(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 June 2012 - Unaudited

		Individua	al Period	Cumulative Period		
	Note	3 month 30.6.2012 RM'000	s ended 30.6.2011 RM'000	6 month 30.6.2012 RM'000	s ended 30.6.2011 RM'000	
Revenue Cost of sales	9	19,234 (16,495)	26,743 (24,000)	40,213 (34,818)	54,563 (46,230)	
Gross profit		2,739	2,743	5,395	8,333	
Other items of income:						
Interest incomeOther income		602 96	411 99	1,137 240	708 276	
Operating expenses		(2,704)	(3,968)	(6,162)	(8,937)	
Operating profit/(loss) Finance costs		733 (7)	(715) (6)	610 (13)	380 (13)	
Profit/(Loss) before taxation Taxation	9 & 19 20	726 (507)	(721) (415)	597 (1,197)	367 (1,385)	
Profit/(Loss) for the period		219	(1,136)	(600)	(1,018)	
Other comprehensive loss, net of tax Foreign currency translation		1 225	717	(292)	117	
differences for foreign operations		1,335	717	(283)	117	
Total comprehensive income/(loss) for the p	oeriod	1,554	(419)	(883)	(901)	

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 June 2012 - Unaudited (Continued)

		Individua	al Period	Cumulative Period 6 months ended		
	Note	3 month	s ended			
		30.6.2012 RM'000	30.6.2011 RM'000	30.6.2012 RM'000	30.6.2011 RM'000	
(Loss)/Profit attributable to:						
Owners of the Company		254	(1,287)	(616)	(1,064)	
Non-controlling interests		(35)	151	16	46	
Profit/(Loss) for the period		219	(1,136)	(600)	(1,018)	
Total comprehensive (loss)/profit attributable to:						
Owners of the Company		1,589	(570)	(899)	(947)	
Non-controlling interests		(35)	151	16	46	
Total comprehensive income/(loss) for the per	riod	1,554	(419)	(883)	(901)	
Earnings per share attributable to owners of the Company:						
- Basic	25	0.09	(0.46)	(0.22)	(0.38)	
- Diluted	25	N/A	N/A	N/A	N/A	

Notes:

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

[&]quot;N/A" - Not applicable

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 30 June 2012 - Unaudited

	Note	<u>Unaudited</u> As at 30.6.2012 RM'000	Audited As at 31.12.2011 (restated) RM'000	Audited As at 1.1.2011 (restated) RM'000
ASSETS				
Non-current assets				
Property, plant and equipment Investment properties Other investments Goodwill	10	92,838 23,861 177 4,932	97,453 23,893 174 4,932	100,982 23,956 - 4,932
		121,808	126,452	129,870
Current assets				
Inventories Property development costs Trade and other receivables Prepaid expenses Tax recoverable Deposits with licensed banks Cash and bank balances	9	13,722 62,194 31,064 2,443 2,785 74,950 8,729 195,887	15,687 62,114 32,599 1,421 2,852 72,852 8,465 195,990	20,495 62,021 43,012 1,337 3,190 46,493 20,244 196,792
EQUITY AND LIABILITIES				
Equity attributable to owners of the Company				
Share capital Share premium Treasury shares Currency translation reserve Retained profits		139,357 1,281 (947) 126 134,088	139,357 1,281 (947) 409 134,704	139,357 1,281 - (2,852) 138,122
Non-controlling interests		273,905 2,464	274,804 2,448	275,908 2,366
Total equity		276,369	277,252	278,274
				-

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 30 June 2012 - Unaudited (Continued)

	Note	<u>Unaudited</u> As at 30.6.2012 RM'000	Audited As at 31.12.2011 (restated) RM'000	Audited As at 1.1.2011 (restated) RM'000
Non-current liabilities				
Borrowings Deferred tax liabilities	22	275 23,145	23,224	182 22,627
		23,420	23,224	22,809
Current liabilities				
Trade and other payables Borrowings Provision for taxation	22	16,550 140 1,216	21,258 182 526	25,094 210 275
		17,906	21,966	25,579
Total liabilities		41,326	45,190	48,388
TOTAL EQUITY AND LIABILITIES		317,695	322,442	326,662
Net assets per share attributable to owners of the Company (RM)		0.99	0.99	0.99
-		0.99	0.99	0

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 30 June 2012 - Unaudited

			Attributable to shareholders of the Company							
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Revaluation reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2012 (Previously reported) Effects of adopting Malaysian Financial Reporting Standards ("MFRS")	2	139,357	1,281	(947)	572 (572)	409	134,132 572	274,804	2,448	277,252
At 1 January 2012 (Restated)		139,357	1,281	(947)	-	409	134,704	274,804	2,448	277,252
Total comprehensive (loss)/income for the period		-	-	-	-	(283)	(616)	(899)	16	(883)
At 30 June 2012		139,357	1,281	(947)	-	126	134,088	273,905	2,464	276,369

