

English text, mostly illegible due to blurring.



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)
(Company)

(Directors)



(

,

Group)

30

C

2024

w :

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2024

| | | (Unaudited) () | |
|---------------------------------------|-----|--------------------------|---------------|
| | | Six months ended 30 June | |
| | | 2024 | 2023 |
| | | <i>HK\$'000</i> | <i>\$'000</i> |
| | 5 | 46,961 | 51,611 |
| D | | (3,215) | (4,679) |
| | | 43,746 | 46,932 |
| D | 5 | - | 2 |
| | 5 | 38,337 | 158,223 |
| C | | | |
| | | (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) |
| | : | | |
| w | 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 | () | (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 | 2023 |
| | <i>HK\$'000</i> | <i>\$'000</i> |
| LOSS FOR THE PERIOD | (334,873) | (69,595) |
| OTHER COMPREHENSIVE LOSS FOR THE PERIOD | | |
| : | | |
| ()/ | <u>(25,214)</u> | <u>(119,247)</u> |
| ()/ | <u>(25,214)</u> | <u>(119,247)</u> |
| ()/ | (1,775) | 6,192 |
| ()/ | <u>-</u> | <u>(858)</u> |
| ()/ | <u>(1,775)</u> | <u>5,334</u> |
| OTHER COMPREHENSIVE LOSS FOR THE PERIOD, NET OF TAX | (26,989) | (113,913) |
| TOTAL COMPREHENSIVE LOSS FOR THE PERIOD | <u>(361,862)</u> | <u>(183,508)</u> |
| : | | |
| w C | (327,303) | (104,047) |
| - | <u>(34,559)</u> | <u>(79,461)</u> |
| | <u>(361,862)</u> | <u>(183,508)</u> |

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

| | (Unaudited) As at 30 June 2024 HK\$'000 | (Audited) As at 31 D 2023 \$'000 |
|----------------------------|---|--|
| NON-CURRENT ASSETS | | |
| | 2,098,511 | 2,133,714 |
| | 52,211 | 54,134 |
| | 39,558 | 39,460 |
| | 271,732 | 274,094 |
| | 1,299,036 | 1,402,837 |
| A | 413,428 | 416,542 |
| A | 208,951 | 216,216 |
| | 1,640 | 1,640 |
| | 4,385,067 | 4,538,637 |
| CURRENT ASSETS | | |
| | 12,126 | 6,362 |
| D | 842,178 | 838,086 |
| A | 1,651 | 1,664 |
| | 1,811,675 | 1,894,369 |
| | 374,937 | 434,677 |
| C | 61,792 | 57,333 |
| | 3,104,359 | 3,232,491 |
| CURRENT LIABILITIES | | |
| A | 550,999 | 419,184 |
| | 3,468,351 | 3,485,049 |
| | 107,105 | 107,114 |
| | 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 D 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 | | |
| - | 40,526 | 66,887 |
| w | 39,410 | 43,112 |
| D | <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 | | |
| | 3,626,781 | 3,626,781 |
| | <u>(834,292)</u> | <u>(506,989)</u> |
| | 2,792,489 | 3,119,792 |
| - | <u>332,083</u> | <u>366,642</u> |
| | <u>3,124,572</u> | <u>3,486,434</u> |

Notes:

| | | |
|------------------------|--|--|
| <p>C 31 D 2023</p> | <p>HK\$ '000</p> <p>w</p> <p>C</p> <p>w</p> <p>\$1,552</p> | <p>C</p> <p>w</p> <p>\$349</p> <p>C</p> <p>w</p> <p>31</p> |
|------------------------|--|--|

/ E, :

1. BASIS OF PRESENTATION

A 30 2024, \$62
 \$3,468
 (\$) w \$194 w 12 ; (\$) w \$2,825
 w w
 2024, C
 \$194 (Overdue Other Borrowings).
 B w ,
 w . A
 B w w
 w , 2024, C w
 w 54 (31 D 2023) C ,
 w w w \$2,429 w w
 w w
 w , D ,
 w w :
 (\$) w ;
 (\$) w ,
 - ;
 (\$) w w / w ; w
 (\$) w w
 D w , w
 w 30 2024. , w
 - , w w w . A , D
 w

w , w w w
 w ()
 B w ; ()
 ; ()
 w ; () w w w
 , w w w
 - w w w
 - - ,

2. BASIS OF PREPARATION

30 2024 w A 34 (HKAS
 34) C A
 (HKICPA) w w A D2 (Listing
 Rules) Exchange)
 Exchange).
 31 D 2023
 30 2024
 C ,
 w 436 C
 (C 622 w) (Companies Ordinance) w :
 C 31 D 2023
 C 662(3) , 3 6 , C
 C ,
 31 D 2023.
 407(2) 407(3) C ; w
 406(2) C .

