



**SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED**

**銀建國際控股集團有限公司**

(*I* *H* *K* )

(Stock Code: 171)

**ANNUAL RESULTS ANNOUNCEMENT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

The board (“**Board**”) of directors (“**Directors**”) of Silver Grant International Holdings Group Limited (“**Company**” or “**Silver Grant**”, together with its subsidiaries, the “**Group**”) is pleased to announce the consolidated results of the Group for the year ended 31 December 2023 (“**Year 2023**”) as follows:

## CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	2023	2022
Rental income	<b>96,958</b>	96,884
Direct operating expenses	<b>(6,465)</b>	(3,542)
	<b>90,493</b>	93,342
Dividend income from listed securities	<b>2</b>	136
Other income, gains and losses	<b>258,946</b>	467,687
Exchange gains/(losses) on financial assets	<b>(147,287)</b>	(166,108)
Change in fair value of derivative		
— Foreign exchange	—	(22,280)
— Interest rate	<b>(489,129)</b>	(251,580)
Administrative expenses	<b>(165,030)</b>	(181,456)
Change in fair value of investment properties	<b>(63,646)</b>	(208,156)
Finance costs	<b>(342,422)</b>	(530,034)
Share of profit/(loss) of associates		
— associates	<b>(31,141)</b>	2,050
— joint ventures	<b>(83,071)</b>	1,130
Loss before taxation	<b>(972,285)</b>	(795,269)
Taxation	<b>16,009</b>	52,611
Loss for the year	<b>(956,276)</b>	(742,658)
Loss attributable to:		
— Owners of the Company	<b>(947,409)</b>	(734,563)
— Non-controlling interests	<b>(8,867)</b>	(8,095)
	<b>(956,276)</b>	(742,658)
<b>LOSS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY (in HK cents)</b>		
— Basic	<b>(41.11)</b>	(31.87)
— Diluted	<b>(41.11)</b>	(31.87)

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	2023	2022
<b>LOSS FOR THE YEAR</b>	<b>(956,276)</b>	<b>(742,658)</b>
<b>OTHER COMPREHENSIVE (LOSS)/INCOME FOR THE YEAR</b>		
Qvjgt"eq o r t g j g p u k x g " n q u u " v j c v " o c { " d g " t g e n c u u k Ł g f " v q " r t q Ł v " q t " n q u u " k p " u w d u g s w g p v " r g t k q f u < G z e j c p i g " f k g t g p e g u " q p " v t c p u n c v k q p " q h " h q t g k i p " q r g t c v k q p u	<b>(49,801)</b>	(466,819)
Total other comprehensive loss that may d g " t g e n c u u k Ł g f " v q " r t q Ł v " q t " n q u u " k p " u w d u g s w g p v " r g t k q f u	<b>(49,801)</b>	(466,819)
Other comprehensive income/(loss) that will not d g " t g e n c u u k Ł g f " v q " r t q Ł v " q t " n q u u " k p " u w d u g s w g p v " r g t k q f u < Gain/(loss) arising on property revaluation k p e q o g " v c z " g g e v	<b>7,533</b> <b>(858)</b>	(17,596) 3,353
Net other comprehensive income/(loss) that will not d g " t g e n c u u k Ł g f " v q " r t q Ł v " q t " n q u u " k p " u w d u g s w g p v " r g t k q f u	<b>6,675</b>	(14,243)
<b>OTHER COMPREHENSIVE LOSS FOR THE YEAR, NET OF TAX</b>	<b>(43,126)</b>	(481,062)
<b>TOTAL COMPREHENSIVE LOSS FOR THE YEAR</b>	<b>(999,402)</b>	(1,223,720)
Total comprehensive loss attributable to:		
— Owners of the Company	<b>(902,605)</b>	(1,208,947)
— Non-controlling interests	<b>(96,797)</b>	(14,773)
	<b>(999,402)</b>	(1,223,720)

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	2023	2022
<b>NON-CURRENT ASSETS</b>		
Investment properties	2,133,714	2,309,146
Right-of-use assets	54,134	238,199
Other intangible assets	39,460	43,729
Interests in associates	—	—
Interests in joint ventures	274,094	309,475
Amount due from an associate	1,402,837	1,506,247
Amounts due from joint ventures	416,542	439,486
	216,216	—
	1,640	1,640
	4,538,637	4,847,922
<b>CURRENT ASSETS</b>		
Trade receivables	6,362	3,934
Deposits, prepayments and other receivables	838,086	908,352
Amounts due from joint ventures	1,664	430,437
Loan receivables	1,894,369	2,246,377
Restricted bank balance	434,677	809,429
Cash and bank balances	—	674,814
	57,333	97,517
	3,232,491	5,170,860
<b>CURRENT LIABILITIES</b>		
Accrued charges, rental deposits and other payables	419,184	1,204,446
Interest-bearing bank and other borrowings	3,485,049	1,388,974
Taxation payable	107,114	107,335
Lease liabilities	2,187	2,045
Convertible bonds	—	41,712
	4,013,534	2,744,512
<b>NET CURRENT (LIABILITIES)/ASSETS</b>	<b>(781,043)</b>	<b>2,426,348</b>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<b>3,757,594</b>	<b>7,274,270</b>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	2023	2022
<b>NON-CURRENT LIABILITIES</b>		
Interest-bearing bank and other borrowings	<b>66,887</b>	2,541,766
Lease liabilities	<b>43,112</b>	45,958
Deferred tax liabilities	<b>161,161</b>	192,033
	<hr/>	<hr/>
Total non-current liabilities	<b>271,160</b>	2,779,757
	<hr/>	<hr/>
Net assets	<b>3,486,434</b>	4,494,513
	<hr/> <hr/>	<hr/> <hr/>
<b>EQUITY</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	<b>3,626,781</b>	3,626,781
Reserves	<b>(506,989)</b>	395,616
	<hr/>	<hr/>
	<b>3,119,792</b>	4,022,397
Non-controlling interests	<b>366,642</b>	472,116
	<hr/>	<hr/>
Vqvcn"gs wkv {	<b>3,486,434</b>	4,494,513
	<hr/> <hr/>	<hr/> <hr/>



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Should the Group be unable to achieve the above-mentioned plans and measures and operate as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, t g u r g e v k x g n { 0 " V j g g g e v u " q h " v j g u g " c f l w u v o g p v u " j c x g " p q v " d g g p " t g Ľ g e v g f " k p " v j g u g " e q p u q n k f c v g f " Ľ p c p e k p i " c u " c p f" y j g p" p g g f g f 0" statements.