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 30 June 2012 - Unaudited (Continued)

		Attributable to shareholders of the Company								
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Revaluation reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2011 (Previously reported) Effects of adopting MFRS	2	139,357	1,281	-	572 (572)	(2,852)	137,550 572	275,908	2,366	278,274
At 1 January 2011 (Restated)		139,357	1,281	-	-	(2,852)	138,122	275,908	2,366	278,274
Total comprehensive (loss)/income for the period		-	-	-	-	117	(1,064)	(947)	46	(901)
Transactions with owners: - Purchase of treasury shares		-	-	(945)	-	-	-	(945)	-	(945)
At 30 June 2011		139,357	1,281	(945)	-	(2,735)	137,058	274,016	2,412	276,428

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 30 June 2012 - Unaudited

	Cumulative Period		
	6 month 30.6.2012 RM'000	s ended 30.6.2011 RM'000	
Cash flows from operating activities			
Profit before taxation Adjustments for non-cash items	597 4,076	367 4,409	
Operating profit before working capital changes	4,673	4,776	
Working capital changes			
Inventories	1,965	4,776	
Property development costs	(80)	(83)	
Receivables, deposits and prepayments	513	2,825	
Payables and accruals	(4,708)	(4,728)	
Cash generated from operations	2,363	7,566	
Interest paid	(13)	(13)	
Interest received	1,137	708	
Tax paid	(562)	(557)	
Tax recovered	43	244	
Net cash from operating activities	2,968	7,948	
Cash flows from investing activities			
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment	(545) 216	(3,057) 93	
Net cash used in investing activities	(329)	(2,964)	

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 30 June 2012 - Unaudited (Continued)

	Cumulative Period		
	6 month 30.6.2012 RM'000	s ended 30.6.2011 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities Purchase of treasury shares	(130)	(104) (945)	
Net cash used in financing activities	(130)	(1,049)	
Net increase in cash and cash equivalents	2,509	3,935	
Cash and cash equivalents at beginning of the financial period	81,317	66,736	
Effects of foreign exchange rate changes	(147)	448	
Cash and cash equivalents at end of the financial period	83,679	71,119	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances Bank overdrafts	74,950 8,729	60,531 11,440 (852)	
	83,679	71,119	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2011 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

Hil Industries Berhad is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad.

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 29 August 2012.

1. Basis of Preparation

These condensed consolidated interim financial statements have been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of the Bursa Malaysia Securities Berhad and MFRS 134, *Interim Financial Reporting*, issued by the Malaysian Accounting Standards Board ("MASB"). These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2011. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2011.

These condensed consolidated interim financial statements are the Group's first Malaysian Financial Reporting Standards ("MFRS") condensed consolidated interim financial statements for part of the period covered by the Group's first MFRS annual financial statements for the financial year ending 31 December 2012. MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards has been applied.

The date of transition to the MFRS framework is on 1 January 2011. At that transition date, the Group reviewed its accounting policies and considered the transitional opportunities under MFRS 1. The impact of the transition from FRS to MFRS is described in Note 2 below.

The preparation of an interim financial report in conformity with MFRS 134 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

2. Significant Accounting Policies and Application of MFRS 1

The audited financial statements of the Group for the financial year ended 31 December 2011 were prepared in accordance with Financial Reporting Standards ("FRS"). As the requirements under FRS and MFRS are similar, the significant accounting policies adopted in preparing the condensed report are consistent with those of the audited financial statements for the financial year ended 31 December 2011 except as described below:

Property, plant and equipment

The Group has previously adopted the transitional provisions available on the first application of the MASB Approved Accounting Standard IAS 16 (Revised), *Property, Plant and Equipment* which was effective for periods ending on or after 1 September 1998. By virtue of these transitional provisions, the Group had recorded certain land and buildings at revalued amounts but had not adopted a policy of regular revaluation of such assets. These assets are stated at their respective valuation less accumulated depreciation and impairment losses.

Upon transition to MFRS, the Group has elected to continue to measure all its property, plant and equipment using the cost model under MFRS 116, *Property, Plant and Equipment*. At the date of transition to MFRS or 1 January 2011, the Group elected to regard the revalued amounts of land and buildings first revalued in 1992 as deemed cost at the date of the revaluation as these amounts were broadly comparable to their fair values at that date. The revaluation surplus of RM572,000 (31 March 2011: RM572,000, 31 December 2011: RM572,000) was transferred to retained profits on the date of transition to MFRS.

