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**") C (, "**Group**") 30 2024 :

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)
( )/ :			
		(262)	5,152
		(93,949)	45,307
	8	**(341,336)**	(76,681)
	7	**6,463**	7,086
		(334,873)	(69,595)
:			
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[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

		(Unaudited)	([illegible])
		As at	A[illegible]
		30 June	31 D[illegible]
		2024	2023
	[illegible]	***HK$'000***	*[illegible]$'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]			
[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

[illegible]

[illegible] 30 [illegible] 2024

	(Unaudited) As at 30 June 2024 HK$'000	[illegible] 31 D[illegible] 2023 [illegible]$'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]

1. BASIS OF PRESENTATION

( ) B ; ( ) ; ( ) ; ( )

2. BASIS OF PREPARATION

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

31 D 2023 30 2024 C

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

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

3. PRINCIPAL ACCOUNTING POLICIES

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

A 16
A A 1 C C (*2020 Amendments*)
A A 1 C (*2022 Amendments*)
A 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]		51,611	51,611
D[illegible]	2		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

	(Unaudited) 2024	(Unaudited) 2023
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
H	–	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
k	**43**	500
	19	81
	–	(44)
	–	1,497
	2,142	(646)
	38,337	158,223

6. FINANCE COSTS

A [illegible]:

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

7. TAXATION

[illegible]

[illegible] C C [illegible] (**CIT**) [illegible] (**CIT Law**) [illegible] 25% [illegible].

[illegible] 5% [illegible].

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

8. LOSS BEFORE TAXATION

[illegible] /([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

B ... 30 ... 2024 (... 30 ... 2023: ...).

11. TRADE RECEIVABLES

... 30 ... 60 ... .

... :

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

12. COMMITMENTS

... :

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

BUSINESS REVIEW

... 2024, ... A ... 2024, ... 2% ... C ... B ... 2.5% ... 30 ... 2024 (**Period 2024**). C ... C ... 2024 ... 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 k

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

Investments

. D k

C . 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

k ,

k ,

Property Leasing

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

( ) $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 k 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 k B, B B, B k

B

A 2024,
B.
2024.

TREASURY POLICY

k
k
k
B

Cash Position

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

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

A 30 2024, k
:

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

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
: k	**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 [illegible] 30 [illegible] 2024, [illegible]:

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

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

( ) k

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

A A (**Completion**). C

C

C ( )

A A ,

A

k

D

A

A A

C 27 2024 31 2024.

D

k

( )

( ) k ;

( ) k

/

( )

D … 30 … 2024. … k … k … A … D …

… ( ) … B … ; ( ) … ; ( ) … ; ( ) …

… C … 2024 …

PLEDGE OF ASSETS

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

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, k ,
k .
k
: ( ) ; ( ) ;
( ) (C
); ( ) ,
.
,
2024.
k , . 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 ... k ...

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

C ... B2.4( ) ... C ... A ... A ... D ... k ... B ... C ... D ... B ... A ... C ... ( ) ...

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

[illegible]

INTERIM FINANCIAL REPORT

[illegible]

AUDIT COMMITTEE

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

[illegible]

APPRECIATION

[illegible]

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

[illegible], 28 [illegible] 2024

[illegible]