(Company No: 8812-M)

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

		Individua	al Period	Cumulative Period		
	Note	3 month 30.9.2012 RM'000	s ended 30.9.2011 RM'000	9 months ended 30.9.2012 30.9.201 RM'000 RM'000		
Revenue Cost of sales	9	17,747 (14,554)	27,030 (22,316)	57,960 (49,372)	81,593 (68,546)	
Gross profit		3,193	4,714	8,588	13,047	
Other items of income:						
Interest incomeOther income		543	423 690	1,680 240	1,131 966	
Operating expenses		(3,393)	(4,331)	(9,555)	(13,268)	
Operating profit Finance costs		343 (10)	1,496 (7)	953 (23)	1,876 (20)	
Profit before taxation Taxation	9 & 19 20	333 (774)	1,489 (246)	930 (1,971)	1,856 (1,631)	
(Loss)/Profit for the period		(441)	1,243	(1,041)	225	
Other comprehensive loss, net of tax Foreign currency translation differences for foreign operations		(2,175)	3,787	(2,458)	3,904	
Total comprehensive (loss)/income for the	period	(2,616)	5,030	(3,499)	4,129	

(Company No: 8812-M)

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

		Individua	al Period	Cumulative Period		
	Note	3 month 30.9.2012 RM'000	s ended 30.9.2011 RM'000	9 month 30.9.2012 RM'000	s ended 30.9.2011 RM'000	
(Loss)/Profit attributable to:						
Owners of the Company Non-controlling interests		(476) 35	1,240	(1,092)	176 49	
(Loss)/Profit for the period		(441)	1,243	(1,041)	225	
Total comprehensive (loss)/profit attributable to:						
Owners of the Company Non-controlling interests		(2,651)	5,027	(3,550) 51	4,080 49	
Total comprehensive (loss)/income for the period	od	(2,616)	5,030	(3,499)	4,129	
Earnings per share						
attributable to owners of the Company:		(0.4 =)	0.45	(0.00)		
- Basic - Diluted	25 25	(0.17) N/A	0.45 N/A	(0.39) N/A	0.06 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 September 2012 - Unaudited

	Note	Unaudited As at 30.9.2012 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	90,033 23,846 178 4,932	97,453 23,893 174 4,932	100,982 23,956 - 4,932
		118,989	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		13,884 62,200 29,040 2,201 2,800 75,294 8,476	15,687 62,114 32,599 1,421 2,852 72,852 8,465	20,495 62,021 43,012 1,337 3,190 46,493 20,244
TOTAL ASSETS	9	312,884	322,442	326,662
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) (2,049) 133,612	139,357 1,281 (947) 409 134,704	139,357 1,281 - (2,852) 138,122
Non-controlling interests		271,254 2,499	274,804 2,448	275,908 2,366
Total equity		273,753	277,252	278,274

(Company No: 8812-M)

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

	Note	Unaudited As at 30.9.2012 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	528 23,145	23,224	182 22,627
		23,673	23,224	22,809
Current liabilities				
Trade and other payables Borrowings Provision for taxation	22	14,269 125 1,064	21,258 182 526	25,094 210 275
		15,458	21,966	25,579
Total liabilities		39,131	45,190	48,388
TOTAL EQUITY AND LIABILITIES		312,884	322,442	326,662
Net assets per share attributable to owners of the Company (RM)		0.98	0.99	0.99

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 September 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		-	-	-	-	(2,458)	(1,092)	(3,550)	51	(3,499)
At 30 September 2012		139,357	1,281	(947)	-	(2,049)	133,612	271,254	2,499	273,753

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 30 September 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		-	-	-	-	3,904	176	4,080	49	4,129
Transactions with owners: - Purchase of treasury shares		-	-	(945)	-	-	-	(945)	-	(945)
At 30 September 2011		139,357	1,281	(945)	-	1,052	138,298	279,043	2,415	281,458

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 September 2012 - Unaudited

	Cumulati	ve Period
	9 month	
	30.9.2012 RM'000	30.9.2011 RM'000
Cash flows from operating activities		
Profit before taxation	930	1,856
Adjustments for non-cash items	6,205	6,919
Operating profit before working capital changes	7,135	8,775
Working capital changes		
Inventories	1,803	4,312
Property development costs	(86)	(90)
Receivables, deposits and prepayments	2,779	5,563
Payables and accruals	(6,989)	(7,139)
Cash generated from operations	4,642	11,421
Interest paid	(23)	(20)
Interest received	1,680	1,131
Tax paid	(1,503)	(939)
Tax recovered	43	255
Net cash from operating activities	4,839	11,848
Cash flows from investing activities		
Purchase of property, plant and equipment	(561)	(4,220)
Proceeds from disposal of property, plant and equipment	216	93
Net cash used in investing activities	(345)	(4,127)

