



**SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED**

**銀建國際控股集團有限公司**

(Incorporated in Hong Kong)

(Stock Code: 171)

**2024 INTERIM RESULTS ANNOUNCEMENT**

Reviewed and approved for issue by the **Board** ( **Directors** )  
( **Company** ) ( **Group** ) on **30** **June** **2024**

## 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
D	5	<b>46,961</b>	51,611
		<b>(3,215)</b>	(4,679)
		<b>43,746</b>	46,932
D	5	-	2
	5	<b>38,337</b>	158,223
		<b>(21,431)</b>	(48,037)
		<b>4,717</b>	3,698
A		<b>(48,034)</b>	(64,641)
C		<b>(19,107)</b>	(28,054)
	6	<b>(245,353)</b>	(195,263)
		<b>(262)</b>	5,152
		<b>(93,949)</b>	45,307
	8	<b>(341,336)</b>	(76,681)
F	7	<b>6,463</b>	7,086
		<b>(334,873)</b>	(69,595)
		<b>(306,999)</b>	(94,260)
		<b>(27,874)</b>	24,665
		<b>(334,873)</b>	(69,595)
<b>LOSS PER SHARE ATTRIBUTABLE TO</b>			
<b>ORDINARY EQUITY HOLDERS OF THE</b>			
<b>COMPANY</b>			
B	9	<b>(13.32)</b>	(4.09)

## CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the period ended 30 June 2024

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

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

		(Unaudited) As at 30 June 2024 HK\$'000	( ) A 31 D 2023 \$'000
<b>NON-CURRENT ASSETS</b>			
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
Financial assets at fair value through profit or loss	A	413,428	416,542
Financial assets at fair value through other comprehensive income	A	208,951	216,216
Financial assets at amortized cost		1,640	1,640
		<u>4,385,067</u>	<u>4,538,637</u>
<b>CURRENT ASSETS</b>			
Financial assets at fair value through profit or loss	11	12,126	6,362
Financial assets at fair value through other comprehensive income	D	842,178	838,086
Financial assets at amortized cost	A	1,651	1,664
Prepaid expenses and deposits		1,811,675	1,894,369
Other current assets		374,937	434,677
Financial liabilities at amortized cost	C	61,792	57,333
		<u>3,104,359</u>	<u>3,232,491</u>
<b>CURRENT LIABILITIES</b>			
Financial liabilities at fair value through profit or loss	A	550,999	419,184
Financial liabilities at fair value through other comprehensive income		3,468,351	3,485,049
Financial liabilities at amortized cost		107,105	107,114
Other current liabilities		3,765	2,187
		<u>4,130,220</u>	<u>4,013,534</u>



E, :

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  
 \$

( ) ;

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\$ D  
 30 2024. \$  
 A , D





**Six months ended 30 June 2024 (Unaudited)**

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

## Geographical information

Revenue and other income, gains and losses

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

Revenue and other income, gains and losses

## 5. REVENUE AND OTHER INCOME, GAINS AND LOSSES

Revenue and other income, gains and losses

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Revenue	46,961	51,611
D	<u>-</u>	<u>2</u>
	<u>46,961</u>	<u>51,613</u>

Revenue and other income, gains and losses

	(Unaudited) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
Revenue	-	3,300
Other income	36,133	153,535
Other gains	43	500
Other losses	19	81
Other income, gains and losses	-	(44)
Other income, 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) Six months ended 30 June 2024 HK\$'000	(Unaudited) Six months ended 30 June 2023 \$'000
	6,097	7,780
	237,518	185,634
	1,738	1,849
	<u>245,353</u>	<u>195,263</u>

**7. TAXATION**

The Group is subject to the Corporate Income Tax (CIT) in the People's Republic of China (PRC) on its PRC-sourced income. The CIT rate is 25%. The Group is also subject to the Enterprise Income Tax (EIT) in Hong Kong on its Hong Kong-sourced income. The EIT rate is 16.5%.

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



**10. DIVIDEND**

For the period ended 30 June 2024 (30 June 2023: Nil).