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 w 31 D
 2023, w w
 (HKFRSs)
 A 16
 A A 1 *Disposals of Subsidiaries*
 A A 1 *Classification of Liabilities as Current or Non-current (2020 Amendments)*
 A A 1 *Classification of Liabilities as Current (2022 Amendments)*
 A A 7 7 *Financial Instruments*

() A 16 - w:
 -
 w 16,
 () 2020 A - ,
 w . C
 w ,
 2022 A ,
 w w . A w 12
 1 2023 2024 . A ,
 - .

() A A 7 7
 ,
 w
 . A

4. OPERATING SEGMENT INFORMATION

w ,
 () ;
 () /
 / , w /
 / w /
 -
 w

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> |
| | <u>17,682</u> | <u>11,445</u> | 29,127 |
| C | | | 2,203 |
| | | | (34,840) |
| | | | (243,615) |
| | | | (262) |
| | | | <u>(93,949)</u> |
| | | | (341,336) |
| | | | 6,463 |
| | | | <u>(334,873)</u> |
| | | | 30 2023 () |
| | <i>\$'000</i> | <i>\$'000</i> | <i>\$'000</i> |
| D | 2 | 51,611 | 51,611 |
| | <u>2</u> | <u>51,611</u> | <u>51,613</u> |
| | <u>112,146</u> | <u>1,288</u> | 113,434 |
| C | | | (109) |
| | | | (47,051) |
| | | | (193,414) |
| | | | 5,152 |
| | | | <u>45,307</u> |
| | | | (76,681) |
| | | | <u>7,086</u> |
| | | | <u>(69,595)</u> |

Geographical information

Revenue by geographical area

| | (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> |

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 w :

| | (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 |
| | <u>1,738</u> | <u>1,849</u> |
| | <u><u>245,353</u></u> | <u><u>195,263</u></u> |

7. TAXATION

C

C C (CIT)

W , C , C C

(CIT Law) C w 25%

C w 5%

C w , C C

C , C

| | (Unaudited) Six months ended 30 June 2024 HK\$'000 | (Unaudited) Six months ended 30 June 2023 \$'000 |
|--|---|---|
| | - | - |
| | <u>(6,463)</u> | <u>(7,086)</u> |
| | <u><u>(6,463)</u></u> | <u><u>(7,086)</u></u> |

C :
C C

D

8. LOSS BEFORE TAXATION

| | | (Unaudited) | (Unaudited) |
|---|---------------|--------------------------|---------------|
| | | Six months ended 30 June | |
| | | 2024 | 2023 |
| | | <i>HK\$'000</i> | <i>\$'000</i> |
| D | | 2,888 | 6,092 |
| D | - - | 1,911 | 1,856 |
| C | | 21,431 | 48,037 |
| | | 22,028 | 28,300 |
| | | (1,145) | 1,327 |
| | | <u>23,173</u> | <u>29,627</u> |
| | | | |
| | \$4,679,000 | (43,746) | (46,932) |
| | \$3,215,000 (| (4,717) | (3,698) |
| | 30 2023: | 19,107 | 28,054 |
| C | | <u>19,107</u> | <u>28,054</u> |

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

| | | (Unaudited) | (Unaudited) |
|---|--|--------------------------|--------------------|
| | | Six months ended 30 June | |
| | | 2024 | 2023 |
| | | <i>HK\$'000</i> | <i>\$'000</i> |
| C | | (306,999) | (94,260) |
| | | <u>(306,999)</u> | <u>(94,260)</u> |
| | | | |
| | | Six months ended 30 June | |
| | | 2024 | 2023 |
| | | <i>in thousand</i> | <i>in thousand</i> |
| | | 2,304,850 | 2,304,850 |
| | | <u>2,304,850</u> | <u>2,304,850</u> |

30 2023 C ' -
 30 2024. ☒

10. DIVIDEND

B 30 2023:). 30 2024 (

11. TRADE RECEIVABLES

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

12. COMMITMENTS

| | | | | | |
|---|---|---|---|----------------------------|----------------|
| | w | | | | |
| | w | | , | w | : |
| | | | | As at | A |
| | | | | 30 June | 31 D |
| | | | | 2024 | 2023 |
| | | | | HK\$'000 | \$'000 |
| C | , | : | , | 2,408 | <u></u> |
| | | | | <u><u>2,408</u></u> | <u><u></u></u> |

2024, w . A 2024, 35 500,000 . w 70 w , , w , , , .

