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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** **C**
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 subsidiaries</i>	(327,303)	(104,047)
<i>Share of losses of subsidiaries</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
Due from subsidiaries	842,178	838,086
Due from associates	1,651	1,664
Due from other related parties	1,811,675	1,894,369
Due from directors	374,937	434,677
Due from other parties	61,792	57,333
Prepaid expenses and deposits	3,104,359	3,232,491
	3,104,359	3,232,491
CURRENT LIABILITIES		
Accounts payable	550,999	419,184
Due to subsidiaries	3,468,351	3,485,049
Due to other related parties	107,105	107,114
Due to directors	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>
	<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
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B 2024, C
54 (C
\$2,429 31 D 2023)

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D 30 2024. A D

B ; () ; () ; ()

S

2. BASIS OF PREPARATION

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

31 D 2023
 30 2024
 C
 (C 622) (Companies Ordinance) :
 C 31 D 2023
 C 662(3) 3 S 6 C
 C
 31 D 2023
 407(2) 407(3) C ;
 406(2) C

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 31 D
 2023, S
 (HKFRSs)

A S¹⁶
 A S¹ C (2020 Amendments)
 A S¹ C (2022 Amendments)
 A S⁷ S⁷ F. A

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S¹⁶ ;

() 2020 A ;

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2022 A ;

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1 2023 2024 ;

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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

Revenue from operations

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
China	–	2
Other geographical areas (PRC) (China)	46,961	51,611
	<u>46,961</u>	<u>51,613</u>

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

Revenue from operations

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Revenue from operations	46,961	51,611
Other income	–	2
	<u>46,961</u>	<u>51,613</u>

Other income

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Interest income	–	3,300
Dividend income	36,133	153,535
Other income	43	500
Other gains	19	81
Other losses	–	(44)
Other expenses	–	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,

↑ \$

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C B

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⬇️ B

2.5%

2024 (Period 2024). C

↑ \$

2024

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2024,

5%

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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 line graph showing data trends over time.

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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2024,

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2.8% (31 D 2023: 3.0%)

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PROSPECTS AND OUTLOOK

2024, 2024. S S T S

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FINANCIAL REVIEW

2024, \$94,260,000 C 2023 226%
 4.09 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 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>
		\$57,333,000
31 D 2023	\$61,792,000	30 2024
2024.		30 2024

A 30 2024,
 B.

	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%
	<u>100.0%</u>	<u>100.0%</u>

Working Capital and Borrowings

As at 30 June 2024, Working Capital is \$3,508,877,000.

	As at 30 June 2024 HK\$'000	As at 31 Dec 2023 \$'000
Working Capital	3,468,351	3,485,049
Borrowings	40,526	66,887
Total	3,508,877	3,551,936
Less: Borrowings	61,792	57,333
Working Capital	3,447,085	3,494,603

As at 30 June 2024, Working Capital is 27.6% (2023: 27.6%) of the total assets. Borrowings are 1.2% (2023: 1.6%) of the total assets. The ratio of Working Capital to total assets is 27.6% (2023: 27.6%).

As at 30 June 2024, Working Capital is \$3,508,877,000.

	As at 30 June 2024 HK\$'000	As at 31 Dec 2023 \$'000
Working Capital	3,508,877	3,551,936

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,

:

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

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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 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**)
 \$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),
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) (**Debt Novation**);

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

Ⓢ A A (**Completion**). C

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27 2024 31 2024.

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D 30 2024.

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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; ()
 \$ 2024. B

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

C


(Shareholders).


A C1  C (Code) 2024.









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

C B
/





C

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

C  C
C B2.4() C ,

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

COMPLIANCE WITH THE MODEL CODE

C (C) D
(Model Code)  C 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 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