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SILVER GRANT INTERNATIONAL HOLDINGS GROUP LIMITED **銀建國際控股集團有限公司**

(Incorporated in Hong Kong with limited liability)

(Stock Code: 171)

PROFIT WARNING

This announcement is made by Silver Grant International Holdings Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) pursuant to Rule 13.09 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”) and the Inside Information Provisions (as defined in the Listing Rules) under Part XIVA of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong).

The board (“**Board**”) of directors (“**Directors**”) of the Company would like to inform the shareholders of the Company (“**Shareholders**”) and the potential investors that, based on information currently available, the Group is expected to record a substantial decrease in the profit attributable to the owners of the Company for the six months ended 30 June 2019 (“**2019 Q2**”), as compared to that of approximately HK\$143.2 million for the six months ended 30 June 2018 (“**2018 Q2**”), primarily attributable to (i) the turn in the change in fair value of financial assets at fair value through profit or loss (“**Financial Assets**”) from a gain of approximately HK\$106.1 million for 2018 Q2 to a loss for 2019 Q2, mainly resulting from (a) the decrease in the fair value of the Financial Assets held by the Group as at 30 June 2019, as compared to that of the Financial Assets held by the Group as at 30 June 2018; and (b) the profit realised by the Group from the disposal of Financial Assets for 2018 Q2 amounting to approximately HK\$40.7 million, while the Group had no disposal of Financial Assets during 2019 Q2; and (ii) the decrease in the share of profits of associates recognised in 2019 Q2, compared to that in the amount of approximately HK\$126.0 million recognised in 2018 Q2, mainly due to the decline in the performance of one of the Company’s associates in 2019 Q2, which were partially offset by the profit from discontinued operation recognised for 2019 Q2, as compared to the loss from discontinued operation in the amount of approximately HK\$147.5 million recognised for 2018 Q2.

The information contained in this announcement is only based on the preliminary assessment by the management of the Company of the unaudited consolidated management accounts of the Company for 2019 Q2 and is not based on any figure or information which has been audited or reviewed by the Company's auditors. The Company is in the process of finalising the interim results of the Group for 2019 Q2. Details of the Group's financial information and performance will be disclosed when the interim results of the Group for 2019 Q2 are announced.

Shareholders and potential investors should exercise caution when dealing in the shares of the Company.

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

Hong Kong, 27 August 2019

As at the date of this announcement, the Board comprises Mr. Gao Jian Min (Managing Director), Mr. Huang Jiajue, Mr. Luo Zhihai and Mr. Ma Yilin as executive Directors; Mr. Chu Hing Tsung (Chairman) and Mr. Chen Zhiwei as non-executive Directors; and Mr. Liang Qing, Mr. Zhang Lu and Mr. Hung Muk Ming as independent non-executive Directors.