E C. E

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**) 2 S C (**Company**) (, **Group**) 30 J 2024 :

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

F[illegible] 30 [illegible] 2024

		(Unaudited)	([illegible])
		Six months ended 30 June	
		2024	2023
		HK$'000	*$'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)
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]	**(25,214)**	(119,247)
[illegible]	**(25,214)**	(119,247)
[illegible]		
[illegible]	**(1,775)**	6,192
[illegible]	**–**	(858)
[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]	**(327,303)**	(104,047)
[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 . . . . .)

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		
2 . .	**3,626,781**	3,626,781
S . . .	**(834,292)**	(506,989)
	2,792,489	3,119,792
-	**332,083**	366,642
. . .	**3,124,572**	3,486,434

. . :

. C . . ' . . . . ' . . . .

E, :

1. BASIS OF PRESENTATION

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

2. BASIS OF PREPARATION

3. PRINCIPAL ACCOUNTING POLICIES

( ) A 2 16 k 2 16, .

( ) 2020 A . C k . 2022 A , - , A 12 1 , 2023 , 2024 - , A .

( ) A A2 7 2 7 , k. A .

4. OPERATING SEGMENT INFORMATION

:

( ) ;

( ) / .

k . 2 / , / / / - - , .

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**
2	**17,682**	**11,445**	**29,127**
			2,203
C			**(34,840)**
(			**(243,615)**
)			
2 :			**(262)**
			(93,949)
			(341,336)
			6,463
			(334,873)

2 30 J 2023 ( )

	$'000	*$'000*	*$'000*
		51,611	51,611
D	2		2
	2	51,611	51,613
2	112,146	1,288	113,434
			(109)
C			(47,051)
(			(193,414)
)			
2 :			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 [illegible]:

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

7. TAXATION

[illegible]

[illegible] C C [illegible] (**CIT**) [illegible] [illegible] [illegible]

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 J, 2024 (30 J, 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

2024, A . . 2 2% 2.5% 30 2024 (**Period 2024**). C 2024 5% 2024, C ’ C . C, A k . D, 2024, C ’ 北京靈駿新能源科技有限責任公司 (B C *) (**Beijing Lingjun**), D, k 17 (2) C & 2

* *E*

B505,000,000 ($553,122,000)
(**NT Trust Scheme**) 國民信託有限公司 (
C ., .*),
Z , , 2 C. A 30 , 2024,
2 S ,
$211,714,000 (31 D S 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) 2 30
, 2024. S 2
2024 (2023:). B S ,
2 S .

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

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

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

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

Revenue

[illegible] 2024 [illegible] $46,961,000 ([illegible] 2023: $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 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 Z (C ') 2024, (Z) B 2 S .

EXCHANGE EXPOSURE

2024, ' $, B 2 S (**US$**). B , B A k B B , B .

, B

A 2024, B. 2024.

TREASURY POLICY

Cash Position

	As at 30 June 2024 HK$'000	As at 31 December 2023 $'000
Cash	**61,792**	57,333

$57,333,000 31 December 2023 HK$61,792,000 30 June 2024 2024. 30 June 2024

As at 30 June 2024, the Group's cash was denominated in the following currencies:

	As at 30 June 2024	As at 31 December 2023
HK$	**9.5%**	5.0%
B	**90.5%**	94.7%
2$	**0.0%**	0.3%
S	**100.0%**	100.0%

Working Capital and Borrowings

As at 30 June 2024, the Group's cash and bank balances amounted to HK$3,508,877,000 (31 December 2023: $3,551,936,000). The Group's borrowings are as follows:

	As at 30 June 2024 HK$'000	As at 31 December 2023 $'000
Secured	**3,468,351**	3,485,049
Unsecured	**40,526**	66,887
	3,508,877	3,551,936
Less: Amount due within one year shown under current liabilities	**61,792**	57,333
Amount due after one year	**3,447,085**	3,494,603

During the six months ended 30 June 2024, the Group's borrowings carried interest at fixed rates ranging from 3.7% per annum to 27.6% per annum (year ended 31 December 2023: 3.6% per annum to 27.6% per annum).

As at 30 June 2024, the Group's borrowings were repayable as follows:

	As at 30 June 2024 HK$'000	As at 31 December 2023 $'000
Within one year	**3,508,877**	3,551,936

A 30 J , 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 J , 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 J , 2024, (, , 126% (31 D 2023: 114%) 0.8 (31 D 2023: 0.8), . k ’ ( ) .

A 30 J , 2024, k \$62 , - k \$3,468 12 , ( ) \$194 ; ( ) \$2,825 , . J , 2024, C * , B . B , k . A , 27 J , 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 J , 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 . ,
k D
A .
A A C 27 J, 2024 31 J, 2024.

k :

( ) ;

( ) k ;

( ) k / ;

( ) .

D , 30 J , 2024. k . A , D .

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

2 S , , ’ , - - C ’ , 2024 , .

PLEDGE OF ASSETS

A 30 J , 2024, , H $2,044,907,000 (31 D 2023: H $2,078,366,000), k .

COMMITMENTS

A 30 J , 2024, , H $2,408,000 (31 D 2023:).

CONTINGENT LIABILITIES

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

CAPITAL STRUCTURE

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

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

INTERIM DIVIDEND

B 30 J, 2024 (2023:).

CORPORATE GOVERNANCE

C (**Shareholders**).

, 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 , 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) C 2 D (**Model Code**) A C3 .

, D , C , D , 2024.

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

D , 2024, C , .

INTERIM FINANCIAL REPORT

C 2024 2 k (. k . k) C (. S . . .) .

AUDIT COMMITTEE

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

30 J , 2024 A C .

APPRECIATION

B , k 2 S k , ' ' .

B

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

H , 28 A , 2024

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