## 1.2 BASIS OF PREPARATION AND PRINCIPAL ACCOUNTING POLICIES

The financial information relating to the years ended 31 December 2023 and 2022 included in this announcement of annual results does not constitute the Company's statutory annual consolidated Ľ p c p e k p i "c u" c p f" y j g p" p g g f g f 0" V j g" E q o r c p { " j c u " f g n k x g t g f " v j g " e q p u q n k f c v g f " Ľ p c p e k p i " c u" c p f" y j g p" p g g f g f 0" V j g" { g c t u " d w v " k u " f g t k x g f " h t q o " v j q u g " e q p u q n k f c v g f " Ľ p c p e k p i " c u" c p f" y j g p" p g g f g f 0" V j g" { g c t " g p f g f " 53 " F g e g o d g t " 4244 " v q " v j g " T g i k u v t c t " q h " E q o r c p k g u " c u " t g s w k t g f " d { " u g e v k q p " 884 \* 5 + " q h . " c p f " R c t v " 5 " q h " U e j g f w n g " 8 " v q . " v j g " J q p i " M q p i " E q o r c p k g u " Q t f k p c p e g " \* E c r 0844 + " c p f " y k n n " f g n k x g t " v j g " e q p u q n k f c v g f " Ľ p c p e k p i " c u" c p f" y j g p" p g g f g f 0" year ended 31 December 2023 to the Registrar of Companies in due course. The Company's auditor has reported on the consolidated financial statements of the Group for both years. For the year g p f g f " 53 " F g e g o d g t " 4244 . " v j g " c w f k v q t o u " t g r q t v u " y g t g " w p s w c n k h k g f = " k p e n w f g f " c " t g h g t p e g " v q " o c v g t k c n " uncertainty related to going concern to which the auditor drew attention by way of emphasis without s w c n k h { k p i " k v u " t g r q t v u = " c p f " f k f " p q v " e q p v c k p " c " u v c v g o g p v " w p f g t " u g e v k q p " 628 \* 4 + . " 629 \* 4 + " q t " 629 \* 5 + " q h " v j g " Hong Kong Companies Ordinance (Cap.622). For the year ended 31 December 2023, the auditor's t g r q t v " y c u " s w c n k Ľ g f " c p f " e q p v c k p g f " c " u v c v g o g p v " w p f g t " u g e v k q p u " 629 \* 4 + " c p f " 629 \* 5 + " q h " v j g " J q p i " M q p i " Companies Ordinance (Cap.622); and the auditor's report did not contain a statement under section 406(2) of the Hong Kong Companies Ordinance (Cap. 622). For details, please refer to the section headed "EXTRACT OF INDEPENDENT AUDITOR'S REPORT" in this announcement.

These financial statements have been prepared in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("HKASs") and Interpretations) issued by the Hong Kong Institute of E g t v k Ľ g f " R w d n k e " C e e q w p v c p v u " \* o Ľ H K I C P A ), accounting principles generally accepted in Hong Kong and the Hong Kong Companies Ordinance (Cap.622). They have been prepared under the historical cost convention, except for investment properties, leasehold land and buildings under property, r n c p v " c p f " g s w k r o g p v . " h k p c p e k p i " c u u g v u " c v " h c k t " x c n w g " v j t q w i j " r t q h k v " q t " n q u u " c p f " f g t k x c v k x g " h k p c p e k p i " instruments, which have been measured at fair value. These financial statements are presented in Hong Kong dollars and all values are rounded to the nearest thousand (HK\$'000) except when otherwise indicated.

The Group has adopted the following new and revised HKFRSs for the first time for the current

## HKFRS 17

Amendments to HKAS 1 and HKFRS

Practice Statement 2

Amendments to HKAS 8

Amendments to HKAS 12

Amendments to HKAS 12

The nature and impact of the revised HKFRSs that are applicable to the Group are described below:

- (a) Amendments to HKAS 1 "tgs wktg" gpvkkgu"vq" fkuenqug"vj gkt"  
material accounting policy information rather than their significant accounting policies. Accounting policy information is material if, when considered together with other information included in an entity's financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements. Amendments to HKFRS Practice Statement 2  
provide non-mandatory guidance on how to apply the concept of materiality to accounting policy disclosures. The amendments did not have any impact on the measurement, tgeq i pkvkqp"qt" rtgugpvcvkqp"qh"cp{ "kvg o u"kp"vj g" I tqwrøu"Łpcpekcn"uvcvg o gpvu0
- (b) Amendments to HKAS 8 clarify the distinction between changes in accounting estimates and changes in accounting policies. Accounting estimates are defined as monetary amounts in Łpcpekcn"uvcvg o gpvu"vj cv"ctg"uwdlgev"vq" o gcuwtg o gpv"wpegtvcvkpv{0"V jg" c o gp f o gpvu"cnuq"enctkh{ " j q y"gpvkkgu"wug" o gcuwtg o gpv"vge j pks wgu"cp f"kp r wvu"vq" fgxgnqr"cee qwpvkp i "guvk o cvgu0"Ukpeg" the Group's approach and policy align with the amendments, the amendments had no impact qp"vj g" I tqwrøu"Łpcpekcn"uvcvg o gpvu0
- (c) Amendments to HKAS 12  
narrow the scope of the initial recognition exception in HKAS 12 so that kv"pq"nqpigt"cr rnkgu"vq"vtcpucevkqpu"vj cv" i kxg"tkug"vq"gs wcn"vczcdng"cp f"fgfwevkdnng"vg o rqtct{ " fkhgtgpegu."uwe j"cu"ngcugu"cp f" fgeq o o kuukqpkp i "qdnk i cvkqpu0"V jgtghqtg."gpvkkgu"ctg"tgs wktg f" to recognise a deferred tax asset (provided that sufficient taxable profit is available) and a fghgttg f"vcz"nkcdknkv{ "hqt"vg o rqtct{ "fk gtgpegu"ctkukp i "htq o "vj g u g"vtcpucevkqpu0"V jg" c fgrvkqp"qh" amendments to HKAS 12 did not have any impact on the consolidated statement of financial position as at 31 December 2023, 31 December 2022 and 1 January 2022.
- (d) Amendments to HKAS 12 introduce  
a mandatory temporary exception from the recognition and disclosure of deferred taxes arising from the implementation of the Pillar Two model rules published by the Organisation for Economic Co-operation and Development. The amendments also introduce disclosure tgs wktg o gpvu"hqt"vj g" c gevgf"gpvkkgu"vq" jgnr" wugtu"qh"vj g"Łpcpekcn"uvcvg o gpvu"dgwvt"wpfgtuvcp f" the entities' exposure to Pillar Two income taxes, including the disclosure of current tax related vq"Rknct"Vyq"kp eq o g"vczgu"ugrctcvgn{ "kp"vj g" rgtkqfu" y jgp"Rknct"Vyq"ng i kuncvkqp"ku" g gevkxg"cp f" the disclosure of known or reasonably estimable information of their exposure to Pillar Two income taxes in periods in which the legislation is enacted or substantively enacted but not yet kp" g gev0"V jg" I tqwr" jcu"cr rnk g f"vj g" c o gp f o gpvu"tgvtqur gev kxgn{0"Ukpeg"vj g" I tqwr" f k f"pqv"hc m" within the scope of the Pillar Two model rules, the amendments did not have any impact to the Group.



## 2. REVENUE

An analysis of revenue is as follows:

	2023	2022
Gross rental income	96,958	96,884
Dividend income from listed securities	<u>2</u>	<u>136</u>
	<u><b>96,960</b></u>	<u><b>97,020</b></u>

### Operating segment information

#### Year ended 31 December 2023

	Investments	Property leasing	Total
Revenue			
— Rental income	—	96,958	96,958
— Dividend income from listed securities	<u>2</u>	<u>—</u>	<u>2</u>
	<u><b>2</b></u>	<u><b>96,958</b></u>	<u><b>96,960</b></u>
Segment loss	<u><b>(399,166)</b></u>	<u><b>(20,006)</b></u>	<b>(419,172)</b>
Other unallocated income, gains and losses			28,436
Corporate expenses			(128,675)
Finance costs (other than interest on lease liabilities)			(338,662)
Share of losses of:			
— associates			(31,141)
— joint ventures			<u>(83,071)</u>
Loss before taxation			(972,285)
Taxation			<u>16,009</u>
Loss for the year			<u><b>(956,276)</b></u>

Year ended 31 December 2022

	Investments	Property leasing	Total
Revenue			
— Rental income	—	96,884	96,884
— Dividend income from listed securities	<u>136</u>	<u>—</u>	<u>136</u>
	<u>136</u>	<u>96,884</u>	<u>97,020</u>
Segment loss	<u>(13,073)</u>	<u>(153,952)</u>	(167,025)
Other unallocated income, gains and losses			18,383
Corporate expenses			(123,874)
Finance costs (other than interest on lease liabilities)			(525,933)
Ujctg"qh"rtqLvu"qh<			
— associates			2,050
— joint ventures			<u>1,130</u>
Loss before taxation			(795,269)
Taxation			<u>52,611</u>
Loss for the year			<u>(742,658)</u>

## Geographical information

	2023	2022
Hong Kong	2	136
People's Republic of China ("PRC")	<u>96,958</u>	<u>96,884</u>
	<u><b>96,960</b></u>	<u><b>97,020</b></u>

The revenue information above is based on the locations of the customers.

	2023	2022
Hong Kong	803	256,508
PRC	<u>3,903,436</u>	<u>4,150,288</u>
	<u><b>3,904,239</b></u>	<u><b>4,406,796</b></u>

The non-current assets information above is based on the locations of the assets and excludes financial assets at fair value through profit or loss, amount due from an associate and amounts due from joint ventures.

### 3. OTHER INCOME, GAINS AND LOSSES

An analysis of other income, gains and losses is as follows:

	2023	2022
Interest income on:		
— amount due from a joint venture	4,787	44,666
— bank deposits	565	250
— loan receivables	197,907	410,508
Net foreign exchange gain/(loss)	37	(1,551)
Gain on disposal of investment properties	13	(59)
Net loss on disposal of investment properties	(10,500)	—
Impairment loss on other intangible assets	—	(2,814)
Government grants*	—	7
Gain on disposal of a subsidiary	1,360	1,860
Others	36,957	—
	<u>27,820</u>	<u>14,820</u>
	<u><u>258,946</u></u>	<u><u>467,687</u></u>

\* The amount represented grants received from relevant government authorities in Mainland China for the Group's operation of property leasing business. There are no unfulfilled conditions or contingencies relating to these grants.

### 4. FINANCE COSTS

An analysis of finance costs is as follows:

	2023	2022
Interest on bank loans	14,897	14,808
Interest on other loans	323,765	370,725
Interest on convertible bonds	—	140,400
Interest on lease liabilities	3,760	4,101
	<u>342,422</u>	<u>530,034</u>

## 5. TAXATION

	2023	2022
Current:		
PRC Corporate Income Tax (“CIT”) — charge for the year	—	344
Deferred	<u>(16,009)</u>	<u>(52,955)</u>
Total tax credit for the year	<u><u>(16,009)</u></u>	<u><u>(52,611)</u></u>

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The taxation charge of the PRC CIT for the year has been made based on the Group’s estimated assessable profits calculated in accordance with the relevant income tax laws applicable to the Company’s subsidiaries in the PRC. Under the Law of the PRC on Corporate Income Tax (“CIT Law”) and the Implementation Regulation of the CIT Law, the tax rate of the Company’s subsidiaries in the PRC was 25% for the year ended 31 December 2023 (2022: 25%).

