(Company No: 8812-M)

# **Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 June 2013 - Unaudited**

		Individua	al Period	Cumulativ	ve Period
	Note	3 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000	6 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000
Revenue	9	20,256	19,234	36,831	40,213
Cost of sales		(16,659)	(16,495)	(31,583)	(34,818)
Gross profit		3,597	2,739	5,248	5,395
Other items of income:					
- Interest income		569	602	1,104	1,137
- Other income		689	96	877	240
Operating expenses		(3,325)	(2,704)	(6,242)	(6,162)
Operating profit		1,530	733	987	610
Finance costs		(10)	(7)	(21)	(13)
Profit before taxation	9 & 19	1,520	726	966	597
Taxation	20	(625)	(507)	(1,122)	(1,197)
Profit/(Loss) for the period		895	219	(156)	(600)
Other comprehensive loss, net of tax Foreign currency translation					
differences for foreign operations		1,084	1,335	1,445	(283)
Total comprehensive					
income/(loss) for the period		1,979	1,554	1,289	(883)

(Company No: 8812-M)

# Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 June 2013 - Unaudited (Continued)

		Individua	al Period	Cumulati	ve Period
	Note	3 month 30.6.2013 RM'000	as ended 30.6.2012 RM'000	6 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000
(Loss)/Profit attributable to:					
Owners of the Company Non-controlling interests		939 (44)	254 (35)	(63) (93)	(616) 16
Profit/(Loss) for the period		895	219	(156)	(600)
Total comprehensive (loss)/profit attributable to:					
Owners of the Company		2,023	1,589	1,382	(899)
Non-controlling interests		(44)	(35)	(93)	16
Total comprehensive income/(loss) for the period		1,979	1,554	1,289	(883)
Earnings per share attributable to owners of the Company:					
- Basic	25	0.34	0.09	(0.02)	(0.22)
- 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 2012 and the accompanying explanatory notes attached to the interim financial statements.

<sup>&</sup>quot;N/A" - Not applicable

(Company No: 8812-M)

# **Condensed Consolidated Statement of Financial Position As at 30 June 2013 - Unaudited**

	Note	Unaudited As at 30.6.2013	Audited As at 31.12.2012
		RM'000	RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Investment properties Other investments Goodwill	10	84,900 23,798 182 4,932	89,507 23,830 179 4,932
Goodwin		113,812	118,448
Current assets			
Inventories Property development costs Trade and other receivables		9,939 62,422 35,869	10,133 62,200 33,642
Prepaid expenses		721	1,201
Tax recoverable Deposits with licensed banks		2,755 77,757	2,791 76,138
Cash and bank balances		8,923	6,876
		198,386	192,981
TOTAL ASSETS	9	312,198	311,429
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital		139,357	139,357
Share premium		1,281	1,281
Treasury shares Capital reserve		(947) 308	(947) 308
Currency translation reserve		(358)	(1,803)
Retained profits		131,522	131,585
Non-controlling interests		271,163 1,664	269,781 1,757
Total equity		272,827	271,538

(Company No: 8812-M)

# **Condensed Consolidated Statement of Financial Position As at 30 June 2013 - Unaudited (Continued)**

	Note	Unaudited As at 30.6.2013 RM'000	Audited As at 31.12.2012 (restated) RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	703 23,276	794 23,359
		23,979	24,153
Current liabilities			
Trade and other payables Finance lease liabilities Provision for taxation	22	14,458 180 754	15,038 175 525
		15,392	15,738
Total liabilities		39,371	39,891
TOTAL EQUITY AND LIABILITIES		312,198	311,429
Net assets per share attributable to owners of the Company (RM)		0.98	0.97

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2012 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 2013 - Unaudited

			Attributable to shareholders of the Company—							
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
<u>Unaudited</u>										
At 1 January 2013		139,357	1,281	(947)	308	(1,803)	131,585	269,781	1,757	271,538
Total comprehensive (loss)/income for the period		-	-	-	-	1,445	(63)	1,382	(93)	1,289
At 30 June 2013		139,357	1,281	(947)	308	(358)	131,522	271,163	1,664	272,827

(Company No: 8812-M)

# Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 30 June 2013 - Unaudited (Continued)

	ŀ		Attributable to shareholders of the Company—							
N	lote	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
<u>Unaudited</u>										
At 1 January 2012		139,357	1,281	(947)	-	408	134,705	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)	-	125	134,089	273,905	2,464	276,369

