

E C E



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) (Directors)
(Company) C
(Group) 30, 2024
:

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the period ended 30 June 2024

		(Unaudited)	(Unaudited)
		Six months ended 30 June	
		2024	2023
		<i>HK\$'000</i>	<i>\$'000</i>
	5	46,961	51,611
D		(3,215)	(4,679)
		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
		(93,949)	45,307
	8	(341,336)	(76,681)
	7	6,463	7,086
		(334,873)	(69,595)
		(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

For the six months ended 30 June 2024

	(Unaudited)	(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		
<i>Share-based payments</i>	(25,214)	(119,247)
<i>Share-based payments</i>	(25,214)	(119,247)
<i>Change in fair value of financial assets and liabilities at fair value through profit or loss</i>	(1,775)	6,192
<i>Change in fair value of financial assets and liabilities at fair value through profit or loss</i>	-	(858)
<i>Change in fair value of financial assets and liabilities at fair value through profit or loss</i>	(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)
<i>Share-based payments</i>	(327,303)	(104,047)
<i>Share-based payments</i>	(34,559)	(79,461)
	(361,862)	(183,508)

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		
Property, plant and equipment	2,098,511	2,133,714
Intangible assets	52,211	54,134
Investment properties	39,558	39,460
Prepaid expenses and deposits	271,732	274,094
Other non-current assets	1,299,036	1,402,837
Accounts receivable	413,428	416,542
Accounts payable	208,951	216,216
Other current assets	1,640	1,640
	4,385,067	4,538,637
CURRENT ASSETS		
Accounts receivable	12,126	6,362
Accounts payable	842,178	838,086
Accounts receivable	1,651	1,664
Other current assets	1,811,675	1,894,369
Accounts payable	374,937	434,677
Accounts receivable	61,792	57,333
	3,104,359	3,232,491
CURRENT LIABILITIES		
Accounts payable	550,999	419,184
Accounts payable	3,468,351	3,485,049
Accounts payable	107,105	107,114
Accounts payable	3,765	2,187
	4,130,220	4,013,534

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(Continued)

As at 30 June 2024

	(Unaudited) As at 30 June 2024 <i>HK\$'000</i>	(Audited) As at 31 D 2023 <i>\$'000</i>
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		
- Other payables	40,526	66,887
- Other liabilities	39,410	43,112
- Deferred tax	154,698	161,161
	<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		
- Share capital	3,626,781	3,626,781
- Reserves	(834,292)	(506,989)
	<u>2,792,489</u>	<u>3,119,792</u>
- Minority interest	332,083	366,642
	<u>3,124,572</u>	<u>3,486,434</u>

14E:

1. BASIS OF PRESENTATION

A 30, 2024, \$62
\$3,468 12
() \$194 ; () \$2,825

2024, C
\$194 (Overdue Other Borrowings)
B
A

B
2024, C
54 (C
\$2,429 31 D 2023)

D

() ;

() ;

() / ;

()

D
30, 2024.
A, D

B ; (-)

; (-)

(-)

2. BASIS OF PREPARATION

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

31 D 2023

30 , 2024

(C 622

C

436

C

(Companies Ordinance) :

C

C

662(3)

3

31 D

2023

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6

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C

31 D

2023.

407(2) 407(3)

C

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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

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7

F A

- () A 16
- 16,
- () 2020 A
- C
- 2022 A
- A 12
- 1 2023 2024
- A
- () A A 7 7
- A

4. OPERATING SEGMENT INFORMATION

- ()
- ()

Six months ended 30 June 2024 (Unaudited)

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

30 June 2023 (Unaudited)

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

Geographical information

Revenue from operations

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

Revenue from operations attributable to equity holders of the parent

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>

Revenue from operations attributable to equity holders of the parent

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

6. FINANCE COSTS

A : _____

(Unaudited) (Unaudited)

Six months ended 30 June

2024

2023

HK\$'000

\$'000

6,097

7,780

237,518

185,634

1,738

1,849

245,353

195,263

7. TAXATION

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

(Unaudited) (Unaudited)

Six months ended 30 June

2024

2023

HK\$'000

\$'000

-

(6,463)

(7,086)

(6,463)

(7,086)

8. LOSS BEFORE TAXATION

(continued):

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

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

C ...

30 , 2023 C ...

30 , 2024.

10. DIVIDEND

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

11. TRADE RECEIVABLES

	30 June 2024	31 D 2023
	As at 30 June 2024	A 31 D 2023
	HK\$'000	\$'000
	9,751	6,362
	2,375	
	<u>12,126</u>	<u>6,362</u>

12. COMMITMENTS

	30 June 2024	31 D 2023
	As at 30 June 2024	A 31 D 2023
	HK\$'000	\$'000
	2,408	
	<u>2,408</u>	<u></u>

BUSINESS REVIEW

2024,

A

2024,

2%,

C B

B

2.5%

30

2024 (Period 2024). C

2024

5%

2024,

C

A

C

C

A

D

2024,

C

C

, 北京靈駿新能源科技有限責任公司 (B

C

*) (Beijing Lingjun),

D

17

() C

&

* Example of a company that is not a subsidiary of the issuer.