The withholding tax arising from dividend income received from the Company’s subsidiaries in the PRC is calculated at 5%.

## 6. LOSS BEFORE TAXATION

The Group's loss before taxation is arrived at after charging/(crediting):

	2023	2022
Auditor's remuneration	7,200	7,200
Employee benefits expense	147,287	166,108
Finance costs	12,270	13,527
Depreciation of right-of-use assets	3,662	3,824
Wages and salaries*	60,133	64,354
Welfare fund contribution**	2,681	2,579
	<u>62,814</u>	<u>66,933</u>
Rental income under operating leases for investment properties, less outgoing of HK\$6,465,000 (2022: HK\$3,542,000)	(90,493)	(93,342)
Impairment loss on other intangible assets***	—	2,814
Other income	—	7,835
Change in fair value of investment properties	489,129	251,580
Other income	63,646	208,156
Other income	—	22,280
	<u>                    </u>	<u>                    </u>

\* During the year ended 31 December 2022, wage subsidy of HK\$240,000 was granted to the Group from the Employment Support Scheme under the Anti-Epidemic Fund in Hong Kong. The amount was recognised in administrative expenses and set-off against the amount of other income.

\*\* There were no forfeited contributions that may be used by the Group as the employer to reduce its existing level of contributions.

\*\*\* The impairment loss on other intangible assets is included in "Other income, gains and losses" category.

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

is based on the following data:

	2023	2022
Company used in the basic loss per share calculation	<u>947,409</u>	<u>734,563</u>
	<b>Number of shares</b>	
	<b>2023</b>	<b>2022</b>
Weighted average number of ordinary shares in issue during the year used in the basic loss per share calculation	<u>2,304,850</u>	<u>2,304,850</u>

No adjustment for dilution has been made to the basic loss per share amount presented for the years ended 31 December 2023 and 2022 as the Company's convertible bonds then outstanding had an

## 8. DIVIDEND

No dividend was paid or proposed for the year ended 31 December 2023 (2022: Nil).

## 9. TRADE RECEIVABLES

The Group allows a credit period of 30 to 60 days to its trade customers.

The following is an ageing analysis of trade receivables presented based on the invoice dates at the end of the reporting period, which approximated the respective revenue recognition dates:

	2023	2022
Within 1 month	<u>6,362</u>	<u>3,934</u>

## EXTRACT OF INDEPENDENT AUDITOR'S REPORT

The following is the extract of the Independent Auditor's Report from the auditor of the Company, Ernst & Young:

### “DISCLAIMER OF OPINION

We do not express an opinion on the consolidated financial statements of the Group. Because of the potential interaction of the multiple uncertainties relating to going concern and their possible

section of our report, it is not possible for us to form an opinion on these consolidated

and the section

properly prepared in compliance with the Hong Kong Companies Ordinance.

### BASIS FOR DISCLAIMER OF OPINION

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The directors of the Company have been undertaking plans and measures to improve the Group's statements. The validity of the going concern assumptions on which the consolidated financial statements have been prepared depends on the outcome of these measures, which are subject to multiple uncertainties, including:

(a) the successful and timely implementation of the plans and measures for the disposal of the outstanding loan receivables and loan interest receivables;

(b) the successful completion of the Group's investments;

(c) the continual support from the existing lenders of the Group such that they will not demand for immediate repayment of the relevant borrowings; and

(d) the Group's ability to raise additional financing.

As a result of these multiple uncertainties, their potential interaction, and the possible cumulative effect thereof, we were unable to form an opinion as to whether the going concern basis of preparation is appropriate. Should the Group fail to achieve the above-mentioned plans and measures, it might not be able to operate as a going concern, and adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise, and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments are set out in the accompanying notes to the consolidated financial statements.

## **ADDITIONAL MATTER — QUALIFICATION ON LOAN RECEIVABLES AND LOAN INTEREST RECEIVABLES**

Included in loan receivables and deposits, prepayments and other receivables on the consolidated statement of financial position as at 31 December 2023 were loan receivables from different borrowers with an aggregate carrying amount of approximately HK\$1,552 million, net of loss allowance, and related loan interest receivables with an aggregate carrying amount of approximately HK\$349 million, net of loss allowance. In addition, included in other income, gains and losses and impairment of financial assets, net on the consolidated statement of profit or loss for the year ended 31 December 2023 were interest income of approximately HK\$165 million and impairment loss of approximately HK\$390 million in relation to the abovementioned loan receivables and loan interest receivables. Furthermore, investing cash flows of interest received of approximately HK\$22 million, advance of loan receivables of approximately HK\$357 million and receipt of loan receivables of approximately HK\$75 million in relation to the abovementioned loan receivables and loan interest receivables were presented in the consolidated statement of cash flows.

As disclosed in note 20 to the consolidated financial statements, the Company has established a special investigation committee to undertake investigation on matters pertaining to the loan transactions, including but not limited to, the commercial rationale of the loan transactions and the relationship between the Group and the borrowers. Up to the date of this report, as the aforesaid investigation has not been completed and is still in progress, we were unable to obtain sufficient appropriate audit evidence to satisfy ourselves as to (i) the commercial rationale of the loan transactions, the relationships between the Group and the borrowers, and the relationships amongst the borrowers; (ii) whether the carrying amounts of the loan receivables and loan interest receivables were properly stated as at 31 December 2023; (iii) whether the impairment loss for these loan receivables and loan interest receivables for the year ended 31 December 2023 was properly assessed and recognised based on the reasonable and supportable information

financial position of the Group as at 31 December 2023 and the financial performance and cash

Even had there been no multiple uncertainties relating to going concern as described in the section of our report which precluded us from expressing an opinion on matter as described above.

