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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際 股集團有限公司

(Incorporated in Hong Kong with limited liability)

(S c C de: 171)

2025 INTERIM RESULTS ANNOUNCEMENT

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(,) 30 J 2025 (
2025)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2025

			(Unaudited)	()
			Six months ended 30 June	
	Notes		4	202
			2025	202
			HK\$'000	HK\$'000
	5	4	50,810	, 1
	5		29,493	3 ,33
			(4,111)	(3,215)
()/		4	(14,296)	(21, 31)
		4	(55,243)	, 1
		4	(34,616)	(,03)
			(87,164)	(1 ,10)
		4	(161,375)	(2 5,353)
S			(15)	(2 2)
		4	(47,897)	(3,)
L		4	(324,414)	(3 1,33)
T		4	24,804	, 3
L		4	(299,610)	(33 , 3)
L			(297,838)	(30 ,)
-		4	(1,772)	(2 ,)
		4	(299,610)	(33 , 3)
LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			(12.92)	(13.32)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

			(Unaudited) As at 30 June 2025 HK\$'000	(Note) 31 202 HK\$'000
NON-CURRENT ASSETS				
			1,946,743	2,011,000
			71,764	50,222
			24,159	25,055
			4 261,574	25,303
			850,732	1,222,000
			4 413,282	40,500
			4 204,936	202,202
		T L	4 1,640	1,000
			<u>3,774,830</u>	<u>3,722,002</u>
CURRENT ASSETS				
			11 4 10,123	10,123
			760,747	5,111
			1,702	1,300
			1,674,743	1,020,000
		T L	268,584	2,002
			13,206	51
			4 47,569	47,569
			<u>2,776,674</u>	<u>2,315,000</u>
CURRENT LIABILITIES				
			828,643	801,000
			4 4 3,448,498	3,115,500
		T	107,106	10,000
		L	2,953	2,300
			<u>4,387,200</u>	<u>3,223,000</u>

NOTES:

1. BASIS OF PRESENTATION

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2. BASIS OF PREPARATION

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Six months ended 30 June 2025 (Unaudited)

		Investments HK\$'000	Property leasing HK\$'000	New energy investment and operation HK\$'000	Total HK\$'000
		-	50,234	-	50,234
		-	-	576	576
		-	50,234	576	50,810
S	/()	(55,457)	(49,436)	172	(104,721)
					10,171
					(21,209)
	()				(160,743)
S					(15)
					(47,897)
L					(324,414)
T					24,804
L					(299,610 -42.551 -1.1)

6. FINANCE COSTS

	(Unaudited)	()
	Six months ended 30 June	
4	2025	202
	<i>HK\$'000</i>	<i>HK\$'000</i>
	3,400	,0
	157,343	23 ,51
	632	1, 3
	<hr/>	<hr/>
4	161,375	2 5,353
	<hr/> <hr/>	<hr/> <hr/>

7. TAXATION

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T (CIT)

	(Unaudited)	()
	Six months ended 30 June	
4	2025	202
	<i>HK\$'000</i>	<i>HK\$'000</i>

10. DIVIDEND

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11. TRADE RECEIVABLES

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	As at 30 June 2025 HK\$'000	31 202 HK\$'000
4	9,934	,
1 2	189	,
2	10,123	,
	10,123	,

12. COMMITMENTS

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	As at 30 June 2025 HK\$'000	31 202 HK\$'000
4	2,275	,
4	2,275	,
	2,275	,20

BUSINESS REVIEW

2025, S . T ,

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新能源科技有限責任公司 (L E T , 北京靈駿 L *)

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2025.

