(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2016 - Unaudited

		Individua	l Period	iod Cumulative				
	Note	3 month 31.3.2016 RM'000	s ended 31.3.2015 RM'000	3 month 31.3.2016 RM'000	s ended 31.3.2015 RM'000			
Revenue Cost of sales	9	22,321 (15,516)	30,357 (23,533)	22,321 (15,516)	30,357 (23,533)			
Gross profit		6,805	6,824	6,805	6,824			
Other items of income: - Interest income - Other income Operating expenses		936 (1,370) (2,816)	894 703 (3,154)	936 (1,370) (2,816)	894 703 (3,154)			
Operating profit Finance costs		3,555 (18)	5,267 (14)	3,555 (18)	5,267 (14)			
Profit before taxation Taxation	9 & 19 20	3,537 (1,380)	5,253 (1,523)	3,537 (1,380)	5,253 (1,523)			
Profit for the period		2,157	3,730	2,157	3,730			
Other comprehensive profit, net of tax Items that may be reclassified subsequently to profit or loss: Foreign currency translation differences for foreign operations		(1,996)	1,682	(1,996)	1,682			
Total comprehensive income for the period		161	5,412	161	5,412			

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2016 - Unaudited (Continued)

		Individua	al Period	Cumulati	ve Period
	Note	3 month 31.3.2016 RM'000	as ended 31.3.2015 RM'000	3 month 31.3.2016 RM'000	as ended 31.3.2015 RM'000
Profit attributable to:					
Owners of the Company Non-controlling interests		2,146	3,674 56	2,146	3,674 56
Profit for the period		2,157	3,730	2,157	3,730
Total comprehensive profit attributable to:					
Owners of the Company Non-controlling interests		150 11	5,356 56	150 11	5,356 56
Total comprehensive income for the period		161	5,412	161	5,412
Earnings per share attributable to owners of the Company:					
- Basic - Diluted	25 25	0.78 N/A	1.33 N/A	0.78 N/A	1.33 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 2015 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 31 March 2016 - Unaudited

Note	Unaudited As at e 31.3.2016 RM'000	Audited As at 31.12.2015 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment 10	,	68,969
Investment properties Other investments	23,625 197	23,641 195
Goodwill	4,932	4,932
	95,524	97,737
Current assets		
Inventories	11,882	11,906
Property development costs	71,649	69,005
Trade and other receivables Accrued billings	30,726 1,498	36,431 10,018
Prepaid expenses	583	867
Tax recoverable	35	34
Deposits with licensed banks	81,312	85,776
Cash and bank balances	65,976	45,706
	263,661	259,743
TOTAL ASSETS 9	359,185	357,480
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 Currency translation reserve	308 3,997	308 5,993
Retained profits	165,137	162,991
	309,133	308,983
Non-controlling interests	1,645	1,634
Total equity	310,778	310,617

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 March 2016 - Unaudited (Continued)

	Note	Unaudited As at 31.3.2016 RM'000	Audited As at 31.12.2015 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	1,008 21,942	1,120 22,455
		22,950	23,575
Current liabilities			
Trade and other payables Finance lease liabilities	22	22,990 782	21,555 461
Provision for taxation		1,685	1,272
		25,457	23,288
Total liabilities		48,407	46,863
TOTAL EQUITY AND LIABILITIES		359,185	357,480
Net assets per share attributable to owners of the Company (RM)		1.12	1.12

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 2016 - 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 2016		139,357	1,281	(947)	308	5,993	162,991	308,983	1,634	310,617
Total comprehensive (loss)/income for the period	i	-	-	-	-	(1,996)	2,146	150	11	161
At 31 March 2016		139,357	1,281	(947)	308	3,997	165,137	309,133	1,645	310,778

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 March 2016 - 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
<u>Unaudited</u>										
At 1 January 2015		139,357	1,281	(947)	308	1,828	149,941	291,768	1,645	293,413
Total comprehensive income for the period		-	-	-	-	1,682	3,674	5,356	56	5,412
At 31 March 2015		139,357	1,281	(947)	308	3,510	153,615	297,124	1,701	298,825