**REPORT ON OTHER MATTERS UNDER SECTIONS 407(2) AND 407(3) OF THE HONG KONG COMPANIES ORDINANCE**

In respect alone of the inability to obtain sufficient appropriate audit evidence about the loan receivables and loan interest receivables as described in the section of our report above:

we have not obtained all the information or explanations that, to the best of our knowledge and belief, are necessary and material for the purpose of the audit.”

**BUSINESS REVIEW**

The Group has recorded a loss attributable to owners of the Company of approximately HK\$947,409,000 for Year 2023, as compared with that of approximately HK\$734,563,000 for the year ended 31 December 2022 (“Year 2022”). Basic loss per share of the Company was 41.11 HK cents for Year 2023 (Year 2022: 31.87 HK cents).

extreme weather conditions, the rapid developments in artificial intelligence, the continued regional conflicts and the volatility in the Sino-US relations, which all led to a faltering world economy. China’s economy also experienced a series of challenges, including insufficient

The Company's joint venture, 中海油氣(泰州)石化有限公司 (Zhong Hai You Qi (Tai Zhou) Petrochemical Company Limited\*) ("**Zhong Hai You Qi**"), which is principally engaged in the crude oil processing business as well as the production and sale of petrochemical products, has still

## Investments

The Group has been well-established in the investment industry for decades and has developed its own investment system. During the year under review, the Group had readjusted its business strategies and made the decision to scale down part of the business operations under its investments business segment (including its non-performing asset investments and asset

The Group has made investments in certain enterprises in the PRC which are classified by the Scheme (as defined below) was the most significant financial asset investment of the Group, the carrying value of which represented approximately 3.0% (31 December 2022: 3.9%) of the total assets of the Group. Further details of the NT Trust Scheme are set out below:

aggregate into a trust (“**NT Trust Scheme**”) managed by 國民信託有限公司 (National Trust Co., Ltd.\*), which holds a portfolio of limited liability partnerships investing in property development investments in Zhuozhou and Shenyang in the PRC. As at 31 December 2023, the carrying value of HK\$230,801,000 (31 December 2022: HK\$387,458,000) and accounted for approximately 3.0%

The objective of the Group in relation to its investments in financial assets is to capture returns from the appreciation of the value of its investments and to receive income therefrom. The Board financial and operating performance of the investee companies and market sentiment, which are major economies. The Group will continue to adopt prudent investment principles, closely monitor the performance of its investment portfolio, and readjust its investment strategies as and when appropriate. In response to the potential market volatility and economic downturns, the Group has accelerated the realisation of its mature investments while reducing the proportion of its medium

### Property Leasing

The rental income from the Group's property leasing business in Year 2023 was approximately HK\$96,958,000 (Year 2022: HK\$96,884,000), which had remained stable between the two years. Revenue from this business segment was derived from the leasing of East Gate Plaza, an investment property of the Group located in Beijing, China, consisting of apartments, shops and to stabilise the rental income of the Group, including: (1) conducting monthly market research,

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## MATERIAL ACQUISITIONS AND DISPOSALS

On 11 October 2023, (i) the Company, Silver Grant Hainan Investments (BVI) Limited (“**SG Hainan**”), a wholly owned subsidiary of the Company, and Silver Grant Group Limited (“**First Purchaser**”), an independent third party, entered into a sale and purchase agreement, pursuant to which (a) the Company and SG Hainan have conditionally agreed to sell, and the First Purchaser Limited (“**Target Company**”), a company incorporated in Hong Kong with limited liability and a wholly-owned subsidiary of the Company which held offices 1, 2 and 9 on 49th Floor, Office Tower, Convention Plaza, No. 1 Harbour Road, Hong Kong (“**Office Property**”), and (b) the Company has conditionally agreed to sell, and the First Purchaser has conditionally agreed to Company, at the consideration of HK\$200,000,000, subject to adjustments (“**First Disposal**”); and (ii) the Company and Mr. Gao Jimmy Z. (“**Second Purchaser**”), an independent third party, entered into a sale and purchase agreement, pursuant to which the Company has conditionally Company, at the consideration of HK\$70,000,000 (“**Second Disposal**”).

Both the First Disposal and the Second Disposal were completed in December 2023. Further details of the First Disposal and the Second Disposal are set out in the announcement and the circular of the Company dated 11 October 2023 and 22 November 2023 respectively.

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## FINANCIAL REVIEW

The loss attributable to the owners of the Company increased by approximately 29% from approximately HK\$734,563,000 for Year 2022 to approximately HK\$947,409,000 for Year 2023 cpf"vjg"duke"nquu"rgt"ujctg"cvtkdwcdng"vq"qtfkpc{"gswkv{"j qnfgtu"qh"vjg"Eqo rcp{"kpetgcugf"htqo" 31.87 HK cents for Year 2022 to 41.11 HK cents for Year 2023, mainly due to the following:

- (a) the decrease in the Group’s other income, gains and losses from approximately HK\$467,687,000 for Year 2022 to approximately HK\$258,946,000 for Year 2023, mainly due to the combined effect of: (i) the decrease in the aggregate interest income from an amount due from a joint venture and loan receivables from approximately HK\$455,174,000 for Year 2022 to approximately HK\$202,694,000 for Year 2023; and (ii) the gain on the disposal of a subsidiary of approximately HK\$36,957,000 during Year 2023, which was absent during Year 2022;
- (b) the increase in the Group’s impairment of financial assets, net from approximately HK\$251,580,000 for Year 2022 to approximately HK\$489,129,000 for Year 2023, mainly attributable to the increase in the impairment loss provision in the amount of approximately HK\$172,452,000 made by the Group on its loan receivables under the expected credit loss model in accordance with HKFRS 9 from Year 2022 to Year 2023, as c"tguwnv"qh"vjg"fgvgtkqtcvkqp"kp"vjg"etgfkv"swcnkv{"qh"vjg" I tqwr"u"nqcp"tgegkxcdngu"fwtkpi" [gct" 2023;

