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銀 建 國 際 控 股 集 團 有 限 公 司

(Incorporated in Hong Kong with limited liability)

For the six months ended 30 June 2023

	Notes		*HK$'000*
	5		
	5		
	5		
Change in fair value of f nancial assets at fair value through pro f t or loss ("FVTPL")			
Change in fair value of a derivative f nancial			
Reversal of impairment/(impairment) of f nancial			
Finance costs	*6*		
Share of pro f ts of:			
	8		
	7		
	9		

For the six months ended 30 June 2023

		HK$’000
Other comprehensive loss that may be reclassifed to proft or loss in subsequent periods:		
Exchange diferences on translation of foreign operations		
Total other comprehensive loss that may be reclassifed to proft or loss in subsequent periods		
reclassifed to proft or loss in subsequent periods:		
Income tax efect		
reclassifed to proft or loss in subsequent periods		

As at 30 June 2023

	Note		HK$'000
Property, plant and equipment			
Financial assets at FVTPL			
	11		
Financial assets at FVTPL			

(Continued)
As at 30 June 2023

HK$'000

NOTES:

June 2023. The directors of the Company expect that the refinancing of the aforesaid borrowing will be completed by 31 December 2023. Up to the date of approval of this interim financial information,

the Group's future liquidity requirements, operating performance and available sources of financing

investments, including equity investments and non-performing assets portfolio; and

or other financial institutions on the refinancing of the borrowings.

sufficient working capital to finance its operations and to meet its financial obligations as and when they fall due. Accordingly, the directors of the Company are satisfied that it is appropriate to prepare the consolidated financial statements of the Group on a going concern basis.

its plans and measures as described above. Whether the Group will be able to generate adequate cash

the existing borrowings subject to the Group's fnancial and liquidity position; (iii) the successful and

fnancing as and when needed.

assets and current liabilities, respective] l The efects of these adjustments have not been refected in these condensed consolidated fnancial statements.

The unaudited interim condensed consolidated fnanciab applied in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022, except for the adoption of the following new and revised Hong Kong Financial Reporting Standards ("HKFRSs") for the first time for the current period's financial statements.

Amendments to HKAS 1 and HKFRS Practice Statement 2	*Disclosure of Accounting Policies*
	Definition of Accounting Estimates
	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The nature and impact of the revised HKFRSs that are applicable to the Group are described below:

Disclosure of Accounting Policies require entities to disclose their

included in an entity's financial statements, it can reasonably be expected to influence decisions

financial statements. Amendments to HKFRS Practice Statement 2 provide non-mandatory

amendments did not have any impact on the financial position and performance of the Group.

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Segment pro f t

Finance costs (other than interest on lease

Share of pro f ts of:

		Property	
	HK$'000	HK$'000	HK$'000
Segment pro f t			
Finance costs (other than interest on lease			
Share of pro f ts of:			

Revenue from external customers

		HK$'000
People's Republic of China ("PRC" or "China")		

	HK$'000
Revenue from other sources	

An analysis of fnance costs is as follows:

		HK$'000

No provision for Hong Kong profts tax has been made as the Company and its subsidiaries in Hong

The taxation charge of the PRC Corporate Income Tax ("CIT") for the reporting periods has been

income tax laws applicable to the Company's subsidiaries in the PRC. Under the Law of the PRC on

of the Company's subsidiaries in the PRC was 25% for both reporting periods.

the PRC was calculated at 5% for both reporting periods.

		HK$'000
PRC CIT — charge for the period		

2023

The calculations of the basic and diluted loss per share attributable to ordinary equity holders of the

	HK$'000
Loss for the period attributable to ordinary equity holders	
	in thousand

ordinary equity holders of the Company.

reporting periods had an anti-dilutive e f ect on the basic loss per share presented.

		HK$'000

		HK$'000
Unlisted equity securities		

During the six months ended 30 June 2023 ("Period 2023"), as the economy and society of the PRC resumed fully to normal operations along with the reopening of the borders between the

regions in the country, with a year-on-year increase of approximately 5.5% in the gross domestic

中海油氣(泰州)
石化有限公司

The Group has invested RMB505,000,000 (equivalent to approximately HK$547,722,000) in
國民信託有限公司
Ltd.*), which holds a portfolio of limited liability partnerships investing in property development investments in Zhuozhou and Shenyang in the PRC. As at 30 June 2023, the carrying value of the NT Trust Scheme as measured at FVTPL, amounted to approximately HK$352,278,000 (31 December 2022: HK$387,458,000) and accounted for approximately 3.9% (31 December 2022: 3.9%) of the total assets of the Group. The Group recorded a fair value loss of approximately HK$23,846,000 on the NT Trust Scheme for Period 2023, as compared with that of approximately HK$28,948,000 for Period 2022. The Group did not receive any distribution from the NT Trust Scheme during Period 2023 (Period 2022: nil). Based on the current investment strategy of the

asset in the consolidated statement of financial position of the Company.

believes that the performance of the financial asset investments of the Group is dependent on the

affected by factors, such as interest rate movements, national policies, and the performance of the

and long-term investments to improve its liquidity position.