2024,

A

2024,

35

500,000

70

C

中海油氣(泰州)石化有限公司 (

(

C

*) (**Zhong Hai You Qi**),

2024,

B

2024

Investments

D

C

A

30

2024,

(

2.8% (31 D

2023: 3.0%)

B505,000,000 (NT Trust Scheme) \$553,122,000 國民信託有限公司 (C. A 30 2024,)
 C ., .*),
 \$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

Property Leasing

2024
 \$46,961,000, 9.0%
 \$51,611,000 2023.
 2023
 2024,
 2024
 2023. 2024
 B
 C , . D,

* E

The Company is currently in the process of reviewing the results of the 2023 Annual Meeting and the 2024 Annual Meeting. The Company is currently in the process of reviewing the results of the 2023 Annual Meeting and the 2024 Annual Meeting. The Company is currently in the process of reviewing the results of the 2023 Annual Meeting and the 2024 Annual Meeting.

PROSPECTS AND OUTLOOK

2024, 2024.

C 17 2024,

C ? A

C A

C

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
					30
2024					

Change in fair value 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	
		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	
		B	B
	B		B
	B		

A 2024,
B.
2024.

TREASURY POLICY

B

Cash Position

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

31 D 2023 \$57,333,000
 30 , 2024
 2024.
 B.
 30 , 2024

A 30 , 2024,

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

Working Capital and Borrowings

As at 30 June 2024, working capital was HK\$3,508,877,000.

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

Working capital was 27.6% of the net assets of the Group as at 30 June 2024 (2023: 3.6%). The net assets of the Group increased by 3.7% from 2023 to 2024 (2023: 27.6% decrease).

As at 30 June 2024, borrowings were HK\$40,526,000.

	As at 30 June 2024 HK\$'000	As at 31 D 2023 \$'000
Borrowings	3,508,877	3,551,936

A 30 June 2024,

As at 30 June 2024, HK\$'000

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

A 30 June 2024,

As at 30 June 2024, HK\$'000

	As at 30 June 2024 HK\$'000	A 31 D 2023 \$'000
B	153,888	161,700
---	7,667	33,775
---	---	---
	<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>3,508,877</u>	<u>3,551,986</u>

A 30, 2024, ()
 C) ()
) 126% (31 D 2023: 114%) 0.8 (31 D 2023:
 0.8),
 ()

A 30, 2024, \$62 ,
 \$3,468 12
 , () \$194
 ; () \$2,825
 , 2024,
 C
 B
 B
 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**);

C (**Target Properties**), (**Transactions**)

A A (**Completion**). C
C
C ()

A A
A.

D
A.

A A
C 27 , 2024 31 , 2024.

D
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() ;

() ;

() / ;

()

D. 30, 2024.

A, D.

(-)
B ; (-)
; (-)
; (-)

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:).

CONTINGENT LIABILITIES

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

CAPITAL STRUCTURE

A 30, 2024, \$2,792,489,000, 10%, D 2023. C 2024; (\$327,303,000) \$3,119,792,000 31 B \$ 2024.

HUMAN RESOURCES

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

D, 2024, (...); (-) C, 2024. A 2024.

INTERIM DIVIDEND

B 2024 (2023:). 30,

CORPORATE GOVERNANCE

C

(Shareholders).

C

C

(Code)

2

A

C1

2024.

C

C.2.1

C

D

C

(Mr. Chu)

(Chairman)

C

B

B

C

C

.2.2

C

26

2024 (AGM)

C

C

B2.4()

C

A

A

D

B

C

D

B

A

C

()

COMPLIANCE WITH THE MODEL CODE

C

(C)

D

C

D

(Model Code)

A

C3

D

C

C

D

2024.

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

During the year ended 31 March 2024, the Company has not purchased, sold or redeemed any of its listed securities.

INTERIM FINANCIAL REPORT

The interim financial report for the six months ended 30 June 2024 is available on the Company's website at www.silvergrant.com.hk.

AUDIT COMMITTEE

The Audit Committee consists of three independent non-executive directors, including the Chairman, Mr. A. C. [Name], and two other members, Mr. A. C. [Name] and Mr. D. [Name]. The Chairman of the Audit Committee is Mr. A. C. [Name].

APPRECIATION

The Board of Directors expresses its appreciation to the shareholders, creditors, business partners, and other stakeholders for their support and cooperation during the year.

B
Silver Grant International Holdings Group Limited
Chu Hing Tsung
Chairman of the Board

28 April 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.