- (c) the decrease in the loss from the fair value of the investment properties of the Group from approximately HK\$208,156,000 for Year 2022 to approximately HK\$63,646,000 for Year 2023, mainly due to (i) the decrease in the fair value loss of the Group's investment property located in Beijing as at 31 December 2023, as compared with that as at 31 December 2022; and (ii) the disposal of the Investment Property by the Group in December 2023;

\*f+ vjg"fgetgcug"kp"vjg"Łpcpeg"equvu"kpewttgf"d{"vjg" I tqwr"htq o "cr rtqzk o cvgn{" JM&752.256.222" for Year 2022 to approximately HK\$342,422,000 for Year 2023, mainly due to the full tgfg o rvkqp"qh"vjg"eqpxgtvkdng"dqpfu"d{"vjg" I tqwr"kp"vjg"Łtuv"jcnh"qh" [gct"4245="cpf

- (e) the decline in the performance of Zhong Hai You Qi (one of the Company's joint ventures) in Year 2023 as a result of the major overhaul carried out by Zhong Hai You Qi at its factory, which led to a two-month interruption in its operation in Year 2023 and hence the turn of the Eq o rcp{ø"ujctg"qh" \ jqp i " J ck" [qw"Skø"tguwnv"htq o "c"rtqŁv"qh"cr rtqzk o cvgn{" JM&8.822.222" for Year 2022 to a loss of approximately HK\$68,937,000 for Year 2023.

## Revenue

Rental income of the Group for Year 2023 amounted to approximately HK\$96,958,000 (Year 2022: HK\$96,884,000), which had remained stable between the two years.

## Other income, gains and losses

The decrease in the Group's other income, gains and losses from approximately HK\$467,687,000 for Year 2022 to approximately HK\$258,946,000 for Year 2023 was mainly due to the combined g gev"qh<"\*k+"vjg"fgetgcug"kp"vjg"ci i tgi cvg"kpvtguv"kp eq o g"htq o "cp"c o qwpv"fwg"htq o "c"lqpv"xgpvwtg" and loan receivables from approximately HK\$455,174,000 for Year 2022 to approximately HK\$202,694,000 for Year 2023; and (ii) the gain on the disposal of a subsidiary of approximately HK\$36,957,000 during Year 2023, which was absent during Year 2022.

The increase in the Group's impairment of financial assets, net from approximately HK\$251,580,000 for Year 2022 to approximately HK\$489,129,000 for Year 2023 was mainly attributable to the increase in the impairment loss provision in the amount of approximately HK\$172,452,000 made by the Group on its loan receivables under the expected credit loss model in accordance with HKFRS 9 from Year 2022 to Year 2023, as a result of vjg"fgvgtkqtvcvkqp"kp"vjg"etgfkv"swcnkv{"qh"vjg" I tqwrø"nqcp"tgegkxcdngu"fwtkp i " [gct"42450



## Change in fair value of investment properties

The decrease in the loss from the fair value of the investment properties of the Group from approximately HK\$208,156,000 for Year 2022 to approximately HK\$63,646,000 for Year 2023 was mainly attributable to (i) the decrease in the fair value loss of the Group's investment property located in Beijing as at 31 December 2023, as compared with that as at 31 December 2022; and (ii) the disposal of the Investment Property by the Group in December 2023.

## Finance costs

Year 2022 to approximately HK\$342,422,000 for Year 2023 was mainly due to the full redemption of the Group's bank borrowings in December 2023.

The change in the Company's share of profits or losses of joint ventures from profits of approximately HK\$1,130,000 for Year 2022 to losses of approximately HK\$83,071,000 for Year 2023 was mainly attributable to the decline in the performance of Zhong Hai You Qi (one of the Company's joint ventures) in Year 2023 as a result of the major overhaul carried out by Zhong Hai You Qi at its factory, which led to a two-month interruption in its operation in Year 2023 and a loss of approximately HK\$6,600,000 for Year 2022 to a loss of approximately HK\$68,937,000 for Year 2023.

## Property, plant and equipment

Year 2022 to approximately HK\$54,134,000 as at 31 December 2023 was mainly due to the disposal of the Office Property in December 2023, which had been carried out in December 2023.

## Accrued charges, rental deposits and other payables

The decrease in the Group's accrued charges, rental deposits and other payables from approximately HK\$1,204,446,000 as at 31 December 2022 to approximately HK\$419,184,000 as at 31 December 2023 was mainly attributable to (i) the settlement of certain payables due to other creditors of approximately HK\$715,004,000 by the Group in Year 2023; and (ii) the decrease in the accrued interest payables as at 31 December 2023 as compared with that as at 31 December 2022.

## TREASURY POLICY

The Group adopts a conservative treasury policy under which the Group keeps its investment costs low and to manage its capital. The Group also strives to reduce its exposure to credit risk by performing ongoing credit assessments and monitoring the creditworthiness of its counterparties.



## Cash Position

	2023	2022
Restricted bank balance	—	674,814
Cash and bank balances	<u>57,333</u>	<u>97,517</u>
Total	<u><u>57,333</u></u>	<u><u>772,331</u></u>

As at 31 December 2023, the Group's cash and bank balances were denominated in the following currencies:

	2023	2022
HK\$	5.0%	0.5%
RMB	94.7%	99.5%
US\$	<u>0.3%</u>	<u>0.0%</u>
	<u><u>100.0%</u></u>	<u><u>100.0%</u></u>

The Group conducted its business almost exclusively in RMB except that certain transactions were conducted in HK\$ and United States dollars (“US\$”). The conversion of RMB into HK\$, US\$ or other foreign currencies has been based on the rates set by the People's Bank of China. The value of RMB against HK\$, US\$ and other foreign currencies may fluctuate and is affected by factors such as changes in the PRC's political and economic conditions. The Group has not adopted any foreign exchange risk that may arise.