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

Investments

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

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

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: 30

\$23,846,000) w 2024. 2024 (2023:). B

B

, w

, w

w

w

Property Leasing

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

2023 w
 2024, w
 2023. 2024
 w 2024 B
 C , . D w,

* E

FINANCIAL REVIEW

2024, w C 226%
 \$94,260,000 2023 \$306,999,000
 4.09 2023 13.32 2024, C
 w :
 ()
 \$153,535,000 2023 \$36,133,000
 2024, \$
 , w 30
 2024 w ;
 () \$83,646,000 ,
 C , \$
 w , 2024,
 2023, \$50,162,000
 2024.

Revenue

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

Other income, gains and losses

\$158,223,000 \$, 2023 \$38,337,000 2024 w
 \$ 2024, \$
 , w 30
 2024 w \$.

A 2024, w
 B.
 2024.

TREASURY POLICY

w
 B
 w

Cash Position

| | | As at 30 June 2024 HK\$'000 | 31 D 2023 \$'000 |
|---|-----------|--|------------------------|
| C | | 61,792 | 57,333 |
| | 31 D 2023 | \$61,792,000 | \$57,333,000 |
| | 2024. | 30 | 2024 w |
| | B. | 30 | 2024 w |
| A | 30 2024, | w | w |

| | As at 30 June 2024 | 31 D 2023 |
|----|-----------------------------------|---------------|
| \$ | 9.5% | 5.0% |
| B | 90.5% | 94.7% |
| \$ | 0.0% | 0.3% |
| | 100.0% | 100.0% |

A 30 2024,

w w

w :

| As at 30 June 2024 <i>HK\$'000</i> | A 31 D 2023 <i>\$'000</i> |
|---|------------------------------------|
| 1,438,149 | 1,456,876 |
| <u>2,070,728</u> | <u>2,095,060</u> |
| <u><u>3,508,877</u></u> | <u><u>3,551,936</u></u> |

A 30 2024,
w w :

w w

| As at 30 June 2024 <i>HK\$'000</i> | A 31 D 2023 <i>\$'000</i> |
|---|------------------------------------|
| 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>32,859</u> | <u>33,112</u> |
| <u>3,347,322</u> | <u>3,356,461</u> |
| <u><u>3,508,877</u></u> | <u><u>3,551,986</u></u> |

A 30 2024, (w
 w C) (w
) 126% (31 D 2023: 114%) 0.8 (31 D 2023:
 0.8), .
 ,
 (w
 (-) w w
) w w
 A 30 2024, \$62 ,
 - w w
 \$3,468 w w w 12
 , () w \$194 w
 ; () w \$2,825 w
 , w
 w . 2024,
 C
 , - B w .
 , B w ,
 , w . A
 , w
 B w
 w
 w . , 27 2024, C
 C * (廣東珠光集團有限公司) (**Guangdong Zhuguang**),
 , (**Loan Assignment Agreement**),
 w C ,
 C ,
 C (**Loan Agreements**) w
 C w w - w 54
 w ((**Loans**) w
 \$2,429) 31 D 2023 B2,201 ()
 A) 1 2024
 (**Loan Interest**), w ()
 , (B)
 C . , * (東環(北京)物業管理有限公司), w - w
 C , w (**Entrusted Loan Agreements**) (**Entrusted**
Loans) B1,880

* *English language text is provided for reference only.*

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

()
C (Target Properties), (Transactions)
A A (Completion). C

, , C
A A C ()
, w A A .
w w A w
w w D
w w A w
w w w
w w w
w w w
w w w
C A A
27 2024 31 2024.

w , D
w w
w :

() w ;

() w - ;

() w w /
w ;

() w w .

CORPORATE GOVERNANCE

C

(Shareholders).

A C1 C w, C C (Code) w 2
C1 C 2024.

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

. C - C / - B
w B
w w

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

. C w
C B2.4() C , w -
w -
. A A , - D ,
, . B , w , C w w
- D B A w
. C w () w

COMPLIANCE WITH THE MODEL CODE

C

(C)

D

(Model Code) C A C3 . D

, D w D ,
C C , C D ,
2024.

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

D 2024, C C ,

INTERIM FINANCIAL REPORT

C 2024 w w C
(www. w .) w C
(www. . .) .

AUDIT COMMITTEE

C (Audit Committee) w w
w A C
w A C
A C
30 2024 w A C .

APPRECIATION

B w
w

B
Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman, C-Corp Executive Director, Executive Director

, 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