

English text, mostly illegible due to blurring.



SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際控股集團有限公司

(Incorporated in the Hong Kong Special Administrative Region)

(Stock Code: 171)

2024 INTERIM RESULTS ANNOUNCEMENT

**(Board)
(Company)**

(Directors)



(

,

Group)

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2024

w :

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the six months ended 30 June 2024

		(Unaudited) ()	
		Six months ended 30 June	
		2024	2023
		HK\$'000	\$'000
	5	46,961	51,611
D		<u>(3,215)</u>	<u>(4,679)</u>
		43,746	46,932
D	5	-	2
	5	38,337	158,223
C			
		(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
		<u>(93,949)</u>	<u>45,307</u>
	8	(341,336)	(76,681)
	7	<u>6,463</u>	<u>7,086</u>
		<u><u>(334,873)</u></u>	<u><u>(69,595)</u></u>
	:		
w	C	(306,999)	(94,260)
		<u>(27,874)</u>	<u>24,665</u>
		<u><u>(334,873)</u></u>	<u><u>(69,595)</u></u>
LOSS PER SHARE ATTRIBUTABLE TO			
ORDINARY EQUITY HOLDERS OF THE			
COMPANY			
B	()	<u><u>(13.32)</u></u>	<u><u>(4.09)</u></u>

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the six months ended 30 June 2024

	(Unaudited)	()
	Six months ended 30 June	
	2024	2023
	<i>HK\$'000</i>	<i>\$'000</i>
LOSS FOR THE PERIOD	(334,873)	(69,595)
OTHER COMPREHENSIVE LOSS FOR THE PERIOD		
:		
()/	<u>(25,214)</u>	<u>(119,247)</u>
w	<u>(25,214)</u>	<u>(119,247)</u>
:		
()/	(1,775)	6,192
w	<u>-</u>	<u>(858)</u>
:		
()/	<u>(1,775)</u>	<u>5,334</u>
w		
OTHER COMPREHENSIVE LOSS FOR THE PERIOD, NET OF TAX	<u>(26,989)</u>	<u>(113,913)</u>
TOTAL COMPREHENSIVE LOSS FOR THE PERIOD	<u>(361,862)</u>	<u>(183,508)</u>
:		
w	(327,303)	(104,047)
C	<u>(34,559)</u>	<u>(79,461)</u>
-	<u>(361,862)</u>	<u>(183,508)</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

	(Unaudited) As at 30 June 2024 HK\$'000	(Audited) As at 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
	<u>1,640</u>	<u>1,640</u>
	<u>4,385,067</u>	<u>4,538,637</u>
CURRENT ASSETS		
	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	61,792	57,333
	<u>3,104,359</u>	<u>3,232,491</u>
CURRENT LIABILITIES		
A	550,999	419,184
	3,468,351	3,485,049
	107,105	107,114
	<u>3,765</u>	<u>2,187</u>
	<u>4,130,220</u>	<u>4,013,534</u>

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Continued)

As at 30 June 2024

	(Unaudited) As at 30 June 2024 HK\$'000	(Audited) As at 31 D 2023 \$'000
NET CURRENT LIABILITIES	<u>(1,025,861)</u>	<u>(781,043)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES	<u>3,359,206</u>	<u>3,757,594</u>
NON-CURRENT LIABILITIES		
-	40,526	66,887
w	39,410	43,112
D	<u>154,698</u>	<u>161,161</u>
-	<u>234,634</u>	<u>271,160</u>
	<u>3,124,572</u>	<u>3,486,434</u>
EQUITY		
Equity attributable to owners of the Company		
	3,626,781	3,626,781
	<u>(834,292)</u>	<u>(506,989)</u>
	2,792,489	3,119,792
-	<u>332,083</u>	<u>366,642</u>
	<u>3,124,572</u>	<u>3,486,434</u>
Equity attributable to non-controlling interests		
C	1,552	1,552
D	349	349
w	349	349
C	349	349
w	349	349
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1. BASIS OF PRESENTATION

A 30 2024, \$62
 \$3,468
 (\$) w \$194 w 12 ; (\$) w \$2,825
 w w
 2024, C
 \$194 (Overdue Other Borrowings).
 B w ,
 w . A
 B w w
 w , 2024, C w
 w 54 (31 D 2023) C ,
 w w w \$2,429 w
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w w w

2. BASIS OF PREPARATION

30 2024 w A 34 (HKAS
 34) C A
 (HKICPA) w w A D2 (Listing
 Rules) Exchange) (Stock
 Exchange).

31 D 2023
 30 2024

C ,

(C 622 w) (Companies Ordinance) w : 436 C

C 31 D 2023
 C 662(3) , 3 6 , C

31 D 2023.
 407(2) 407(3) C ; w
 406(2) C .

3. PRINCIPAL ACCOUNTING POLICIES

30 2024 w 31 D

2023, (HKFRSs) w w ,

A 16
 A A 1 *Disposals of Subsidiaries*
 A A 1 *Classification of Liabilities, Classification of Financial Instruments (2020 Amendments)*
 A A 1 *Classification of Liabilities, Classification of Financial Instruments (2022 Amendments)*
 A A 7 7 *Financial Instruments*

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16,

() 2020 A - ,
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2022 A , w w

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1 2023 2024 . A ,
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() A A 7 7

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4. OPERATING SEGMENT INFORMATION

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Six months ended 30 June 2024 (Unaudited)