## Working Capital and Borrowings

As at 31 December 2023, the Group's total borrowings amounted to approximately HK\$3,551,936,000 in aggregate. The composition of these borrowings is summarised below:

	<b>2023</b>	2022
Short term borrowings	<b>3,485,049</b>	1,388,974
Long term borrowings	<b>66,887</b>	2,541,766
Convertible bonds	—	41,712
	<hr/>	<hr/>
Total borrowings	<b>3,551,936</b>	3,972,452
Cash and bank balances	<b>57,333</b>	97,517
	<hr/>	<hr/>
Net borrowings	<b><u>3,494,603</u></b>	<b><u>3,874,935</u></b>

Interests for all borrowings of the Group for Year 2023 were charged at fixed and floating rates ranging from 3.7% per annum to 27.6% per annum (Year 2022: 3.7% per annum to 12.0% per annum).

As at 31 December 2023, the long and short term borrowings of the Group which remained outstanding were denominated as follows:

	<b>2023</b>	2022
HK\$	—	180,000
RMB	<b>3,551,936</b>	3,750,740
	<hr/>	<hr/>
	<b><u>3,551,936</u></b>	<b><u>3,930,740</u></b>

As at 31 December 2023, the long and short term borrowings of the Group which remained

	2023	2022
Fixed interest rates	1,456,876	1,689,583
Floating interest rates	<u>2,095,060</u>	<u>2,241,157</u>
	<u><b>3,551,936</b></u>	<u><b>3,930,740</b></u>

was as follows:

	2023	2022
Bank loans repayable:		
Within one year or on demand	161,700	50,392
In the second year	33,775	152,856
	<u>—</u>	<u>35,386</u>
	<u><b>195,475</b></u>	<u>238,634</u>
Other loans repayable:		
Within one year or on demand	3,323,349	1,338,582
In the second year	—	333,147
	<u>33,112</u>	<u>2,020,377</u>
	<u><b>3,356,461</b></u>	<u>3,692,106</u>
	<u><b>3,551,936</b></u>	<u><b>3,930,740</b></u>

The 12% per annum convertible bonds in the aggregate principal amount of HK\$1,150,000,000 due in December 2022 issued by the Company had been fully redeemed after the Company redeemed the remaining balance of such bonds in the aggregate principal amount of approximately J M&63.934.222"fwtkpi"vjg"Łtuv"jcnh"qh"[gct"42450

As at 31 December 2023, the gearing ratio (calculated as interest-bearing bank and other dqttqykpiu."qxgt"gswkv{"cvtkdwcdng"vq"qypgtu"qh"vjg"Eqo rcp{"+cpf"vjg"ewttgpv"tcvkq"\*ecnewncvgf" as current assets over current liabilities) of the Group were 114% (31 December 2022: 99%) and 0.8x (31 December 2022: 1.9x) respectively. These ratios are key performance indicators used by the management of the Group to measure the Group's level of leverage to ensure the Group has the nkswkfkv{"vq"oggv"kvu"Łpcpekc"qdnki cvkqpu"cv"cn"vk"oguo"Vjg" I tqwr"ykn"uvtkxg"vq"ko r tqxg"kvu"nkswkfkv{" by expediting the collection and/or disposal of its outstanding loan receivables and the disposal qh"kvu"hkpcpekc"cuugv"kp xguv"ogpvu"\*kpenwfkpi"kvu"gswkv{"kpxguv"ogpvu"cpf"ppq/r gthqt okpi"cuugvu" portfolio).

As at 31 December 2023, the Group had cash and bank balances of approximately HK\$57 million and the Group's interest-bearing bank and other borrowings with an aggregate carrying amount of approximately HK\$3,485 million are due to be repaid within 12 months from the end of the reporting period, including (i) borrowing of approximately HK\$195 million which has not been repaid according to the scheduled repayment date before the end of the reporting period; and (ii) borrowings of approximately HK\$3,007 million with original maturity dates of over one year from the end of the reporting period which have been reclassified to current liabilities due to the delay in the payment of interest of certain borrowings and which has been repaid after year gp f0"Hwtvjgt o qtg."uwdugswgpv"vq"vjg"gp f"qh"vjg"tgrqtkpi"rgtkqf."cpqvjgt"dqttqykpi"qh"vjg" I tqwr" with a principal amount of approximately HK\$131 million has not been repaid according to the scheduled repayment date. Up to the date of approval of this announcement, the Group has not received any demand for immediate repayment of these and other borrowings, and the Group has been actively negotiating with the lenders for extension of the repayment date of certain of the aforesaid borrowings.

In view of the above circumstances, the Directors have given careful consideration to the Group's hwwwtg"nkswkfkv{"tgswtg"ogpvu."qrgtcvkpi"rgthqt"ocpeg"cpf"cxckncdng"uqwtegu"qh"hkpcpekp i"kp" assessing the Group's ability to continue operating as a going concern. The following plans and o gcuwtgu"ctg"ht o wncvgf"vq"ocpcig"vjg"yqtmkpi"ecrkcn"cpf"ko r tqxg"vjg"Łpcpekc"rqukvkq"qh"vjg" Group:

- (i) the Group will continue to implement measures for the disposal of the outstanding loan receivables and loan interest receivables;

The Directors have reviewed the Group's cash flow projections prepared by management, which cover a period of not less than 12 months from 31 December 2023. They are of the opinion that, taking into account the above-mentioned plans and measures, the Group will have sufficient resources to meet its obligations due within 12 months from 31 December 2023. Accordingly, the Directors are satisfied that it is probable that the Group will be able to meet its obligations as they fall due.

