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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED
銀建國際控股集團有限公司
(I H)
(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

(**Board**) (**Directors**) H
(**Company**) C
(, **Group**) 30 2024
:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

F ... 30 ... 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	5	**–**	2
	5	**38,337**	158,223
C			
(**FVTPL**)		**(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)
:			
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 ( )	9	**(13.32)**	(4.09)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

F ... 30 ... 2024

	(Unaudited)	( )
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
LOSS FOR THE PERIOD	**(334,873)**	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
	(25,214)	(119,247)
	(25,214)	(119,247)
( )/ :		
)/	**(1,775)**	6,192
	–	(858)
( )/	**(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)
:		
C	**(327,303)**	(104,047)
-	**(34,559)**	(79,461)
	(361,862)	(183,508)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

A 30 2024

		(Unaudited) As at 30 June 2024 HK$'000	( ) A 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			
	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 ,)

A 30 / 2024

	(Unaudited) As at 30 June 2024 *HK$'000*	( ) A 31 D 2023 *$'000*
NET CURRENT LIABILITIES	**(1,025,861)**	(781,043)
TOTAL ASSETS LESS CURRENT LIABILITIES	**3,359,206**	3,757,594
NON-CURRENT LIABILITIES		
- , k	**40,526**	66,887
	39,410	43,112
D	**154,698**	161,161
- ,	**234,634**	271,160
	3,124,572	3,486,434
EQUITY		
Equity attributable to owners of the Company		
	3,626,781	3,626,781
	(834,292)	(506,989)
	2,792,489	3,119,792
- ,	**332,083**	366,642
,	**3,124,572**	3,486,434

:

C , , 31 D 2023 , , , . , C , C , , , $1,552 $349 , , 31 D 2023. , , C , 31 D 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) ,
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, 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 *C (2020 Amendments.")*

A A 1 *C (2022 Amendments.")*

A A 7 7 *F A*

( ) A 16 k

k 16,

( ) 2020 A . C k

2022 A , . A 12

1 , 2023 2024 . A ,

( ) A A 7 7 k.

. A

4. OPERATING SEGMENT INFORMATION

:

( ) ;

( ) /

k

/ / / /

k

Six months ended 30 June 2024 (Unaudited)

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

30 2023 ( )

	$'000	*$'000*	*$'000*
		51,611	51,611
D	2		2
	2	51,611	51,613
	112,146	1,288	113,434
			(109)
C			(47,051)
(			
)			(193,414)
:			
			5,152
			45,307
			(76,681)
			7,086
			(69,595)

Geographical information

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

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

A :

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

A :

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

6. FINANCE COSTS

A :

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

7. TAXATION

C (**CIT**) C C C. (**CIT Law**) C 25% C 5%

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

8. LOSS BEFORE TAXATION

/( ):

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

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

C :

	(Unaudited)	(Unaudited)
	Six months ended 30 June	
	2024	2023
	HK$'000	*$'000*
C	**(306,999)**	(94,260)

	Six months ended 30 June	
	2024	2023
	in thousand	
:		
	2,304,850	2,304,850

C .

30 2023 C 30 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 , ., -

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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

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Investments

. D -

k ,

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C

. A 30 2024, (

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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
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B
k
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,
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k
,
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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 B k .

, B .

A 2024,
B.
2024.

TREASURY POLICY

k
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k
k
B
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Cash Position

	As at 30 June 2024	A 31 D 2023
	HK$'000	*$'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%

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 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
	3,508,877	3,551,936

A 30 , 2024, , , , , :

	As at 30 June 2024 HK$'000	A 31 D 2023 $'000
B k :		
	153,888	161,700
	7,667	33,775
, ,	**–**	
	161,555	195,475
:		
	3,314,463	3,323,349
	–	
, ,	**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 , , , , , ,
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
C 27 2024 31 2024.

, D k :

( ) ;

( ) k ;

( ) k / ;

( ) .

D , ' , ' ,
30 , 2024.
, k , ' - ' , ' ,
' k , ' ' .
' . A , D ' ' ' .

' , ' ' . ' ' ' ( ) ' ' ' ' B ' ; ( ) ' ' ' ' , ' ' ' ; ( ) ' ' ' ' ; ( ) ' ' ' ' ' .

' ' ' - ' ' ' , ' ' ' ' ' ' ' ' ' ' ' - ' ' ' - ' ' ' ' ' ' ' ' ' ' '

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 (**Mr. Chu**) (**Chairman**) - C . B / - . B C k .

C .2.2 C . C , C C 26 2024 (**AGM**) . C C B2.4( ) C , - , . A A , - D , , B , 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

D , 2024, C , C .

INTERIM FINANCIAL REPORT

C 2024 k , (. k . k) C (. , . .) , .

AUDIT COMMITTEE

C , (**Audit Committee**) . A C , k . A , A C - , D , H k A C .

30 , 2024 A C .

APPRECIATION

B , k , , k , , .

B

Silver Grant International Holdings Group Limited
Chu Hing Tsung
C , C -C E D

H , , 28 A , 2024

A B . C (C -C E), . C (C -C E), D ; . C D ; D .