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2012 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 2013 - Unaudited**

	<b>Cumulative Period</b>		
	6 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000	
Cash flows from operating activities			
Profit before taxation Adjustments for non-cash items	966 3,922	597 4,076	
Operating profit before working capital changes	4,888	4,673	
Working capital changes			
Inventories	194	1,965	
Property development costs	(222)	(80)	
Receivables, deposits and prepayments Payables and accruals	(1,747) (580)	513 (4,708)	
Cash generated from operations	2,533	2,363	
Interest paid	(21)	(13)	
Interest received	1,104	1,137	
Income tax paid	(996)	(562)	
Income tax recovered	56	43	
Net cash from operating activities	2,676	2,968	
Cash flows from investing activities			
Purchase of property, plant and equipment	(352)	(545)	
Proceeds from disposal of property, plant and equipment	625	216	
Increase in equity interest in a subsidiary company	-	-	
Purchase of other investments	(3)		
Net cash from/(used in) investing activities	270	(329)	

(Company No: 8812-M)

# **Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 30 June 2013 - Unaudited (Continued)**

	Cumulative Period		
	6 months ended		
	30.6.2013 RM'000	30.6.2012 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities	(87)	(130)	
Dividends paid on ordinary shares Purchase of treasury shares	-	-	
Net cash used in financing activities	(87)	(130)	
Net increase in cash and cash equivalents	2,859	2,509	
Cash and cash equivalents at beginning of the financial period	83,014	81,317	
Effects of foreign exchange rate changes	807	(147)	
Cash and cash equivalents at end of the financial period	86,680	83,679	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	77,757 8,923	74,950 8,729	
Bank overdrafts	-	-	
	86,680	83,679	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2012 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 August 2013.

#### 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 2012. 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 2012.

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 significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 December 2012 except for the adoption of the following new Malaysian Financial Reporting Standards ("MFRS") and Interpretations, and amendments to certain Standards and Interpretations effective 1 January 2013 as disclosed below:

#### Effective for financial periods beginning on or after 1 July 2012

Amendments to MFRS 101 Presentation of Items of Other Comprehensive Income

#### Effective for financial periods beginning on or after 1 January 2013

MFRS 3	<b>Business Combinations</b>	(IFRS 3 issued by	IASR in March 2004)
MITASS	Dusiness Comomations	(II IXS S ISSUEU DY	1A3D III Maicii 2004)

MFRS 10 Consolidated Financial Statements

MFRS 11 Joint Arrangements

MFRS 12 Disclosure of Interests in Other Entities

MFRS 13 Fair Value Measurement MFRS 119 Employee Benefits

MFRS 127 (2011) Consolidated and Separate Financial Statements (IAS 27

revised by IASB in December 2003)

MFRS 127 Separate Financial Statements (IAS 27

as amended by IASB in May 2011)

MFRS 128 Investments in Associates and Joint Ventures

(IAS 28 as amended by IASB in May 2011)

Amendments to MFRS 1 Government Loans

Amendments to MFRS 7 Disclosures - Offsetting Financial Assets

and Financial Liabilities

Amendments to MFRS 10, Consolidated Financial Statements, MFRS 11 and MFRS 12 Joint Arrangement and Disclosure of

Interests in Other Entities: Transition Guidance

Improvements to MFRSs (2012) Annual Improvements 2009 - 2011 Cycle

The adoption of the above-mentioned revised MFRSs, Amendments and Interpretations did not have any effect on the financial performance or position of the Group.

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:

## Effective for financial periods beginning on or after 1 January 2014

Amendments to MFRS 10, Investment Entities

MFRS 12 and MFRS 127

Amendments to MFRS 132 Offsetting Financial Assets and Financial Liabilities

(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)

Effective for financial periods beginning on or after 1 January 2015

MFRS 9 (IFRS 9 as issued Financial Instruments

by IASB in November 2009)

MFRS 9 (IFRS 9 as issued Financial Instruments

by IASB in October 2010)

The Group will adopt the above pronouncements when they become effective in the respective financial periods. The adoption of MFRS 9 will result in a change in accounting policy. The Group is currently assessing the

The initial application of other standards, amendments and interpretations is not expected to have any material financial impact to the current and prior periods' financial statements.

