(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2014 - Unaudited

		Individua	al Period	Cumulativ	ve Period
	Note	3 month 31.3.2014 RM'000	s ended 31.3.2013 RM'000	3 month 31.3,2014 RM'000	s ended 31.3.2013 RM'000
Revenue Cost of sales	9	24,252 (18,776)	16,575 (14,924)	24,252 (18,776)	16,575 (14,924)
Gross profit		5,476	1,651	5,476	1,651
Other items of income: - Interest income		692	535	692	535
- Other income		82	188	82	188
Operating expenses		(2,650)	(2,917)	(2,650)	(2,917)
Operating profit/(loss) Finance costs		3,600 (8)	(543) (11)	3,600 (8)	(543) (11)
Profit/(Loss) before taxation Taxation	9 & 19 20	3,592 (1,003)	(554) (497)	3,592 (1,003)	(554) (497)
Profit/(Loss) for the period		2,589	(1,051)	2,589	(1,051)
Other comprehensive profit/(loss), net of tax Foreign currency translation differences for foreign operations		(815)	361	(815)	361
Total comprehensive income/(loss) for the period		1,774	(690)	1,774	(690)

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2014 - Unaudited (Continued)

		Individua	al Period	Cumulati	ve Period
		3 month	s ended	3 month	s ended
	Note	31.3.2014 RM'000	31.3.2013 RM'000	31.3.2014 RM'000	31.3.2013 RM'000
Profit/(Loss) attributable to:					
Owners of the Company Non-controlling interests		2,592 (3)	(1,002) (49)	2,592	(1,002) (49)
Profit/(Loss) for the period		2,589	(1,051)	2,589	(1,051)
Total comprehensive profit/(loss) attributable to:					
Owners of the Company Non-controlling interests		1,777	(641) (49)	1,777	(641) (49)
Total comprehensive income/(loss) for the period		1,774	(690)	1,774	(690)
Earnings per share attributable to owners of the Company:					
- Basic - Diluted	24 24	0.94 N/A	(0.36) N/A	0.94 N/A	(0.36) 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 2013 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 March 2014 - Unaudited

	Unaudited	Audited	
Note	As at 31.3.2014	As at 31.12.2013	
	RM'000	RM'000	
ASSETS			
Non-current assets			
Property, plant and equipment 10	80,090	80,033	
Investment properties	23,751	23,767	
Other investments	185	184	
Goodwill	4,932	4,932	
	108,958	108,916	
Current assets			
Inventories	13,374	12,271	
Property development costs	64,361	62,667	
Trade and other receivables	40,073	41,055	
Prepaid expenses	1,244	1,177	
Tax recoverable	57	2,760	
Deposits with licensed banks	90,911	87,691	
Cash and bank balances	7,333	6,801	
	217,353	214,422	
TOTAL ASSETS 9	326,311	323,338	
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital	139,357	139,357	
Share premium	1,281	1,281	
Treasury shares	(947)	(947)	
Capital reserve	308	308	
Currency translation reserve	(31)	784	
Retained profits	136,964	134,372	
	276,932	275,155	
Non-controlling interests	1,627	1,630	
Total equity	278,559	276,785	

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 March 2014 - Unaudited (Continued)

	Note	Unaudited As at 31.3.2014 RM'000	Audited As at 31.12.2013 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	563 23,137	610 23,238
		23,700	23,848
Current liabilities			
Trade and other payables Finance lease liabilities	22	22,209 186	21,520 184
Provision for taxation		1,657	1,001
		24,052	22,705
Total liabilities		47,752	46,553
TOTAL EQUITY AND LIABILITIES		326,311	323,338
Net assets per share attributable to owners of the Company (RM)		1.00	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 2013 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 March 2014 - 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 2014		139,357	1,281	(947)	308	784	134,372	275,155	1,630	276,785
Total comprehensive income/(loss) for the period	od	-	-	-	-	(815)	2,592	1,777	(3)	1,774
At 31 March 2014		139,357	1,281	(947)	308	(31)	136,964	276,932	1,627	278,559

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 March 2014 - Unaudited (Continued)

	\vdash	Attributable to shareholders of the Company—								
N	lote c	Share capital M'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	(1,804)	131,585	269,780	1,757	271,537
Total comprehensive (loss)/income for the period		-	-	-	-	361	(1,002)	(641)	(49)	(690)
At 31 March 2013		139,357	1,281	(947)	308	(1,443)	130,583	269,139	1,708	270,847

