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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED

銀建國際控股集團有限公司

(Incorporated in the Hong Kong)

(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
		HK\$'000	\$'000
D	5	46,961	51,611
		<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	6,463	7,086
		<u>(334,873)</u>	<u>(69,595)</u>
		(306,999)	(94,260)
		<u>(27,874)</u>	<u>24,665</u>
		<u>(334,873)</u>	<u>(69,595)</u>
LOSS PER SHARE ATTRIBUTABLE TO			
ORDINARY EQUITY HOLDERS OF THE			
COMPANY			
B	9	<u>(13.32)</u>	<u>(4.09)</u>

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 at fair value through profit or loss</i>	(1,775)	6,192
<i>Change in fair value of financial assets at fair value through profit or loss</i>	-	(858)
<i>Change in fair value of financial assets 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>Change in fair value of financial assets at fair value through profit or loss</i>	(327,303)	(104,047)
<i>Change in fair value of financial assets at fair value through profit or loss</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
Accounts payable	1,811,675	1,894,369
Accounts payable	374,937	434,677
Accounts payable	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 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		
- Finance lease liabilities	40,526	66,887
- Other non-current liabilities	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		
- Share capital	3,626,781	3,626,781
- Reserves	<u>(834,292)</u>	<u>(506,989)</u>
	2,792,489	3,119,792
- Other non-current liabilities	<u>332,083</u>	<u>366,642</u>
	<u>3,124,572</u>	<u>3,486,434</u>

As at 30 June 2024, the Company's net current liabilities are primarily composed of trade payables, other payables, and short-term borrowings. The total assets less current liabilities are primarily composed of cash and bank balances, accounts receivable, and other assets.

The non-current liabilities are primarily composed of finance lease liabilities and other non-current liabilities. The equity attributable to owners of the Company is primarily composed of share capital and reserves.

The Company's financial position is stable and strong, with a solid equity base and a low level of debt. The Company's assets are primarily composed of cash and bank balances, which are highly liquid and easy to convert into cash.

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

- () A 16
- () 2020 A C
- () 2022 A A 12
- () A A 7 7

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)
			<u>6,463</u>
			<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)
			<u>7,086</u>
			<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 (continued)

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	<u>–</u>	<u>2</u>
	<u>46,961</u>	<u>51,613</u>

Revenue from operations (continued)

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

7. TAXATION

C : _____

C C

(CIT)

C , _____ C C

(CIT Law)

C , _____ C 25%

C _____ 5%

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

C :
C C

D

10. DIVIDEND

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

11. TRADE RECEIVABLES

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

12. COMMITMENTS

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

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 name

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

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

		2023		2024
	\$158,223,000		\$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

31 D 2023
2024.
B.

Cash Position

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

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%
	100.0%	100.0%

B
 B \$, \$
 B C B
 \$, \$
 C

Working Capital and Borrowings

A 30 June 2024, \$3,508,877,000

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

2024 3.7% 27.6% (2023: 3.6%)

27.6%)

A 30 June 2024, :

	As at 30 June 2024 HK\$'000	31 D 2023 \$'000
B	<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
--- --	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	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
--- --	—	—
--- --	32,859	33,112
	<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 (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
;

() ;

() ;

() / ;

()

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; (\$) B \$, 2024. C \$327,303,000 \$3,119,792,000 31

HUMAN RESOURCES

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

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

INTERIM DIVIDEND

B 2024 (2023:). 30 ,

CORPORATE GOVERNANCE

C
(Shareholders).

A C1 C C (Code) 2
2024.

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

C B
B

C

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)

(Model Code) A C3 D

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, and one executive director. The Chairman of the Audit Committee is Mr. [Name], an independent non-executive director. The other members of the Audit Committee are Mr. [Name], an independent non-executive director, and Mr. [Name], an executive director.

APPRECIATION

The Board of Directors would like to express 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.