(Company No: 8812-M)

# **Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 December 2013 - Unaudited**

		Individual Period		Cumulative Period		
		3 month RM'000	s ended RM'000	12 month RM'000	s ended RM'000	
<b>Revenue</b> Cost of sales	9	23,697 (19,162)	21,772 (20,207)	81,650 (67,734)	79,732 (69,579)	
Gross profit		4,535	1,565	13,916	10,153	
Other items of income: <ul> <li>Interest income</li> <li>Other income</li> </ul> <li>Operating expenses</li> <li>Operating profit/(loss) Finance costs Profit/(Loss) before taxation Taxation Profit/(Loss) for the period</li>	9 & 19 20	678 108 (2,364) 2,957 (10) 2,947 (807) 2,140	565 938 (3,414) (346) (11) (357) (1,678) (2,035)	2,415 1,207 (11,930) 5,608 (41) 5,567 (2,859) 2,708	2,245 1,178 (12,969) 607 (34) 573 (3,649) (3,076)	
Other comprehensive profit/(loss), net of tax Foreign currency translation differences for foreign operations Total comprehensive income/(loss) for the period		436	246 (1,789)	2,587	(2,212)	

(Company No: 8812-M)

# Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 December 2013 - Unaudited (Continued)

		Individu	al Period	Cumulati	ve Period
	Note	3 month 31.12.2013 RM'000	as ended 31.12.2012 RM'000	12 montl 31.12.2013 RM'000	hs ended 31.12.2012 RM'000
<b>Profit/(Loss) attributable to:</b> Non-controlling interests		(19)	(8)	(127)	43
Profit/(Loss) for the period		2,140	(2,035)	2,708	(3,076)
Total comprehensive profit/(loss) attributable to: Owners of the Company Non-controlling interests		2,595 (19)	(1,781) (8)	5,422 (127)	(5,331) 43
Total comprehensive income/(loss) for the period		2,576	(1,789)	5,295	(5,288)
Earnings per share attributable to owners of the Company: - Basic - Diluted	25 25	0.78 N/A	(0.73) N/A	1.02 N/A	(1.13) N/A

Notes:

"N/A" – Not applicable

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.

(Company No: 8812-M)

# **Condensed Consolidated Statement of Financial Position** As at 31 December 2013 - Unaudited

	Note	<u>Unaudited</u> As at 31.12.2013 RM'000	Audited As at 31.12.2012 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Investment properties Other investments Goodwill	10	80,033 23,767 184 4,932	89,507 23,830 179 4,932
		108,916	118,448
Current assets			
Inventories Property development costs Trade and other receivables Prepaid expenses Tax recoverable Deposits with licensed banks Cash and bank balances		12,271 62,667 41,053 1,177 2,760 87,694 6,800 214,422	10,133 62,201 33,642 1,201 2,791 76,137 6,876
TOTAL ASSETS	9	323,338	311,429
EQUITY AND LIABILITIES Equity attributable to owners of the Company Share capital		139,357	139,357
Share premium Treasury shares		1,281 (947)	1,281 (947)
Capital reserve		308	308
Currency translation reserve		784	(1,803)
Retained profits		134,420	131,585
Non-controlling interests		275,203 1,630	269,781 1,757
Total equity		276,833	271,538

(Company No: 8812-M)

# **Condensed Consolidated Statement of Financial Position** As at 31 December 2013 - Unaudited (Continued)

	Note	<u>Unaudited</u> As at 31.12.2013 RM'000	<u>Audited</u> As at 31.12.2012 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	610 23,238	794 23,359
		23,848	24,153
Current liabilities			
Trade and other payables Finance lease liabilities	22	21,471 184	15,038 175
Provision for taxation	22	1,002	525
		22,657	15,738
Total liabilities		46,505	39,891
TOTAL EQUITY AND LIABILITIES		323,338	311,429
Net assets per share attributable to owners of the Company (RM)		0.99	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 31 December 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	translation reserve RM'000	Retained profits RM'000	Total RM'000	controlling interests RM'000	Total equity RM'000
Unaudited									
At 1 January 2013	139,357	1,281	(947)	308	(1,803)	131,585	269,781	1,757	271,538
Total comprehensive income/(loss) for the year	-	-	-	-	2,587	2,835	5,422	(127)	5,295
At 31 December 2013	139,357	1,281	(947)	308	784	134,420	275,203	1,630	276,833