Notwithstanding the above, significant uncertainties exist as to whether the Group is able to achieve its plans and measures as described above. Whether the Group will be able to continue as a going concern would depend on (i) the successful and timely implementation of the plans and measures for the disposal of the outstanding loan receivables and loan interest receivables; (ii) the successful and timely implementation of the plans for the disposal of the financial asset investments; (iii) the continual support from the existing lenders of the Group such that they will not demand for immediate repayment of the relevant borrowings; and (iv) the successful obtaining of new financing facilities.

Should the Group be unable to achieve the above-mentioned plans and measures and operate as a going concern, adjustments would have to be made to write down the carrying values of the Group's assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify non-current assets and non-current liabilities as current assets and current liabilities, respectively. The effects of these adjustments have not been reflected in these financial statements.

## PLEDGE OF ASSETS

As at 31 December 2023, certain investment properties of the Group with aggregate carrying value of approximately HK\$2,078,366,000 (2022: investment properties and leasehold land and buildings with aggregate carrying values of approximately HK\$2,251,652,000 and HK\$176,300,000, respectively) were pledged to secure general banking facilities granted to the Group and other payable due to an independent third party. As at 31 December 2022, certain receivables (mainly the loans granted by the Group to its joint venture and independent subsidiaries and associates of the Company holding receivables of the Group were pledged to secure the Group's bank borrowings.

## CAPITAL COMMITMENTS

As at 31 December 2023, the Group did not have any capital expenditures contracted for but not yet incurred (2022: HK\$167,973,000). The management of the Group does not expect there to be any plans for material investments or capital assets in 2024 with reference to the current situation as at the date of this announcement.

## CONTINGENT LIABILITIES

As at 31 December 2023, the Group provided corporate guarantees of approximately HK\$2,839,041,000 (31 December 2022: HK\$3,576,622,000) in respect of loans granted to a joint venture of the Company.

## CAPITAL STRUCTURE

As at 31 December 2023, the shareholders' funds of the Group decreased by approximately HK\$902,605,000 to approximately HK\$3,119,792,000 (31 December 2022: HK\$4,022,397,000), representing a decline of approximately 22%. The decrease was mainly due to the loss attributable to the owners of the Company in Year 2023.

## HUMAN RESOURCES

The Group had in aggregate 55 employees in Hong Kong and the PRC as at 31 December 2023 (31 December 2022: 36) for Year 2023 (Year 2022: HK\$66,933,000). The employees of the Group are remunerated according to their respective job nature, market conditions, individual performance and the Company's remuneration policy and the prevailing market conditions.

The Group encourages sustainable training of its employees through coaching and further studies. In-house training was provided to eligible employees during Year 2023, including training on updates of accounting standards and market updates.

The Group has not experienced any significant problem with its employees or disruption to its operations due to labour discipline nor has it experienced any difficulty in the recruitment and retention of employees.

## FINAL DIVIDEND

The Company aims to maximise the interests of its shareholders and at the same time maintaining its sustainable development in the future. In deciding whether to propose a dividend and in determining the dividend amount, the Board will take into account the interests of its shareholders and the Company's financial position. In addition, the Board will also take into account any restrictive covenants imposed by banks and other funding facilities granted to the Group from time to time and any other factors the Board may deem appropriate and/or relevant.

The Board has resolved not to recommend the payment of a final dividend for Year 2023 (Year 2022: Nil).

## CORPORATE GOVERNANCE PRACTICES

The Company is committed to establishing and maintaining a standard of corporate governance that is consistent with market practices. The Company complied with all the applicable code provisions set out in the Corporate Governance Code (“CG Code”) contained in Appendix 14 (renumbered as Appendix C1 with effect from 31 December 2023) to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”) then in

Code provision C.2.1 of the CG Code stipulates that the roles of chairman and chief executive should be separate and should not be the same individual. During the year under review, the Company did not have a separate chairman and chief executive officer as Mr. Chu Hing Tsung. The Board believes that vesting both the roles of the chairman and the co-chief executive officer balance of power and authority for the present arrangement will not be impaired and this structure

## COMPLIANCE WITH THE MODEL CODE

The Company adopted the Model Code for Securities Transactions by Directors of Listed Issuers (“Model Code”) as set out in Appendix 10 (renumbered as Appendix C3 with effect from 31 December 2023) to the Listing Rules then in force as its own code of conduct regarding Directors’

## PURCHASE, SALE OR REDEMPTION OF THE COMPANY’S LISTED SECURITIES

During Year 2023, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the Company’s listed securities.

## REVIEW BY AUDIT COMMITTEE

The audit committee of the Company has reviewed and accepted the Group’s annual results for Year 2023.

## SCOPE OF WORK OF THE INDEPENDENT AUDITOR

The figures in respect of the Group’s consolidated statement of financial position, consolidated thereto for Year 2023 as set out in this announcement have been agreed by the Company’s auditor, Ernst & Young, to the amounts set out in the Group’s draft consolidated financial statements for Year 2023. The work performed by Ernst & Young in this respect did not constitute an assurance

## FORMATION OF SPECIAL INVESTIGATION COMMITTEE

On 18 March 2024, an independent special investigation committee (“**Special Investigation Committee**”), initially comprising Mr. Hung Muk Ming as chairman, Mr. Liang Qing and Mr. Zhang Lu as members, being all independent non-executive Directors, has been established pursuant to a resolution of the Board passed on 18 March 2024 for the purposes of, among other things, investigating on various matters and events relating to the loan agreements (“**Loan Agreements**”) in relation to the portfolio of loan receivables held by the Group (consisting of loan receivables in the aggregate principal amount and accrued interest of approximately RMB2,201 million as at 31 December 2023) (“**Loan Receivables**”), in particular, the approval process of the Loan Agreements, the background information of the related borrowers, the commercial rationale for entering into the Loan Agreements and the effectiveness of the internal control system of the Group in relation to the approval of the Loan Agreements and the collection of the Loan Receivables and the interest accrued thereon. On 18 March 2024, the Special Investigation Committee appointed a leading global professional services firm specialising in forensic accounting and investigations (“**Investigation Agency**”) to assist in conducting independent investigations into the Loan