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**) (**Group**) 30 2024 :

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

F [illegible] 30 [illegible] 2024

	[illegible]	(Unaudited) Six months ended 30 June 2024 HK$'000	([illegible]) 2023 $'000
[illegible]	5	**46,961**	51,611
D[illegible]		**(3,215)**	(4,679)
		43,746	46,932
D[illegible]	5	**–**	2
[illegible]	5	**38,337**	158,223
C[illegible]			
[illegible] (FVTPL)		**(21,431)**	(48,037)
[illegible]		**4,717**	3,698
A[illegible]		**(48,034)**	(64,641)
C[illegible]		**(19,107)**	(28,054)
[illegible]	6	**(245,353)**	(195,263)
2[illegible] ([illegible])/[illegible]:			
S[illegible]		**(262)**	5,152
[illegible]		**(93,949)**	45,307
[illegible]	8	**(341,336)**	(76,681)
[illegible]	7	**6,463**	7,086
[illegible]		**(334,873)**	(69,595)
[illegible]:			
[illegible] C[illegible]		**(306,999)**	(94,260)
[illegible]		**(27,874)**	24,665
		(334,873)	(69,595)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
B[illegible] (H[illegible])	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]	**(1,775)**	6,192
[illegible]	**–**	(858)
[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

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

(C[illegible])

A[illegible] 30 [illegible] 2024

	(Unaudited) As at 30 June 2024 *HK$'000*	([illegible]) A[illegible] 31 D[illegible] 2023 *$'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] C[illegible] 31 D[illegible] 2023 [illegible] C[illegible] C[illegible] HK$1,552 [illegible] HK$349 [illegible] 31 D[illegible] 2023. [illegible] C[illegible] 31 D[illegible] 2023.

E :

1. BASIS OF PRESENTATION

A 30 2024, k $62 k $3,468 12 ( ) $194 ( ) $2,825 2024, C k $194 (**Overdue Other Borrowings**). B k . A B 2024, C C 54 ($2,429 31 D 2023)

D k :

( ) ;

( ) k ;

( ) k / ;

( ) .

D 30 2024. k k A D .

2. BASIS OF PREPARATION

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

31 2023 30 2024 436 622 (Companies Ordinance):

31 2023 662(3) 3 6 31 2023. 407(2) 407(3) 406(2)

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 31 2023 (HKFRSs)

(2020 Amendments)

(2022 Amendments)

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
[illegible]	–	–	–
	–	46,961	46,961
[illegible]	17,682	11,445	29,127
[illegible]			2,203
[illegible]			(34,840)
[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
[illegible]	2		2
	2	51,611	51,613
[illegible]	112,146	1,288	113,434
[illegible]			(109)
[illegible]			(47,051)
[illegible]			(193,414)
[illegible]:			
[illegible]			5,152
[illegible]			45,307
[illegible]			(76,681)
[illegible]			7,086
[illegible]			(69,595)

Geographical information

[illegible]

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]	–	2
[illegible] C [illegible] (PRC [illegible] China)	**46,961**	51,611
	46,961	51,613

[illegible]

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A [illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]		
[illegible]	**46,961**	51,611
D[illegible]	–	2
	46,961	51,613

A [illegible]:

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
[illegible]:		
[illegible]	–	3,300
[illegible]	**36,133**	153,535
[illegible] k [illegible]	**43**	500
[illegible]	**19**	81
[illegible]	–	(44)
[illegible]	–	1,497
[illegible]	**2,142**	(646)
	38,337	158,223

6. FINANCE COSTS

[illegible]:

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

7. TAXATION

[illegible]

[illegible] (CIT) [illegible] (CIT Law) [illegible] 25% [illegible]

[illegible] 5% [illegible]

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

8. LOSS BEFORE TAXATION

[illegible]:

	(Unaudited) Six months ended 30 June 2024 HK$'000	(Unaudited) 2023 $'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] H $3,215,000 ([illegible] 30 [illegible] 2023: H $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) Six months ended 30 June 2024 HK$'000	(Unaudited) 2023 $'000
[illegible] C[illegible]	**(306,999)**	(94,260)

	Six months ended 30 June 2024 *in thousand*	2023 [illegible]
[illegible]:		
[illegible]	**2,304,850**	2,304,850

[illegible] C[illegible].

[illegible] 30 [illegible] 2023 [illegible] C[illegible] 30 [illegible] 2024.

10. DIVIDEND

[illegible] B [illegible] 30 [illegible] 2024 ([illegible] 30 [illegible] 2023: [illegible]).

11. TRADE RECEIVABLES

[illegible] 30 [illegible] 60 [illegible].

[illegible]:

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

12. COMMITMENTS

[illegible]:

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

2024, ... 2024, ... 2% ... 2.5% ... 30 ... 2024 (**Period 2024**) ... 2024 ... 5% ... 2024, ...

... 2024, ... 北京靈駿新能源科技有限責任公司 (B... *) (**Beijing Lingjun**), ... 17 ...

* ...

2024, ... 35 ... 500,000 ... 70 ...

... 中海油氣(泰州)石化有限公司 ... (Zhong Hai You Qi) ... 2024 ... 2024 ...

Investments

... 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 ...

Property Leasing

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

... 2023 ...

... 2024, ...

... 2024 ... 2023. ... 2024 ...

B ...

C ... D ...

* E...