(Company No: 8812-M)

# Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 December 2013 - Unaudited (Continued)

			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
Audited										
At 1 January 2012		139,357	1,281	(947)	-	409	134,704	274,804	2,448	277,252
Total comprehensive (loss)/income for the year		-	-	-	-	(2,212)	(3,119)	(5,331)	43	(5,288)
Transactions with owners:										
Increase/(Decrease) in equity interest in subsidiary company		-	-	-	308	-	-	- 308	(734)	(426)
At 31 December 2012		139,357	1,281	(947)	308	(1,803)	131,585	269,781	1,757	271,538

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 31 December 2013 - Unaudited

	Cumulative Period 12 months ended RM'000 RM'000	
Cash flows from operating activities		
Profit before taxation Adjustments for non-cash items	5,567 7,674	573 8,863
Operating profit before working capital changes	13,241	9,436
Working capital changes		
Inventories Property development costs Receivables, deposits and prepayments Payables and accruals	(2,138) (466) (7,387) 6,433	5,554 (86) (705) (6,215)
Cash generated from operations	9,683	7,984
Interest paid Interest received Income tax paid Income tax recovered	(41) 2,415 (2,561) 88	(34) 2,245 (3,500) 45
Net cash from operating activities	9,584	6,740
Cash flows from investing activities		
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Increase in equity interest in a subsidiary company Purchase of other investments	(565) 1,121 - (5)	(2,698) 245 (427) (5)
Net cash from/(used in) investing activities	551	(2,885)

(Company No: 8812-M)

# Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 December 2013 - Unaudited (Continued)

	Cumulative Period	
	12 mont 31.12.2013 RM'000	hs ended 31.12.2012 RM'000
Cash flows from financing activities		
Repayment of finance lease liabilities	(175)	(258)
Net cash used in financing activities	(175)	(258)
Net increase in cash and cash equivalents	9,960	3,597
Cash and cash equivalents at beginning of the financial year	83,013	81,317
Effects of foreign exchange rate changes	1,521	(1,901)
Cash and cash equivalents at end of the financial year	94,494	83,013
Cash and cash equivalents comprise:		
Deposits with licensed banks Cash and bank balances Bank overdrafts	87,694 6,800 -	76,137 6,876
	94,494	83,013

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

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 27 February 2014.

## 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 2012Amendments to MFRS 101Presentation of Items of Other Comprehensive Income

Effective for financial periods beginning on or after 1 January 2013

MFRS 3	Business Combinations (IFRS 3 issued by IASB in March 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 financial impact of adopting MFRS 9.

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-todate 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.

	<b>Cumulative Period</b>
	12 months ended 31.12.2013 31.12.2012 RM'000 RM'000
Segment Revenue	
Manufacturing Property development and management	79,90178,1562,0531,901
Total revenue including inter-segment revenue Elimination of inter-segment revenue	81,954 80,057 (304) (325)
Revenue from external customers	81,650 79,732
Segment Results (External)	
Results from:	
Manufacturing Property development and management Trading, services and others	4,394 (1,146) 1,171 839 2 880
Profit before tax	5,567 573

(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		
	12 months ended		
	31.12.2013 RM'000	31.12.2012 RM'000	
Segment Assets			
Segment assets of:			
Manufacturing	203,459	192,371	
Property development and management	111,917	111,073	
Trading, services and others	269	261	
	315,645	303,705	
Unallocated assets	7,693	7,724	
Total consolidated assets	323,338	311,429	

#### 10. Property, Plant and Equipment

#### Acquisitions and disposals

During the financial year ended 31 December 2013, the Group acquired items of property, plant and equipment with a cost of RM565,000 (financial year ended 31 December 2012: RM3,743,000). Items of property, plant and equipment with a net book value of RM1,407,000 were disposed of during the financial year ended 31 December 2013 (financial year ended 31 December 2012: RM62,000), resulting in a loss on disposal of RM286,000 (financial year ended 31 December 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 31 December 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 RM81.650 million and RM5.567 million respectively.