	Investments <i>HK\$'000</i>	Property leasing <i>HK\$'000</i>	Total <i>HK\$'000</i>
D	–	46,961	46,961
	–	–	–
	<u>–</u>	<u>46,961</u>	<u>46,961</u>
	<u>17,682</u>	<u>11,445</u>	<u>29,127</u>
C			2,203
			(34,840)
			(243,615)
			(262)
			<u>(93,949)</u>
			(341,336)
			6,463
			<u>(334,873)</u>
			30 2023 ()
	<i>\$'000</i>	<i>\$'000</i>	<i>\$'000</i>
D	2	51,611	51,611
	<u>2</u>	<u>51,611</u>	<u>51,613</u>
	<u>112,146</u>	<u>1,288</u>	113,434
C			(109)
			(47,051)
			(193,414)
			5,152
			<u>45,307</u>
			(76,681)
			<u>7,086</u>
			<u>(69,595)</u>

Geographical information

Revenue by geographical area

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
China	–	2
Other geographical areas	46,961	51,611
	<u>46,961</u>	<u>51,613</u>

5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

Revenue from operations

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Revenue from operations	46,961	51,611
Other income	–	2
	<u>46,961</u>	<u>51,613</u>

Other income

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Interest income	–	3,300
Dividend income	36,133	153,535
Other income	43	500
Other gains	19	81
Other losses	–	(44)
Other expenses	–	1,497
	<u>2,142</u>	<u>(646)</u>
	<u>38,337</u>	<u>158,223</u>

6. FINANCE COSTS

A w :

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

7. TAXATION

C

C C (CIT)

w , C , C C

(CIT Law) C w 25%

w C w 5%

C w , C w , C C

C , C

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
	-	-
	<u>(6,463)</u>	<u>(7,086)</u>
	<u><u>(6,463)</u></u>	<u><u>(7,086)</u></u>

C :
C C

D

8. LOSS BEFORE TAXATION

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

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

		(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
C		<u>(306,999)</u>	<u>(94,260)</u>
		<u>2,304,850</u>	<u>2,304,850</u>

Six months ended 30 June
2024 2023
in thousand *in thousand*

30 2023 C ' -
30 2024. ☒

(NT Trust Scheme) B505,000,000 (\$553,122,000)
 國民信託有限公司 (

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: 30

\$23,846,000) w 2024. 2024 (2023:). B

B

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Property Leasing

\$46,961,000, 2024 w 9.0%
 w \$51,611,000 2023. w

2023 w
 2024, w

2023. 2024
 w B
 C , . D w,

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FINANCIAL REVIEW

2024, w C 226%
 \$94,260,000 2023 \$306,999,000
 4.09 2023 13.32 2024, C
 w :

()
 \$153,535,000 2023 \$36,133,000
 2024, \$
 , w 30
 2024 w ;

() \$83,646,000 ,
 C , \$
 w , 2024,
 2023, \$50,162,000
 2024.

Revenue

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

Other income, gains and losses

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

A 2024, w
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 2024.

TREASURY POLICY

w
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Cash Position

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

31 D 2023 \$61,792,000 30 2024 w \$57,333,000
 2024. 30 2024 w

A 30 2024, w w

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

A 30 2024,

w w

w :

As at 30 June 2024 HK\$'000	A 31 D 2023 \$'000
1,438,149	1,456,876
<u>2,070,728</u>	<u>2,095,060</u>
<u><u>3,508,877</u></u>	<u><u>3,551,936</u></u>

A 30 2024,
w w :

w w

As at 30 June 2024 HK\$'000	A 31 D 2023 \$'000
153,888	161,700
7,667	33,775
<u>—</u>	<u>—</u>
<u>161,555</u>	<u>195,475</u>

B :

153,888	161,700
7,667	33,775
<u>—</u>	<u>—</u>
<u>161,555</u>	<u>195,475</u>
3,314,463	3,323,349
—	—
<u>32,859</u>	<u>33,112</u>
<u>3,347,322</u>	<u>3,356,461</u>
<u><u>3,508,877</u></u>	<u><u>3,551,986</u></u>

A 30 2024, (w
 w C) (w
) 126% (31 D 2023: 114%) 0.8 (31 D 2023:
 0.8), .
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 A 30 2024, \$62 ,
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 \$3,468 w w w 12
 , () w \$194 w
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 C * (廣東珠光集團有限公司) (**Guangdong Zhuguang**),
 , (**Loan Assignment Agreement**),
 w C ,
 C ,
 C (**Loan Agreements**) w
 C w w - w 54
 w ((**Loans**) w
 \$2,429) 31 D 2023 B2,201 ()
 A) 1 2024
 (**Loan Interest**), w ()
 , (B)
 C ., * (東環(北京)物業管理有限公司), w - w
 C , w (**Entrusted Loan Agreements**) (**Entrusted**
Loans) B1,880

* *English language text is provided for reference only.*

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 C , , . 2024

PLEDGE OF ASSETS

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

COMMITMENTS

A 30 2024, \$
 , \$2,408,000 (31 D 2023:).
 w
 \$.

CORPORATE GOVERNANCE

C

(Shareholders).

A C1 C w, C C (Code) w 2
C1 C 2024.

C C.2.1 C . D
w, C (Mr. Chu) (Chairman)

. C - C / - B
w B
w w

C .2.2 C . C , C , w
C 26 2024 (AGM)

. C w
C B2.4() C , w -
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. A A , - D ,
, . B , w , C w w
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COMPLIANCE WITH THE MODEL CODE

C

(C)

D

(Model Code) A C3 . D

, D w D ,
C C , C 2024.

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

D 2024, C C ,

INTERIM FINANCIAL REPORT

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 (www. w .) w C
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AUDIT COMMITTEE

C (Audit Committee) w w
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 30 2024 w A C .

APPRECIATION

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Silver Grant International Holdings Group Limited
Chu Hing Tsung
 Chairman, C-Correspondent and Executive Director

, 28 A 2024

A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