PROSPECTS AND OUTLOOK

FINANCIAL REVIEW

[illegible] 226% [illegible] $94,260,000 [illegible] 2023 [illegible] $306,999,000 [illegible] 2024, [illegible] 4.09 [illegible] 2023 [illegible] 13.32 [illegible] 2024, [illegible]:

(i) [illegible] $153,535,000 [illegible] 2023 [illegible] $36,133,000 [illegible] 2024, [illegible] 30 [illegible] 2024 [illegible];

(ii) [illegible] $83,646,000 [illegible] 2024, [illegible] $50,162,000 [illegible] 2023, [illegible] 2024.

Revenue

[illegible] 2024 [illegible] $46,961,000 ([illegible] 2023: [illegible] $51,611,000), [illegible] 9%, [illegible] 2024, [illegible].

Other income, gains and losses

[illegible] $158,223,000 [illegible] 2023 [illegible] $38,337,000 [illegible] 2024 [illegible] 2024, [illegible] 30 [illegible] 2024 [illegible].

Change in fair vale of financial assets at FVTPL

$48,037,000 2023 $21,431,000 2024 ( ) 2 $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

$45,307,000 2023 $93,949,000 2024 2024, 2.

EXCHANGE EXPOSURE

2024, $, US$).

A[illegible] 2024, [illegible] B. [illegible] 2024.

TREASURY POLICY

[illegible]

Cash Position

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

[illegible] H[illegible] $57,333,000 [illegible] 31 D[illegible] 2023 [illegible] H[illegible] $61,792,000 [illegible] 30 [illegible] 2024 [illegible] 2024. [illegible] k [illegible] 30 [illegible] 2024 [illegible] B.

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

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

[illegible]

Working Capital and Borrowings

A[illegible] 30 J[illegible] 2024, [illegible] HK$3,508,877,000 [illegible]

	As at 30 June 2024 HK$'000	A[illegible] 31 D[illegible] 2023 $'000
[illegible]	**3,468,351**	3,485,049
[illegible]	**40,526**	66,887
[illegible]	**3,508,877**	3,551,936
[illegible]	**61,792**	57,333
[illegible]	**3,447,085**	3,494,603

[illegible] 2024 [illegible] 3.7% [illegible] 27.6% [illegible] (2023: 3.6% [illegible] 27.6% [illegible]).

A[illegible] 30 J[illegible] 2024, [illegible]:

	As at 30 June 2024 HK$'000	A[illegible] 31 D[illegible] 2023 $'000
[illegible]B	**3,508,877**	3,551,936

A[illegible] 30 J[illegible] 2024, [illegible] :

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

A[illegible] 30 J[illegible] 2024, [illegible] :

	As at 30 June 2024 *HK$'000*	A[illegible] 31 D[illegible] 2023 *$'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 Z , C * (廣東珠光集團有限公司) (**Guangdong Zhuguang**), (**Loan Assignment Agreement**), C Z , C , , C , (**Loan Agreements**) C 54 (**Loans**) B2,201 ($2,429) 31 D 2023 A) 1 2024 (**Loan Interest**), Z , ( ) (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 . , , , C 27 2024 31 2024.

, D , , . k :

( ) ;

( ) k , - ;

( ) k / ;

( ) .

[illegible] D [illegible] 30 [illegible] 2024 [illegible] k [illegible] A [illegible] D [illegible]

[illegible] ( ) [illegible] B [illegible] ; ( ) [illegible] ; ( ) [illegible] ; ( ) [illegible]

2 [illegible] S [illegible] C [illegible] 2024 [illegible]

PLEDGE OF ASSETS

A [illegible] 30 [illegible] 2024, [illegible] HK$2,044,907,000 (31 D[illegible] 2023: HK$2,078,366,000), [illegible] k [illegible]

COMMITMENTS

A [illegible] 30 [illegible] 2024, [illegible] HK$2,408,000 (31 D[illegible] 2023: [illegible]). [illegible]

CONTINGENT LIABILITIES

A[illegible] 30 [illegible] 2024, [illegible] $2,351,848,000 (31 D[illegible] 2023: [illegible] $2,839,041,000) [illegible] C[illegible].

CAPITAL STRUCTURE

A[illegible] 30 [illegible] 2024, [illegible] C[illegible] $2,792,489,000, [illegible] $327,303,000 [illegible] 10%, [illegible] $3,119,792,000 [illegible] 31 D[illegible] 2023. [illegible] ( ) [illegible] C[illegible] 2024; [illegible] ( ) [illegible] B[illegible] $[illegible] 2024.

HUMAN RESOURCES

A[illegible] 30 [illegible] 2024, [illegible] 53 [illegible] (31 D[illegible] 2023: 55 [illegible]) [illegible] C. [illegible] 2024 [illegible] $23,173,000, [illegible] $29,627,000 [illegible] 2023.

D[illegible] 2024, [illegible] : ( ) [illegible]; ( ) [illegible]; ( ) [illegible] ([illegible] C[illegible]); ( ) [illegible] 2024. [illegible] A[illegible] 2024.

INTERIM DIVIDEND

[illegible] B[illegible] 30 [illegible] 2024 ([illegible] 2023: [illegible]).

CORPORATE GOVERNANCE

C (Shareholders).

C C C (Code) 2 A C1 2024.

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

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

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

COMPLIANCE WITH THE MODEL CODE

C D C 2 D (Model Code) A C3

D C C D 2024.

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

INTERIM FINANCIAL REPORT

AUDIT COMMITTEE

APPRECIATION

Silver Grant International Holdings Group Limited
Chu Hing Tsung