This represented an increase of RM1.918 million in revenue or 2.41% of the revenue for the same period in the previous financial year ended 31 December 2012. The slight increase in revenue was mainly attributed to the improved demand from our Malaysian operations.

For the cumulative twelve months ended 31 December 2013, the increase in the results for the financial periodto-date was RM4.994 million or 871.55% of the results for the same period in the previous financial year ended 31 December 2012. The increase in results are mainly contributed from the better performance of our Malaysian operations and better cost control in 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 an increase in revenue and results for the current financial periodto-date of 2.23% and 483.42% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. Improvement in our Malaysian and oversea operations has led to the overall increase in result.

#### b) Property development and management segment

Profit before tax from this segment registered an increase of 39.57% 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 RM23.697 million and RM2.947 million respectively compared to revenue of RM21.122 million and profit before tax of RM1.654 million for the immediate preceding quarter ended 30 September 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, the increase in revenue and a favourable cost saving has contributed to the improvement of the results.

## 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 is expected to continue to be positive. HIL will leverage on this to increase its market share in the automotive industry, and expect to further improve our results in the coming financial period.

At the same time, the management is encouraged with the improved results of the Group's overseas subsidiary, and its performance is expected to turn around next year.

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/(Loss) before taxation

	Current Quarter 3 months ended 31.12.2013 RM'000	Year-To- Date 12 months ended 31.12.2013 RM'000
Profit/(Loss) before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties Interest expense	2,338 10	9,762 41
Net foreign exchange gain: – Realised – Unrealised	80 (64)	70 (424)
– Unrealised	(64)	(424)

## 20. Taxation

	Individual Period		Cumulative Period	
	3 month 31.12.2013 RM'000	ns ended 31.12.2012 RM'000	12 mont 31.12.2013 RM'000	hs ended 31.12.2012 RM'000
In respect of current financial year:				
<ul> <li>Malaysian income tax</li> <li>Foreign tax</li> <li>Deferred tax</li> </ul>	761 - (25)	575 878 215	2,912 (143)	2,626 878 203
	736	1,668	2,769	3,707
In respect of prior financial years:				
<ul><li>Malaysian income tax</li><li>Deferred tax</li></ul>	72 (1)	10 -	70 20	10 (68)
	71	10	90	(58)
	807	1,678	2,859	3,649

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 31.12.2013 RM'000	As at 31.12.2012 RM'000
Non-current		
- Secured	610	794
Current		
- Secured	184	175
	794	969

### 23. Material Litigation

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

#### 24. Dividend

The Board of Directors has proposed a first and final single tier dividend of 3% or 1.5 sen per ordinary share of RM0.50 each, in respect of the financial year ended 31 December 2013, which is subject to shareholders' approval at the forthcoming Annual General Meeting. The entitlement and payment dates have yet to be fixed and will be announced later.

(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		<b>Cumulative Period</b>	
		ns ended 31.12.2012	12 mont 31.12.2013	hs ended 31.12.2012
Profit/(Loss) for the period attributable to owners of the Company (RM'000)	2,159	(2,027)	2.835	(3,119)
Weighted average number	2,139	(2,027)	2,855	(3,117)
of ordinary shares in issue ('000)	276,617	276,617	276,617	276,617
Basic earnings per share (sen)	0.78	(0.73)	1.02	(1.13)

#### (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 31.12.2013 RM'000	As at 31.12.2012 RM'000
Realised and unrealised profits of the Company and its subsidiaries:		
- Realised	173,809	171,899
- Unrealised	(7,651)	(8,277)
	166,158	163,622
Less: Consolidation adjustments	(31,738)	(32,037)
Total retained profits	134,420	131,585