Reconciliation of Statement of Financial Position as at 31 December 2011

	As previously reported RM'000	Effects of transition to MFRS RM'000	As restated RM'000
Revaluation reserve	572	(572)	-
Retained profits	134,132	572	134,704

Reconciliation of Statement of Financial Position as at 1 January 2011

	As previously reported RM'000	Effects of transition to MFRS RM'000	As restated RM'000
Revaluation reserve	572	(572)	-
Retained profits	137,550	572	138,122

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

2. Significant Accounting Policies and Application of MFRS 1 (Continued)

MFRSs, Amendments to MFRSs and IC Interpretation

At the date of authorisation of these interim financial statements, the following MFRSs, Amendments to MFRSs and IC Interpretation were issued but not yet effective and have not been applied by the Group:

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 July 2012

Amendments to MFRS 101, Presentation of Items of Other Comprehensive Income

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2013

MFRS 7, Disclosures - Offsetting Financial Assets and Financial Liabilities

MFRS 10, Consolidated Financial Statements

MFRS 11, Joint Arrangements

MFRS 12, Disclosure of Interests in Other Entities

MFRS 13, Value Measurement

MFRS 119, Employee Benefits (Revised)

MFRS 127, Separate Financial Statements

MFRS 128, Investments in Associates and Joint Ventures

IC Interpretation 20, Stripping Costs in the Production Phase of a Surface Mine

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2014

Amendments to MFRS 132, Offsetting Financial Assets and Financial Liabilities

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2011 was not qualified.

4. Comments about Seasonal or Cyclical Factors

The business operations of the Group are not materially affected by any seasonal or cyclical factors during the quarter under review.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

5. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and financial period-to-date.

6. Changes in Estimates

There were no changes in estimates that have had material effect in the current quarter and financial period-to-date results.

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period-to-date.

8. Dividends Paid

No dividend was paid in the current financial period-to-date.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

9. Operating Segments

Segment information is presented in respect of the Group's business segments.

	Cumulative Period		
	6 month 30.6.2012 RM'000	as ended 30.6.2011 RM'000	
Segment Revenue			
Revenue from:			
Manufacturing Property development and management Trading, services and others	39,549 903 -	54,076 639 -	
Total revenue including inter-segment revenue	40,452	54,715	
Elimination of inter-segment revenue	(239)	(152)	
Revenue from external customers	40,213	54,563	
Segment Results (External)			
Results from:			
Manufacturing	428	229	
Property development and management Trading, services and others	(4)	140 (2)	
Profit before tax	597	367	

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

9. Operating Segments (Continued)

	Cumulative Period		
	6 months ended		
	30.6.2012 RM'000	30.6.2011 RM'000	
Segment Assets			
Segment assets of:			
Manufacturing	199,046	204,634	
Property development and management	110,639	108,898	
Trading, services and others	293	253	
	309,978	313,785	
Unallocated assets	7,717	7,815	
Total consolidated assets	317,695	321,600	

10. Property, Plant and Equipment

During the six months ended 30 June 2012, the Group acquired items of property, plant and equipment with a cost of RM908,000 (six months ended 30 June 2011: RM3,057,000). Items of property, plant and equipment with a net book value of RM32,000 were disposed of during the six months ended 30 June 2012 (six months ended 30 June 2011: RM Nil), resulting in a gain on disposal of RM184,000 (six months ended 30 June 2011: gain on disposal of RM93,000).

(b) Valuation

The valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

11. Subsequent Events

There were no material events subsequent to the end of the financial period-to-date.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and application of MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards

12. Changes in Composition of the Group

There were no changes in the composition of the Group in the current financial period-to-date.

13. Changes in Contingent Liabilities or Contingent Assets

There were no contingent liabilities or contingent assets since the last annual balance sheet as at 31 December 2011.

14. Capital Commitments

There were no capital commitments as at 30 June 2012.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

15. Performance Review

The revenue and profit before tax recorded by the Group for the financial period-to-date was RM40.213 million and RM0.597 million respectively.

This represented a decrease of RM14.350 million in revenue or 26.30% of the revenue for the same period in the previous financial year ended 31 December 2011.

For the cumulative six months ended 30 June 2012, the increase in the results for the financial period-to-date was RM0.230 million or 62.67% of the results for the same period in the previous financial year ended 31 December 2011. The decrease in revenue was mainly attributed to the decrease in revenue from our overseas subsidiary and the slight increase in profit before tax was mainly due to interest derived from deposits at licensed bank.