(Company No: 8812-M)

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

	Cumulative Period		
	9 month 30.9.2012 RM'000	s ended 30.9.2011 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities Dividends paid to ordinary shareholders Dividends paid by a subsidiary company to minority shareholders Purchase of treasury shares	(208)	(157) (3,900) - (947)	
Net cash used in financing activities	(208)	(5,004)	
Net increase in cash and cash equivalents	4,286	2,717	
Cash and cash equivalents at beginning of the financial period	81,317	66,737	
Effects of foreign exchange rate changes	(1,833)	2,457	
Cash and cash equivalents at end of the financial period	83,770	71,911	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances Bank overdrafts	75,294 8,476 -	66,851 5,966 (906)	
	83,770	71,911	

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 28 November 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 9 months ended		
	30.9.2012 RM'000	30.9.2011 RM'000	
Segment Revenue			
Revenue from:			
Manufacturing	56,796	80,748	
Property development and management	1,413	1,107	
Trading, services and others			
Total revenue including inter-segment revenue	58,209	81,855	
Elimination of inter-segment revenue	(249)	(262)	
Revenue from external customers	57,960	81,593	
Segment Results (External)			
Results from:			
Manufacturing	364	1,379	
Property development and management	561	477	
Trading, services and others	5	_	
Profit before tax	930	1,856	

(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		
	9 months ended		
	30.9.2012 RM'000	30.9.2011 RM'000	
Segment Assets			
Segment assets of:			
Manufacturing	194,033	203,075	
Property development and management	110,861	109,048	
Trading, services and others	259	255	
	305,153	312,378	
Unallocated assets	7,731	7,787	
Total consolidated assets	312,884	320,165	

10. Property, Plant and Equipment

During the nine months ended 30 September 2012, the Group acquired items of property, plant and equipment with a cost of RM1,240,000 (nine months ended 30 September 2011: RM4,220,000). Items of property, plant and equipment with a net book value of RM32,000 were disposed of during the nine months ended 30 September 2012 (nine months ended 30 September 2011: RM Nil), resulting in a gain on disposal of RM184,000 (nine months ended 30 September 2011: gain on disposal of RM93,000).

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 September 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 RM57.960 million and RM0.930 million respectively.

This represented a decrease of RM23.633 million in revenue or 28.96% of the revenue for the same period in the previous financial year ended 31 December 2011.

For the cumulative nine months ended 30 September 2012, the decrease in the results for the financial period-to-date was RM0.926 million or 49.89% 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.

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 results for the current financial period-to-date of 29.66% and 73.60% 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, as well as from the domestic market.

b) Property development and management segment

Profit before tax from this segment registered an increase of 17.61%, this 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 RM17.747 million and RM0.333 million respectively compared to revenue of RM19.234 million and profit before tax of RM0.726 million for the immediate preceding quarter ended 30 June 2012. This was mainly attributed to a decrease in revenue from the local operations and our overseas subsidiary, and the decreased in profit before tax is in line with the reduction in revenue. 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.

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 before taxation

	Quarter 3 months ended 30.9.2012 RM'000	Year-To- Date 9 months ended 30.9.2012 RM'000
Profit before taxation is arrived at after charging:		
Depreciation and amortisation Interest expense	2,663 10	8,050 23
Net foreign exchange gain: - Realised - Unrealised	111 80	83 (13)

20. Taxation

	Individual Period		Cumulative Period	
	3 month 30.9.2012 RM'000	as ended 30.9.2011 RM'000	months 30.9.2012 RM'000	s ended 30.9.2011 RM'000
In respect of current financial year:				
Malaysian income taxForeign taxDeferred tax	775 - (1)	44 - 202	2,051	1,255 73 303
	774	246	2,039	1,631
Deferred tax in respect of prior financial years	-	-	(68)	-
	774	246	1,971	1,631

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 30.9.2012 RM'000	As at 31.12.2011 RM'000
Non-current		
- Secured	528	-
Current		
- Secured	125	182
	653	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 September 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 (loss)/profit 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	
			9 months ended	
	30.9.2012	30.9.2011	30.9.2012	30.9.2011
(Loss)/Profit for the period attributable				
to owners of the Company (RM'000)	(476)	1,240	(1,092)	176
Weighted average number				
of ordinary shares in issue ('000)	276,617	276,620	276,617	277,857
Basic earnings per share (sen)	(0.17)	0.45	(0.39)	0.06

(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 30.9.2012 RM'000	As at 31.12.2011 RM'000
Realised and unrealised profits/(losses) of the Company and its subsidiaries:		
- Realised	173,597	175,137
- Unrealised	(7,968)	(8,590)
	165,629	166,547
Less: Consolidation adjustments	(32,017)	(31,843)
Total retained profits	133,612	134,704