(T Z) L 中海油氣(泰州)石化有限公司 (Z *) (Z),

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2025. T

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* English name is translated for identification purpose onl

Property Leasing

	2024	2023	2022	2021	2020
Operating lease	\$50,230,000	\$45,100,000	\$41,000,000	\$37,000,000	\$33,000,000
Finance lease	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Total	\$51,230,000	\$46,100,000	\$42,000,000	\$38,000,000	\$34,000,000
Weighted average lease term	4.5	3.8	3.2	2.7	2.2
Weighted average discount rate	5.3%	4.5%	3.8%	3.2%	2.7%

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 4\$2 5,353,000 202
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 2025.
 \$1 1,3 5,000 2025,
 2025, ()
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Revenue

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Share of losses of joint ventures

T							
4	\$ 3,	,000	4	202		\$,	,000
					()		2025
							Z
	\$32,0	5,000	4	2025	4	\$ 3,	,000
				2025,	()		L
						4	\$10,303,000
	\$15,	02,000		2025			202
			L				
	2025.						

Property, plant and equipment

T							
	\$50,	22,000	31	202	4	\$ 1,	,000
2025,							30 J
							2025

Accrued charges, rental deposits and other payables

T							
	\$ 01,	4 0,000	31	202		\$ 2 ,	3,000
30 J	2025						

EXCHANGE EXPOSURE

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TREASURY POLICY

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Cash Position

	As at 30 June 2025	31 202
	<i>HK\$'000</i>	<i>HK\$'000</i>
	13,206	,51
	47,569	, 0
	60,775	13, 2

30 J 2025,

	As at 30 June 2025	31 202
\$	0.6%	2 .3%
\$	99.4%	3. %
\$	0.0%	0.3%
	100.0%	100.0%

30 J 2025,

	As at 30 June 2025	31 202
	<i>HK\$'000</i>	<i>HK\$'000</i>
4	1,426,001	1, 0 , 5
	2,057,020	2,03 , 2
	<hr/>	<hr/>
44	3,483,021	3, 5, 20
	<hr/> <hr/>	<hr/> <hr/>

30 J 2025,

	As at 30 June 2025	31 202
	<i>HK\$'000</i>	<i>HK\$'000</i>
4	135,305	1 2,
	<hr/>	<hr/>
	3,313,193	3,2 ,5 5
4	349	33
	34,067	33,520
	107	312
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4	3,347,716	3,302, 1
	<hr/>	<hr/>
44	3,483,021	3, 5, 20
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) 4 4 2% (31 (202 1 %) 0. 3 (31
 202 0.), . T

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 , () 4 \$2,2 3

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 L * (廣東珠光集團有限公司) (Z), Z
 , (L),

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\$2, 2) 31 2023

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4 L (L), 4 1 J 202
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, L .* (東環(北京)物業管理有限公司) (E), -

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詢合夥企業(有限合夥))()*, (杭州光曜致新正澤企業管理諮
), ()
, E
1 3.01 4 L , T , E , 1
10, 3 ,000 (\$, \$11,302,000) (),
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2 5. 4 L , T , E , 1
1 , 11,000 (\$, \$1 , ,000) (\$,
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2025.
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PLEDGE OF ASSETS

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4 (31 202 \$1, 3,2 3,000 \$1, , 3 ,000 \$2,512,000,
\$2,523,000),

COMMITMENTS

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\$,20 ,000). \$2,2 5,000 (31 202

CONTINGENT LIABILITIES

30 J 2025,
\$ 4 ,5 ,000 (31 202 \$1,5 , ,000)

* English name is translated for identification purpose onl

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COMPLIANCE WITH THE MODEL CODE

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

2025, ...

EVENT AFTER REPORTING PERIOD

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APPRECIATION

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Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman, Co-Chief Executive Officer and Executive Director

, 2 2025

As at the date of this announcement, the Board comprises Mr. Chu Hing Tsung (alias Zhu Qing Yi) (Chairman and Co-Chief Executive Officer), Mr. Zhang Wenguang (Co-Chief Executive Officer), Mr. Weng Jian and Ms. Ku Ka Lee as executive Directors; Mr. Chen Yongcun and Mr. Chen Zhiwei as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.