The performance of the respective operating segments for the financial period-to-date as compared to the corresponding financial period-to-date in the preceding financial year is analysed as follows:

a) Manufacturing segment

The manufacturing segment registered a decrease in revenue and an increased in results for the current financial period-to-date of 26.86% and 86.9% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. The performance of our overseas subsidiary was substantially affected by the global slowdown in demand for the information technology industry's products. Nevertheless, the negative results from our overseas subsidiary was somewhat cushioned by the relatively steady demand for products from our automotive division and by the demand for products from our local operations.

b) Property development and management segment

Profit before tax from this segment registered an increase of 23.57% was mainly due to the renting out of vacant shoplots in the current financial period-to-date.

c) Trading, services and others segment

This segment is not active.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

16. Variation of Results Against Preceding Quarter

The revenue and profit before tax for the current quarter were RM19.234 million and RM0.726 million respectively compared to revenue of RM20.979 million and loss before tax of RM0.129 million for the immediate preceding quarter ended 31 March 2012. This was mainly attributed to a decrease in revenue from our overseas subsidiary, and the slight increased in profit before tax was derived from interest from deposits at licensed banks. The performance of our overseas subsidiary was substantially affected by the global slowdown in demand for the information technology industry's products.

17. Current Year Prospects

The global economic outlook will likely be impacted negatively by the uncertainty arising from the Eurozone debt crisis and the continuing weak US economy.

The outlook for the Group's domestic performance from the automotive industries continues to be a key contributor to the overall performance, with the group venturing to accommodate newer customers as well as expanding its target markets to cover a wider range of automotive parts, and making significant inroads into areas and components not previously ventured into.

The management will endeavour to improve the results of the Group's overseas subsidiary.

For the property segment, the demand for rented properties is expected to remain positive.

Given the uncertainty and currently weak economic situation, the Board will continue to push forward so that the Group is able to succeed in becoming a major industry player. Barring any unforeseen drastic changes in the world economy, the Board is optimistic that the Group's performance will be satisfactory in the financial year 2012.

18. Profit Forecast or Profit Guarantee

The Group did not issue any profit forecast or profit guarantee.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

19. Profit/(Loss) before taxation

	Current Quarter 3 months ended 30.6.2012 RM'000	Year-To- Date 6 months ended 30.6.2012 RM'000
Profit/(Loss) before taxation is arrived at after charging:		
Depreciation and amortisation Interest expense	2,684 7	5,387 13
Net foreign exchange gain: - Realised - Unrealised	(37) (236)	` '

20. Taxation

	Individual Period		Cumulative Period	
	3 month 30.6.2012 RM'000	as ended 30.6.2011 RM'000	months 30.6.2012 RM'000	s ended 30.6.2011 RM'000
In respect of current financial year:				
Malaysian income taxForeign taxDeferred tax	585 - (10)	353 - 62	1,276 - (11)	1,211 73 101
	575	415	1,265	1,385
Deferred tax in respect of prior financial years	(68)	-	(68)	-
	507	415	1,197	1,385

The effective tax rate for the current quarter and the financial period-to-date was higher than the statutory tax rate principally due to the losses of certain subsidiary companies which cannot be set off against the taxable profits made by other subsidiary companies, and certain expenses which are not deductible for tax purposes.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

21. Status of Corporate Proposals

There were no corporate proposals announced.

22. Borrowings

	As at 30.6.2012 RM'000	As at 31.12.2011 RM'000
Non-current		
- Secured	275	-
Current		
- Secured	140	182
	415	182

23. Material Litigation

As at the reporting date, there was no material litigation against the Group.

24. Dividend

No dividend has been declared for the financial period ended 30 June 2012.

(Company No: 8812-M)

Notes To The Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

25. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit/(loss) for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual Period 3 months ended		Cumulative Period	
			6 months ended	
	30.6.2012	30.6.2011	30.6.2012	30.6.2011
Profit/(Loss) for the period attributable				
to owners of the Company (RM'000)	254	(1,287)	(616)	(1,064)
Weighted average number				
of ordinary shares in issue ('000)	276,617	278,714	276,617	278,714
Basic earnings per share (sen)	0.09	(0.46)	(0.22)	(0.38)

(b) Diluted earnings per share

Diluted earnings per share is not disclosed as it is not applicable.

26. Breakdown of retained profits into realised and unrealised profits or losses

The breakdown of the retained profits of the Group as at the reporting date, into realised and unrealised profits or losses, is as follows:

	As at 30.6.2012 RM'000	As at 31.12.2011 RM'000
Realised and unrealised profits/(losses) of the Company and its subsidiaries:		
- Realised	173,937	175,137
- Unrealised	(7,888)	(8,590)
	166,049	166,547
Less: Consolidation adjustments	(31,961)	(31,843)
Total retained profits	134,088	134,704