#### 3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2012 was not qualified.

(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

#### 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.

#### 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.

	Cumulati	Cumulative Period  6 months ended		
	6 month			
	30.6.2013 RM'000	30.6.2012 RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	35,960	39,549		
Property development and management	1,023	903		
Trading, services and others	-	-		
Total revenue including inter-segment revenue	36,983	40,452		
Elimination of inter-segment revenue	(152)	(239)		
Revenue from external customers	36,831	40,213		
Segment Results (External)				
Results from:				
Manufacturing	405	428		
Property development and management	559	173		
Trading, services and others	2	(4)		
Profit before tax	966	597		

(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		
	30.6.2013 RM'000	30.6.2012 RM'000	
Segment Assets			
Segment assets of:			
Manufacturing	192,593	199,046	
Property development and management	111,653	110,639	
Trading, services and others	265	293	
	304,511	309,978	
Unallocated assets	7,687	7,717	
Total consolidated assets	312,198	317,695	

#### 10. Property, Plant and Equipment

#### Acquisitions and disposals

During the six months ended 30 June 2013, the Group acquired items of property, plant and equipment with a cost of RM352,000 (six months ended 30 June 2012: RM908,000). Items of property, plant and equipment with a net book value of RM586,000 were disposed of during the six months ended 30 June 2013 (six months ended 30 June 2012: RM32,000), resulting in a gain on disposal of RM39,000 (six months ended 30 June 2012: gain on disposal of RM184,000).

#### Valuation

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

(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

#### 11. Subsequent Events

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

#### 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 2012.

#### 14. Capital Commitments

There were no capital commitments as at 30 June 2013.

(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 RM36.831 million and RM0.966 million respectively.

This represented a decrease of RM3.382 million in revenue or 8.41% of the revenue for the same period in the previous financial year ended 31 December 2012.

For the cumulative six months ended 30 June 2013, the increase in the results for the financial period-to-date was RM0.369 million or 61.81% of the results for the same period in the previous financial year ended 31 December 2012. The decrease in revenue was mainly attributed to the lower demand 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 9.07% and 5.37% 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 223.12% as this was mainly due to the good occupancy of the 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 RM20.256 million and RM1.520 million respectively compared to revenue of RM16.575 million and loss before tax of RM0.554 million for the immediate preceding quarter ended 31 March 2013. This was mainly attributed to an increase in demand for the local automotive industries, and a favourable movement in foreign exchange. As for our overseas subsidiary, there is a decreased in revenue due to lower demand, but due to better cost control there is an improvement in results for this quarter.

#### 17. Current Year Prospects

The global economic outlook still appears unstable and is still relatively weak.

Our outlook remain cautiously optimistic. The Group's domestic performance from the automotive industries will continue to be a key contributor to HIL's overall performance. HIL will leverage on this to increase its market share in the automotive industry, and expect to improve our results in the coming months

At the same time, 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.

#### 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 30.6.2013 RM'000	Year-To- Date 6 months ended 30.6.2013 RM'000
Profit before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties Interest expense	2,469 10	5,043 21
Net foreign exchange gain:  - Realised  - Unrealised	17 (275)	30 (275)

#### 20. Taxation

	Individual Period		<b>Cumulative Period</b>	
	3 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000	6 month 30.6.2013 RM'000	s ended 30.6.2012 RM'000
In respect of current financial year:				
<ul><li>Malaysian income tax</li><li>Deferred tax</li></ul>	666 (62)	585 (10)	1,206 (105)	1,276 (11)
	604	575	1,101	1,265
In respect of prior financial years:				
- Deferred tax	21	(68)	21	(68)
	21	(68)	21	(68)
	625	507	1,122	1,197

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 30.6.2013 RM'000	As at 31.12.2012 RM'000
Non-current		
- Secured	703	794
Current		
- Secured	180	175
	883	969

#### 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 2013.

(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	
939	254	(63)	(616)
276,617	276,617	276,617	276,617
0.34	0.09	(0.02)	(0.22)
	3 month 30.6.2013 939 276,617	3 months ended 30.6.2013 30.6.2012 939 254 276,617 276,617	3 months ended 30.6.2013 30.6.2013 30.6.2013 939 254 (63) 276,617 276,617 276,617

#### (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 30.6.2013 RM'000	As at 31.12.2012 RM'000
Realised and unrealised profits/(losses) of the Company and its subsidiaries:		
- Realised	171,240	171,899
- Unrealised	(7,837)	(8,277)
	163,403	163,622
Less: Consolidation adjustments	(31,881)	(32,037)
Total retained profits	131,522	131,585