[illegible]

SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
銀建國際控股集團有限公司

[illegible]

(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

[illegible] (**Board**) [illegible] (**Directors**) [illegible] (**Company**) [illegible] (**Group**) [illegible] 30 [illegible] 2024 [illegible]:

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] (**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)
[illegible] ([illegible])/[illegible]:			
[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] ([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])/[illegible]:		
([illegible])/[illegible]	**(1,775)**	6,192
[illegible]	**–**	(858)
[illegible] ([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]-[illegible]	**(34,559)**	(79,461)
	(361,862)	(183,508)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

A 30 2024

		(Unaudited) As at 30 June 2024	( ) A 31 D 2023
		HK$'000	*$'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			
	11	**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 k		**61,792**	57,333
		3,104,359	3,232,491
CURRENT LIABILITIES			
A			
		550,999	419,184
k		**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

(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]:

C[illegible] 31 D[illegible] 2023 [illegible] C[illegible] C[illegible] $1,552 [illegible] $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 A 34 (**HKAS 34**) C A (**HKICPA**) A D2 (**Listing Rules**) k (**Stock Exchange**).

31 D 2023 30 2024 C 436 C (C 622) (**Companies Ordinance**):

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

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 31 D 2023, (**HKFRSs**).

A 16
A A 1 *2020 Amendments*
A A 1 *2022 Amendments*
A A 7 7

4. OPERATING SEGMENT INFORMATION

Six months ended 30 June 2024 (Unaudited)

	Investments *HK$'000*	Property leasing *HK$'000*	Total *HK$'000*
	–	46,961	46,961
	–	–	–
	–	46,961	46,961
	17,682	11,445	29,127
			2,203
			(34,840)
			(243,615)
			(262)
			(93,949)
			(341,336)
			6,463
			(334,873)

30 2023 ( )

	$'000	*$'000*	*$'000*
		51,611	51,611
	2		2
	2	51,611	51,613
	112,146	1,288	113,434
			(109)
			(47,051)
			(193,414)
			5,152
			45,307
			(76,681)
			7,086
			(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]	**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

A [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*
C[illegible]:		
C C [illegible]	**–**	
D[illegible]	**(6,463)**	(7,086)
[illegible]	**(6,463)**	(7,086)

8. LOSS BEFORE TAXATION

[illegible] /([illegible]):

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

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

[illegible] C [illegible].

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

10. DIVIDEND

B ... 30 ... 2024 (... 30 ... 2023: ...).

11. TRADE RECEIVABLES

... 30 ... 60 ... .

... :

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

12. COMMITMENTS

... :

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

BUSINESS REVIEW

… k … 2024, … A … 2024, … k … 2%, … k … k … C … B k k … B … 2.5% … 30 … 2024 (**Period 2024**). C … C … 2024 … k … k … k … C … 5% … 2024, … C …

A … C … C … k … A … k … D … 2024, … C … k … C … 北京靈駿新能源科技有限責任公司 (B … C … *) (**Beijing Lingjun**), … k … D … k … 17 … (…) C … & …

* E…

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

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

Investments

. D k

C . A 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

k

k

Property Leasing

2024

$46,961,000, 9.0%

$51,611,000 2023.

k

2023

2024,

2024

2023. 2024

B

C . D

* *E*

PROSPECTS AND OUTLOOK

FINANCIAL REVIEW

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

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

Other income, gains and losses

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

Change in fair vale 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 k 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, ( ) B .

EXCHANGE EXPOSURE

2024, $, B (US$). B , B . A k B , B B , B k .

, B .

A 2024, B. 2024.

TREASURY POLICY

k k k B

Cash Position

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

k $57,333,000 31 D 2023 $61,792,000 30 2024 2024. k 30 2024 B.

A 30 2024, k :

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

B $ $. B $, $ B k C . B $, $ C'. k k .

Working Capital and Borrowings

A 30 2024, ' $3,508,877,000 . :

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

2024 3.7% 27.6% (2023: 3.6% 27.6%).

A 30 2024, :

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

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

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

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

	As at 30 June 2024	A[illegible] 31 D[illegible] 2023
	HK$'000	$'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 , A k 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**) B2,201 ($2,429) 31 D 2023 A) 1 2024 (**Loan Interest**), ( ) (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

,

A A

C 27 2024 31 2024.

, D

, ,

k :

( ) ;

( ) k ;

( ) k

/ ;

( ) .

D … 30 … 2024. … k … k … A … D …

… ( ) … B … ; ( ) … ; ( ) … ( ) …

… C … 2024 …

PLEDGE OF ASSETS

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

COMMITMENTS

A … 30 … 2024, … HK$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; ( ) B $ 2024.

HUMAN RESOURCES

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

D 2024, k , k . k : ( ) ; ( ) ; ( ) (C); ( ) , . , 2024. , k , . A , 2024.

INTERIM DIVIDEND

B 30 2024 (2023:).

CORPORATE GOVERNANCE

C (**Shareholders**).

C C C (**Code**) 2 A C1 2024.

C C.2.1 C D C C H (**Mr. Chu**) (**Chairman**) C B / B C k.

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

C B2.4( ) C A A D B H C D B A C ( ).

COMPLIANCE WITH THE MODEL CODE

C D (C) C D (**Model Code**) A C3.

D C C D 2024.

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

[illegible]

INTERIM FINANCIAL REPORT

[illegible]

AUDIT COMMITTEE

[illegible] (**Audit Committee**) [illegible]

[illegible]

APPRECIATION

[illegible]

Silver Grant International Holdings Group Limited
Chu Hing Tsung

[illegible]

[illegible], 28 A[illegible] 2024

[illegible]