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2013 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 March 2014 - Unaudited

	Cumulative Period	
	3 month 31.3.2014 RM'000	s ended 31.3.2013 RM'000
Cash flows from operating activities		
Profit/(Loss) before taxation Adjustments for non-cash items	3,592 1,697	(554) 2,011
Operating profit before working capital changes	5,289	1,457
Working capital changes Inventories Property development costs Receivables, deposits and prepayments Payables and accruals	(1,103) (1,694) 915 689	(854) (6) 1,105 (244)
Cash generated from operations	4,096	1,458
Interest paid Interest received Income tax paid Income tax recovered	(8) 692 (461) 2,716	(11) 535 (502)
Net cash from operating activities	7,035	1,480
Cash flows from investing activities		
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Purchase of other investments	(2,731) - (1)	(126) 625 (1)
Net cash (used in)/from investing activities	(2,732)	498

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 March 2014 - Unaudited (Continued)

	Cumulative Period	
	3 month 31.3.2014 RM'000	s ended 31.3.2013 RM'000
Cash flows from financing activities		
Repayment of finance lease liabilities	(45)	(43)
Net cash used in financing activities	(45)	(43)
Net increase in cash and cash equivalents	4,258	1,935
Cash and cash equivalents at beginning of the financial period	94,492	83,013
Effects of foreign exchange rate changes	(506)	191
Cash and cash equivalents at end of the financial period	98,244	85,139
Cash and cash equivalents comprise:		
Deposits with licensed banks Cash and bank balances	90,911 7,333	77,715 7,424
	98,244	85,139

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Notes To The Unaudited 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 May 2014.

1. Basis of Preparation

These unaudited 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 2013. 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 2013.

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 Unaudited 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 in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2013, except for the adoption of Amendements to Standards and Issue Committee (IC) interpretations effective as of 1 January 2014.

2.1 Adoption of Amendments to Standards and IC Interpretations

The Group has adopted the following Amendments to Standards and IC Interpretations, with a date of initial application of 1 January 2014.

Amendments to MFRS 10	Consolidated Financial Statements: Investment Entities
Amendments to MFRS 12	Disclosure of Interests in Other Entities: Investment Entities
Amendments to MFRS 127	Separate Financial Statements: Investment Entities
Amendments to MFRS 132	Financial Instruments: Presentation - Offsetting Financial Assets and Financial Liabilities
Amendments to MFRS 136	Impairment of Assets - Recoverable Amount Disclosures for Non-Financial Assets
Amendments to MFRS 139	Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	Levies

The adoption of the above pronouncements did not have any impact on the financial statements of the Group.

2.2 <u>Standard issued but not yet effective</u>

At the date of authorisation of the condensed consolidated interim financial statements, the following Standards were issued but not yet effective and have not been adopted by the Group:

Effective for financial

Desciption		periods beginning on or after
MFRS 9	Financial Instruments (IFRS 9 issued by International Accounting Standards Board (IASB) in November 2009)	To be announced by Malaysia Accounting Standard Boards (MASB)
MFRS 9	Financial Instruments (IFRS 9 issued by IASB in October 2010)	To be announced by MASB
MFRS 9	Financial Instruments: Mandatory Effective Date of MFRS 9 and Transition Disclosures (Amendments to MFRS 9 and MFRS 7)	To be announced by MASB

(Company No: 8812-M)

Notes To The Unaudited 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)

2.2 <u>Standard issued but not yet effective (Continued)</u>

MFRS 9	Financial Instruments (Hedge Accounting and amendments to MFRS 9, MFRS 7 and MFRS 139)	To be announced by MASB
Amendments to MFRS 119	Defined Benefits Plans : Employee Contributions	1 July 2014
Annual Improve	ments to MFRSs 2010 - 2012 Cycle	1 July 2014
Annual Improve	ments to MFRSs 2011 - 2013 Cycle	1 July 2014

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have any effect to the financial statements of the Group upon their initial application, other than for MFRS 9 Financial Instruments. The Group will assess the financial implications of MFRS 9 Financial Instruments when full standard is issued.

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2013 was not qualified.