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 2016 - Unaudited

	Cumulati	Cumulative Period		
		3 months ended		
	31.3.2016 RM'000	31.3.2015 RM'000		
Cash flows from operating activities				
Profit before taxation	3,537	5,253		
Adjustments for non-cash items	1,476	1,454		
Operating profit before working capital changes	5,013	6,707		
Working capital changes				
Inventories	24	3,046		
Property development costs	(2,644)	(6,251)		
Receivables, deposits and prepayments	14,509	13,057		
Payables and accruals	1,435	4,539		
Cash generated from operations	18,337	21,098		
Interest paid	(18)	(14)		
Interest received	936	894		
Income tax paid	(1,481)	(2,191)		
Income tax recovered		20		
Net cash from operating activities	17,774	19,807		
Cash flows from investing activities				
Purchase of property, plant and equipment	(794)	(629)		
Proceeds from disposal of property, plant and equipment	(1) 1)	50		
Purchase of other investments	(2)	(2)		
Net cash used in investing activities	(796)	(581)		

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 March 2016 - Unaudited (Continued)

	Cumulative Period		
	3 month 31.3.2016 RM'000	s ended 31.3.2015 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities	(113)	(75)	
Net cash used in financing activities	(113)	(75)	
Net increase in cash and cash equivalents	16,865	19,151	
Cash and cash equivalents at beginning of the financial period	131,482	108,171	
Effects of foreign exchange rate changes	(1,381)	1,166	
Cash and cash equivalents at end of the financial period	146,966	128,488	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	81,312 65,976	95,984 32,504	
Cash and Dank Darances	03,970	32,304	
	146,966	128,488	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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

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 25 April 2016.

1. Basis of Preparation

These unaudited condensed consolidated interim financial statements have been prepared in accordance with Paragraph 9.22 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 2015. 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 2015.

(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

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 2015, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2016.

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 2016.

MFRS 14 Regulatory Deferral Accounts

Amendments for MFRS 10 Sale or Contribution of Assets between an and MFRS 128 Investor and its Associate or Joint Venture

Amendments for MFRS 10 Investment Entities: Applying the and MFRS 12 Consolidation Exception

Amendments to MFRS 11 Accounting for Acquisitions of Interests

in Joint Venture

Amendments to MFRS 101 Disclosure Initiative

Amendments to MFRS 116 Clarification of Acceptable Methods of and MFRS 138 Depreciation and Amortisation

Amendments to MFRS 116 Agriculture - Bearer Plants

and MFRS 141

Amendments to MFRS 127 Equity Method in Separate Financial Statements

Annual Improvements to MFRSs 2012 - 2014 Cycle

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

2.2 Standard issued but not yet effective

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 periods beginning on or after 1 January 2017

Amendments to MFRS 107 Disclosure Initiative

Amendments to MFRS 112 Recognition of Deferred Tax
Assets for Unrealised Losses

(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

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

2.2 Standard issued but not yet effective (Continued)

Effective for financial periods beginning on or after 1 January 2018

MFRS 9 Financial Instruments (IFRS 9 as issued by

International Accounting Standards Board

("IASB") in 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 2015 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

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 by the Company during the financial period ended 31 March 2016.

(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

9. Operating Segments

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

	Cumulative Period			
	3 months ended			
	31.3.2016 RM'000	31.3.2015 RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	14,261	24,610		
Property development and management	8,157	5,844		
Total revenue including inter-segment revenue	22,418	30,454		
Elimination of inter-segment revenue	(97)	(97)		
Revenue from external customers	22,321	30,357		
Segment Results (External)				
Results from:				
Manufacturing	(1,867)	2,911		
Property development and management	5,404	2,342		
Profit before tax	3,537	5,253		

(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

9. Operating Segments (Continued)

	Cumulati	Cumulative Period 3 months ended		
	3 month			
	31.3.2016 RM'000	31.3.2015 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	195,375	213,100		
Property development and management	158,829	142,455		
Trading, services and others	14	13		
	354,218	355,568		
Unallocated assets	4,967	5,187		
Total consolidated assets	359,185	360,755		

10. Property, Plant and Equipment

Acquisitions and disposals

During the three months ended 31 March 2016, the Group acquired items of property, plant and equipment with a cost of RM794,000 (three months ended 31 March 2015: RM629,000). Items of property, plant and equipment with a net book value of RM Nil were disposed of during the three months ended 31 March 2016 (three months ended 31 March 2015: RM Nil), resulting in a gain on disposal of RM Nil (three months ended 31 March 2015: loss on disposal of RM Nil).

