim condensed consolidated financials

applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial statements.

Amendments to HKAS 1 and HKFRS
Practice Statement 2

Disclosure of Accounting Policies

Definition of Accounting Estimates

*Deferred Tax related to Assets and Liabilities arising
from a Single Transaction*

The nature and impact of the revised HKFRSs that are applicable to the Group are described below:

Disclosure of Accounting Policies require entities to disclose their

included in an entity's financial statements, it can reasonably be expected to influence decisions
financial statements. Amendments to HKFRS Practice Statement 2 provide non-mandatory
amendments did not have any impact on the financial position and performance of the Group.

financial

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[illegible]

HK\$'000

Revenue from other sources

2023

The calculations of the basic and diluted loss per share attributable to ordinary equity holders of the

HK\$'000

Loss for the period attributable to ordinary equity holders

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in thousand

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ordinary equity holders of the Company.

reporting periods had an anti-dilutive effect on the basic loss per share presented.

HK\$'000

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HK\$'000

Unlisted equity securities

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During the six months ended 30 June 2023 (“Period 2023”), as the economy and society of the PRC resumed fully to normal operations along with the reopening of the borders between the regions in the country, with a year-on-year increase of approximately 5.5% in the gross domestic

石化有限公司

中海油氣(泰州)

The Group has invested RMB505,000,000 (equivalent to approximately HK\$547,722,000) in 國民信託有限公司

Ltd.*), which holds a portfolio of limited liability partnerships investing in property development investments in Zhuozhou and Shenyang in the PRC. As at 30 June 2023, the carrying value of the NT Trust Scheme as measured at FVTPL, amounted to approximately HK\$352,278,000 (31 December 2022: HK\$387,458,000) and accounted for approximately 3.9% (31 December 2022: 3.9%) of the total assets of the Group. The Group recorded a fair value loss of approximately HK\$23,846,000 on the NT Trust Scheme for Period 2023, as compared with that of approximately HK\$28,948,000 for Period 2022. The Group did not receive any distribution from the NT Trust Scheme during Period 2023 (Period 2022: nil). Based on the current investment strategy of the asset in the consolidated statement of financial position of the Company.

believes that the performance of the financial asset investments of the Group is dependent on the affected by factors, such as interest rate movements, national policies, and the performance of the

and long-term investments to improve its liquidity position.

12.4% to approximately HK\$51,611,000 in Period 2023, as compared to that of approximately HK\$58,934,000 in Period 2022, mainly due to (i) the exchange loss on rental income arising from the depreciation of the Renminbi (“RMB”) against the Hong Kong dollar (“HK\$”) in Period 2023;

new tenants of the Group in Period 2023. Such segment revenue was derived from the Group’s investment property, East Gate Plaza, located in Beijing, China, which includes apartments, shops and office buildings. The occupancy rate of East Gate Plaza remained at approximately 85% in Period 2023. In order to maintain the overall occupancy rate and the stability of the rental income

various measures. In terms of the commercial office buildings operation, the team has conducted

Period 2023.

** English name is translated for identification purpose only*

Central Committee of the Chinese Communist Party and the State Council on Promoting the Development and Growth of the Private Economy was released, under which 31 policies to support the development of the private economy were proposed, such as the requirement to

The basic loss per share attributable to ordinary equity holders of the Company was 4.09 HK cents for Period 2023 (Period 2022: basic loss per share of 6.35 HK cents).

The rental income earned by the Group from its investment property, East Gate Plaza, located in Beijing, China, decreased from approximately HK\$58,934,000 for Period 2022 to approximately HK\$51,611,000 for Period 2023. The decrease was mainly caused by (i) the

RMB against the HK\$ during Period 2023; and (ii) the rent-free periods enjoyed by some new tenants of the Group in Period 2023.

of the Group from approximately HK\$244,247,000 for Period 2022 to approximately HK\$156,835,000 for Period 2023 was mainly due to the decrease in the interest

HK\$206,846,000 in Period 2022 to approximately HK\$153,535,000 i

E. Share of profits of joint ventures

HK\$58,214,000 for Period 2022 to approximately HK\$45,307,000 for Period 2023 was

HK\$ during Period 2023; and (ii) the decrease in the Company's share of the profit of its joint venture, Zhong Hai You Qi, from approximately HK\$58,214,000 for Period 2022 to approximately HK\$50,162,000 for Period 2023, mainly due to the repair and maintenance

F. Accrued charges, rental deposits and other payables

payables of approximately HK\$474,610,000 by the Group in Period 2023 and the reduction December 2022 and Period 2023.

In Period 2023, the Group's principal assets, liabilities, revenue and payments were denominated

At the end of Period 2023, the Group had no material liability denominated in any foreign during Period 2023.

investment costs under control and manages the returns on its investments efficiently. The Group

the Group's liquidity position to ensure the Group has adequate liquidity to meet its funding requirements at all times.

0.5%
99.5%
100.0%

has been based on the rates set by the People's Bank of China. The value of RMB against HK\$, PRC's political and economic conditions. The Group has not adopted any financial instruments encounters so as to decide on the hedging policy required against the possible foreign exchange

As at 30 June 2023, the gearing ratio (calculated as total borrowings over equity attributable liabilities) of the Group were 97% (31 December 2022: 99%) and 1.8x (31 December 2022: 1.9x), to measure the Group's level of leverage to ensure the Group has the liquidity to meet its financial obligations at all times. The Group will strive to improve its liquidity by expediting its collection of outstanding loan receivables and disposal of financial asset investments (including equity

Hong Kong and in the PRC. Total employee benefit expenses for Period 2023 were approximately HK\$29,627,000, as compared to those of approximately HK\$29,579,000 for Period 2022.

During Period 2023, the Group offered its employees competitive remuneration packages,

The Group's remuneration policies remained unchanged during Period 2023. The employees of performance and qualifications. As the Group views career development as an important aspect of Group during Period 2023.

(Period 2022: nil).

During Period 2023, neither the Company nor any of its subsidiaries purchased, sold or redeemed

The interim report of the Company for Period 2023 will be despatched to the Shareholders and

to review and supervise the financial reporting process and risk management and internal control

The unaudited condensed consolidated financial results of the Group for the six months ended 30

Mr. Wang Ping resigned as an executive Director with effect from 1 April 2023 and Mr. Weng Jian,