12.4% to approximately HK$51,611,000 in Period 2023, as compared to that of approximately HK$58,934,000 in Period 2022, mainly due to (i) the exchange loss on rental income arising from the depreciation of the Renminbi (“RMB”) against the Hong Kong dollar (“HK$”) in Period 2023;

new tenants of the Group in Period 2023. Such segment revenue was derived from the Group’s investment property, East Gate Plaza, located in Beijing, China, which includes apartments, shops and office buildings. The occupancy rate of East Gate Plaza remained at approximately 85% in Period 2023. In order to maintain the overall occupancy rate and the stability of the rental income

various measures. In terms of the commercial office buildings operation, the team has conducted

Period 2023.

** English name is translated for identification purpose only*

Central Committee of the Chinese Communist Party and the State Council on Promoting the Development and Growth of the Private Economy was released, under which 31 policies to support the development of the private economy were proposed, such as the requirement to

The basic loss per share attributable to ordinary equity holders of the Company was 4.09 HK cents for Period 2023 (Period 2022: basic loss per share of 6.35 HK cents).

The rental income earned by the Group from its investment property, East Gate Plaza, located in Beijing, China, decreased from approximately HK$58,934,000 for Period 2022 to approximately HK$51,611,000 for Period 2023. The decrease was mainly caused by (i) the

RMB against the HK$ during Period 2023; and (ii) the rent-free periods enjoyed by some new tenants of the Group in Period 2023.

of the Group from approximately HK$244,247,000 for Period 2022 to approximately HK$156,835,000 for Period 2023 was mainly due to the decrease in the interest

HK$206,846,000 in Period 2022 to approximately HK$153,535,000 i

E. Share of profits of joint ventures

HK$58,214,000 for Period 2022 to approximately HK$45,307,000 for Period 2023 was

HK$ during Period 2023; and (ii) the decrease in the Company's share of the profit of its joint venture, Zhong Hai You Qi, from approximately HK$58,214,000 for Period 2022 to approximately HK$50,162,000 for Period 2023, mainly due to the repair and maintenance

F. Accrued charges, rental deposits and other payables

payables of approximately HK$474,610,000 by the Group in Period 2023 and the reduction

December 2022 and Period 2023.

In Period 2023, the Group's principal assets, liabilities, revenue and payments were denominated

At the end of Period 2023, the Group had no material liability denominated in any foreign

during Period 2023.

investment costs under control and manages the returns on its investments efficiently. The Group

the Group's liquidity position to ensure the Group has adequate liquidity to meet its funding requirements at all times.

		HK$'000

June 2023 was mainly due to the settlement of certain other payables by the Group during Period

		0.5%
		99.5%
		100.0%

has been based on the rates set by the People's Bank of China. The value of RMB against HK$,

PRC's political and economic conditions. The Group has not adopted any financial instruments

encounters so as to decide on the hedging policy required against the possible foreign exchange

HK$'000

Interests for all borrowings of the Group for Period 2023 were charged at f xed and f oating rates ranging from 3.6% per annum to 27.6% per annum (Period 2022: 5.4% per annum to 12.0% per

HK$'000

As at 30 June 2023, the gearing ratio (calculated as total borrowings over equity attributable

liabilities) of the Group were 97% (31 December 2022: 99%) and 1.8x (31 December 2022: 1.9x),

to measure the Group's level of leverage to ensure the Group has the liquidity to meet its financial obligations at all times. The Group will strive to improve its liquidity by expediting its collection of outstanding loan receivables and disposal of financial asset investments (including equity

Hong Kong and in the PRC. Total employee benefit expenses for Period 2023 were approximately HK$29,627,000, as compared to those of approximately HK$29,579,000 for Period 2022.

During Period 2023, the Group offered its employees competitive remuneration packages,

The Group's remuneration policies remained unchanged during Period 2023. The employees of

performance and qualifications. As the Group views career development as an important aspect of

Group during Period 2023.

(Period 2022: nil).

During Period 2023, neither the Company nor any of its subsidiaries purchased, sold or redeemed

The interim report of the Company for Period 2023 will be despatched to the Shareholders and

to review and supervise the financial reporting process and risk management and internal control

The unaudited condensed consolidated financial results of the Group for the six months ended 30

Mr. Wang Ping resigned as an executive Director with effect from 1 April 2023 and Mr. Weng Jian,