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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 Hong Kong Special Administrative Region)

(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

(Board) (Directors)
P (Company) S
(, Group) C
30 2024
:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 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		—	2
		38,337	158,223
C	(FVTPL)	(21,431)	(48,037)
		4,717	3,698
A		(48,034)	(64,641)
C		(19,107)	(28,054)
		(245,353)	(195,263)
S	()/ :	(262)	5,152
		(93,949)	45,307
		(341,336)	(76,681)
		6,463	7,086
		(334,873)	(69,595)
		(306,999)	(94,260)
	C	(27,874)	24,665
		(334,873)	(69,595)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
B	()	(13.32)	(4.09)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2024

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
LOSS FOR THE PERIOD	(334,873)	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
Depreciation and amortisation	(25,214)	(119,247)
Finance income	(25,214)	(119,247)
Finance costs	(1,775)	6,192
Share of losses of associates	—	(858)
Other comprehensive income	(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)
Profit/(Loss) attributable to equity holders of the Company	(327,303)	(104,047)
Profit/(Loss) attributable to non-controlling interests	(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	(Audited) As at 31 Dec 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
Financial assets at fair value through profit or loss	1,299,036	1,402,837
Available-for-sale financial assets	413,428	416,542
Other non-current assets	208,951	216,216
	1,640	1,640
	4,385,067	4,538,637
CURRENT ASSETS		
Financial assets at fair value through profit or loss	12,126	6,362
Trade receivables	842,178	838,086
Other receivables	1,651	1,664
Prepaid expenses	1,811,675	1,894,369
Other current assets	374,937	434,677
Inventory	61,792	57,333
	3,104,359	3,232,491
CURRENT LIABILITIES		
Accounts payable	550,999	419,184
Other payables	3,468,351	3,485,049
Provisions	107,105	107,114
Other current 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 Dec 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		
Deferred tax liabilities	40,526	66,887
Provisions	39,410	43,112
Other non-current 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>
	2,792,489	3,119,792
Non-controlling interests	<u>332,083</u>	<u>366,642</u>
	<u>3,124,572</u>	<u>3,486,434</u>
Total	<u>3,124,572</u>	<u>3,486,434</u>



Notes:

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1. BASIS OF PRESENTATION

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

2024, C  \$194 (Overdue Other Borrowings).  B , A

[illegible]

D. 30 2024.

Six months ended 30 June 2024 (Unaudited)

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

Geographical information

Revenue from contracts with customers

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

Revenue from contracts with customers (continued)

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A Revenue from contracts with customers

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

A Revenue from contracts with customers (continued)

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Revenue from contracts with customers	—	3,300
Other income	36,133	153,535
Other gains and losses	43	500
Other income	19	81
Other gains and losses	—	(44)
Other income	—	1,497
Other gains and losses	<u>2,142</u>	<u>(646)</u>
	<u>38,337</u>	<u>158,223</u>

6. FINANCE COSTS

A : 2023 2024

(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	C. P C C
(CIT Law)	C P
C , C 25%	
C 5%	C
C : C C	-
D	(6,463) (7,086)
	(6,463) (7,086)

[illegible]

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

12

10. DIVIDEND

B 30 2023: 30 2024 (

11. TRADE RECEIVABLES

	As at 30 June 2024 HK\$'000	A 31 D , 2023 \$'000
31 60	9,751 2,375	6,362
	<hr/>	<hr/>
	12,126	6,362

12. COMMITMENTS

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

BUSINESS REVIEW

2024, A

2024, 2%, C B

2.5% 30

2024 (Period 2024). 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 &

S S

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2024, 2024, 35 500,000 70

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

Investments

. D
 C
 D. A 30 2024, S ()
 2.8% (31 D 2023: 3.0%)
 S :

B505,000,000 (NT Trust Scheme) \$553,122,000
 國民信託有限公司 (

C ., P .*),

C. A 30 2024,

S

\$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. S

2024 (2023:). B S

S

B

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. S T S

C 17 2024,

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FINANCIAL REVIEW

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	\$94,260,000	C 2023	226%
2024,			\$306,999,000
	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

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

Other income, gains and losses

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

As at 30 June 2024, the Group's working capital was \$3,508,877,000, compared with \$3,551,936,000 as at 31 December 2023. The increase in working capital was primarily due to the increase in trade receivables and other receivables, partially offset by the increase in trade payables and other payables.

Working Capital and Borrowings

As at 30 June 2024, the Group's working capital was \$3,508,877,000, compared with \$3,551,936,000 as at 31 December 2023.

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

The Group's working capital was 27.6% of total assets as at 30 June 2024, compared with 27.6% as at 31 December 2023. The increase in working capital was primarily due to the increase in trade receivables and other receivables, partially offset by the increase in trade payables and other payables.

As at 30 June 2024, the Group's working capital was \$3,508,877,000, compared with \$3,551,936,000 as at 31 December 2023.

	As at 30 June 2024 HK\$'000	As at 31 December 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
<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
153,888	161,700
7,667	33,775
<u>—</u>	<u>—</u>
<u>161,555</u>	<u>195,475</u>

B :

153,888	161,700
7,667	33,775
<u>—</u>	<u>—</u>
<u>161,555</u>	<u>195,475</u>
3,314,463	3,323,349
<u>—</u>	<u>—</u>
<u>32,859</u>	<u>33,112</u>
<u>3,347,322</u>	<u>3,356,461</u>
<u>3,508,877</u>	<u>3,551,986</u>

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
(Loan Agreements)
C 54

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

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

* E

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

()
C (Target Properties), (Transactions)

Ⓟ A A (Completion). C

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C ()

Ⓟ A A
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Ⓟ A

Ⓟ
Ⓟ D

Ⓟ A

Ⓟ A
C 27 2024 31 2024.

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D 30 2024.

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B ; ()
; () ; ()

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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%, \$3,119,792,000 31 D 2023. 2024; () C \$ 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 2024. (Code) 2

C C.2.1 C . D

Mr. Chu (Mr. Chu) (Chairman)

B

B

C

C .2.2 C 26 2024 (AGM)

C

C B2.4() C ,

A A , D ,

B C A

D B A ()

COMPLIANCE WITH THE MODEL CODE

C (C) D

(Model Code) C C3 D

D C 2024. D

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 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, L, (C, C, E), C, (C, E,), L, D;
C, L, D; L, D.