(Company No: 8812-M)

Notes To The Unaudited 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 Unaudited 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		
	3 montl	3 months ended		
	31.3.2014 RM'000	31.3.2013 RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	23,882	16,127		
Property development and management Trading, services and others	467	524		
Total revenue including inter-segment revenue	24,349	16,651		
Elimination of inter-segment revenue	(97)	(76)		
Revenue from external customers	24,252	16,575		
Segment Results (External)				
Results from:				
Manufacturing	3,352	(830)		
Property development and management	239	275		
Trading, services and others	1	1		
Profit/(Loss) before tax	3,592	(554)		

(Company No: 8812-M)

Notes To The Unaudited 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)

	Cumulati	Cumulative Period	
	3 months ended		
	31.3.2014 RM'000	31.3.2013 RM'000	
Segment Assets			
Segment assets of:			
Manufacturing	207,286	191,145	
Property development and management	113,764	111,316	
Trading, services and others	271	263	
	321,321	302,724	
Unallocated assets	4,990	7,723	
Total consolidated assets	326,311	310,447	

10. Property, Plant and Equipment

Acquisitions and disposals

During the three months ended 31 March 2014, the Group acquired items of property, plant and equipment with a cost of RM2,731,000 (three months ended 31 March 2013: RM127,000). Items of property, plant and equipment with a net book value of RM Nil were disposed of during the three months ended 31 March 2014 (three months ended 31 March 2013: RM586,000), resulting in a loss on disposal of RM Nil (three months ended 31 March 2013: gain on disposal of RM39,000).

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 Unaudited 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 2013.

14. Capital Commitments

There were no capital commitments as at 31 March 2014.

(Company No: 8812-M)

Notes To The Unaudited 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 RM24.252 million and RM3.592 million respectively.

This represented an increase of RM7.677 million in revenue or 46.32% of the revenue for the same period in the previous financial year ended 31 December 2013. The increase in revenue was mainly attributed to the improved demand from our Malaysian operations.

For the cumulative three months ended 31 March 2014, the increase in the results for the financial period-todate was RM4.146 million or 748.38% of the results for the same period in the previous financial year ended 31 December 2013. 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 period-to-date of 48.09% and 503.86% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. Improvement in both our Malaysian and oversea's operations has led to the overall increase in result.

b) Property development and management segment

Profit before tax from this segment registered a decrease of 13.09%, this was mainly due to the end of tenancy to some premises 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 Unaudited 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 RM24.252 million and RM3.592 million respectively compared to revenue of RM23.697 million and profit before tax of RM2.947 million for the immediate preceding quarter ended 31 December 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 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 this year.

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

18. Profit Forecast or Profit Guarantee

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

(Company No: 8812-M)

Notes To The Unaudited 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	Year-To-
	Quarter	Date
	3 months ended 31.3.2014 RM'000	3 months ended 31.3.2014 RM'000
Profit/(Loss) before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties	2,381	2,381
Interest expense	8	8
Net foreign exchange gain:		
- Realised	(61)	(61)
- Unrealised	(67)	(67)

20. Taxation

	Individual Period		Cumulative Period	
	3 month 31.3,2014 RM'000	31.3.2013 RM'000	3 month 31.3.2014 RM'000	s ended 31.3.2013 RM'000
In respect of current financial year:				
Malaysian income taxForeign taxDeferred tax	1,103 - (100)	540 - (43)	1,103 - (100)	540 - (43)
	1,003	497	1,003	497
	1,003	497	1,003	497

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 Unaudited 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 31.3.2014 RM'000	As at 31.12.2013 RM'000
Non-current		
- Secured	563	610
Current - Secured	186	184
- Secured	100	104
	749	794

23. Material Litigation

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

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

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

24. 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 3 months ended	
	31.3.2014	31.3.2013	31.3.2014	31.3.2013
Profit/(Loss) for the period attributable to owners of the Company (RM'000)	2,592	(1,002)	2,592	(1,002)
Weighted average number of ordinary shares in issue ('000) Basic earnings per share (sen)	276,617 0.94	276,617 (0.36)	276,617 0.94	276,617 (0.36)

(b) Diluted earnings per share

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

25. 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 31.3.2014 RM'000	As at 31.12.2013 RM'000
Realised and unrealised profits of the Company and its subsidiaries:		
- Realised	176,619	173,832
- Unrealised	(7,907)	(7,722)
	168,712	166,110
Less: Consolidation adjustments	(31,748)	(31,738)
Total retained profits	136,964	134,372