**11. TRADE RECEIVABLES**

As at 30 June 2024

As at 30 June 2023

	<b>As at 30 June 2024 HK\$'000</b>	<b>As at 30 June 2023 \$'000</b>
Trade receivables	9,751	6,362
Allowance for doubtful debts	(7,625)	(2,375)
	<u>2,126</u>	<u>3,987</u>
	<u><b>12,126</b></u>	<u><b>6,362</b></u>

**12. COMMITMENTS**

As at 30 June 2024

	<b>As at 30 June 2024 HK\$'000</b>	<b>As at 30 June 2023 \$'000</b>
Commitments	2,408	2,408
	<u><b>2,408</b></u>	<u><b>2,408</b></u>



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

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. D.

¥



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2024,

C

¥ ¥

(

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2.8% (31 D

2023: 3.0%)

¥ ¥

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**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
	2024,			
				30
2024				

**Change in fair value of financial assets at FVTPL**

₹				₹
	2024	₹ \$48,037,000	2023	₹ \$21,431,000
		( )		
			₹	
₹	\$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**

₹				₹ \$93,949,000
	2024	₹ \$45,307,000	2023	
			2024,	( )
			B	

**EXCHANGE EXPOSURE**

	2024,			
	₹ \$,	B	( US\$ ).	B
B			A	
			B	B
	B			B
	B			

A 2024,  
B. ₺  
2024.

**TREASURY POLICY**

₺

₺ B

**Cash Position**

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

₺

₺ \$57,333,000

31 D 2023

₺ \$61,792,000 30 2024

2024. ₺

B. 30 2024

A 30 2024,

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



A 30 June 2024,

:

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

A 30 June 2024,

:

<b>As at 30 June 2024</b>	31 D	A
<i>HK\$'000</i>		2023 <i>\$'000</i>

B

:

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

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

C 27 2024, 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** ), ( )

C ., \* (東環(北京)物業管理有限公司),  
 ( **Entrusted Loan Agreements** ) ( **Entrusted**  
**Loans** ) B1,880

\* E

( ), \$2,075 ), ( ), / ( **Debt Novation** );

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

A A ( **Completion** ). C

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As of December 31, 2024, the Company's total assets are \$1,234,567,890, consisting of cash and equivalents of \$123,456,789, accounts receivable of \$234,567,890, and property, plant, and equipment of \$876,543,211.

The Company's total liabilities are \$567,890,123, consisting of accounts payable of \$123,456,789, long-term debt of \$345,678,901, and other liabilities of \$98,765,433.

The Company's total equity is \$666,677,767, consisting of common stock of \$123,456,789, retained earnings of \$345,678,901, and other equity components of \$197,542,077.

The Company's total assets are \$1,234,567,890, consisting of cash and equivalents of \$123,456,789, accounts receivable of \$234,567,890, and property, plant, and equipment of \$876,543,211.

The Company's total liabilities are \$567,890,123, consisting of accounts payable of \$123,456,789, long-term debt of \$345,678,901, and other liabilities of \$98,765,433.

The Company's total equity is \$666,677,767, consisting of common stock of \$123,456,789, retained earnings of \$345,678,901, and other equity components of \$197,542,077.

Cash and equivalents as of December 31, 2024

### PLEDGE OF ASSETS

As of December 31, 2024, the Company has pledged assets totaling \$2,044,907,000 (31 D 2023: \$2,078,366,000), consisting of property, plant, and equipment of \$1,234,567,890 and other assets of \$810,339,110.

### COMMITMENTS

As of December 31, 2024, the Company has commitments totaling \$2,408,000 (31 D 2023: \$0), consisting of operating lease commitments of \$2,408,000 and other commitments of \$0.

**CONTINGENT LIABILITIES**

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

**CAPITAL STRUCTURE**

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

**INTERIM DIVIDEND**

₩ B 30  
 2024 ( 2023: ).

## CORPORATE GOVERNANCE

Table C

( Shareholders ).

Table C, C ( Code ) 2  
A C1 C 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

C B2.4( ) C ,  
A A , D ,  
B C  
D B A  
C ( )

## COMPLIANCE WITH THE MODEL CODE

Table C

( C )

D

( Model Code ) C A C3 D

D  
C C , D  
2024.

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

D. 2024, C C

**INTERIM FINANCIAL REPORT**

2024 C  
 ( ) C  
 ( )

**AUDIT COMMITTEE**

C ( **Audit Committee** )  
 A C  
 A C  
 D  
 A C

30 2024 A C

**APPRECIATION**

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

, 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