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

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 2015.

14. Capital Commitments

There were no capital commitments as at 31 March 2016.

(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 RM22.321 million and RM3.537 million respectively.

This represented a decrease of RM8.036 million in revenue or 26.47% of the revenue for the same period in the previous financial year ended 31 December 2015. The decrease in revenue was mainly due to lower sales volume for our automotive and electronics part subsequent to the shut down during Chinese New Year and also a slowdown for the demand for our malaysia and overseas subsidiary's products.

For the cumulative three months ended 31 March 2016, the decrease in the results for the financial period-to-date was RM1.716 million or 32.67% of the results for the same period in the previous financial year ended 31 December 2015. The decrease was mainly attributed from the foreign currency exchange loss subsequent to the strengthening of Ringgit Malaysia against United States Dollar of RM1.439 million, of which RM1.395 million is unrealised as compared to a gain of RM0.750 million in the same period in the previous financial year ended 31 December 2015.

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 42.05% and 164.14% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. The first quarter is generally a slower period due to the shorter working days and festive shut down. Besides, certain models for some of our customers in Malaysia and China have reached their end of life, whilst their replacement models have not started yet. The overall reduced consumer sentiment for the local automotive industry and sluggish market in our overseas' electronics industry also affected our sales for this period. Higher foreign currency exchange loss subsequent to the strengthening of RM against USD has affected our results.

b) Property development and management segment

The property development and management segment registered an increase in revenue and results for the current financial period-to-date of 39.58% and 130.74% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. The increase was due to higher revenue recognition from the on-going and new projects at Bukit Kemuning, Shah Alam.

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 RM22.321 million and RM3.537 million respectively compared to revenue of RM28.190 million and profit before tax of RM4.644 million for the immediate preceding quarter ended 31 December 2015. For the manufacturing sector, the drop in revenue was mainly due to certain models for some of our customers in Malaysia and China which reached their end of life, whilst their replacement models have not started yet. The reduced consumer sentiment also affected our local automotive sales. Generally, the first quarter is a slower period with less working days and also the festive shut down.

17. Current Year Prospects

Given the unstable global economic outlook, we expect 2016 to be a very challenging year. However, the group is cautiously optimistic that we will be able to achieve satisfactory results for the year ending 31 December 2016.

The manufacturing division performance would be dependent on orders from existing customers and the expected gradual recovery of the global economy. The potential hike in minimum wages in Malaysia will also increase the cost burden of the Group. Nevertheless, the group will continue its commitment to streamline its manufacturing process to achieve cost optimization for greater efficiency.

As for the property division, revenue is expected to decrease subsequent to the completion of the two on-going projects. Reduced consumer sentiment and stringent lending policies are also expected to impact the performance of the property division. Despite this, we are planning to launch new projects in the second quarter and also the second half of the year. As such, the management is confident that the property division will contribute satisfactorily to the group's performance as we are developing landed houses that are within the affordable range in the Shah Alam area.

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 before taxation

	Current Quarter 3 months ended 31,3,2016 RM'000	Year-To- Date 3 months ended 31.3.2016 RM'000
Profit before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties Interest expense	2,394 18	2,394 18
Net foreign exchange loss: - Realised - Unrealised	44 1,395	44 1,395

20. Taxation

	Individual Period			Cumulative Period		
	3 month 31.3.2016 RM'000	as ended 31.3.2015 RM'000	3 month 31.3.2016 RM'000	s ended 31.3.2015 RM'000		
In respect of current financial year:						
Malaysian income taxDeferred tax	1,893 (513)	1,672 (149)	1,893 (513)	1,672 (149)		
	1,380	1,523	1,380	1,523		

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 31.3.2016 RM'000	As at 31.12.2015 RM'000
Non-current		
- Secured	1,008	1,120
Current		
- Secured	460	461
	1,790	1,581

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 31 March 2016.

(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

25. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the 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 3 months ended	
	31.3.2016	31.3.2015	31.3.2016	31.3.2015
Profit for the period attributable				
to owners of the Company (RM'000)	2,146	3,674	2,146	3,674
Weighted average number				
of ordinary shares in issue ('000)	276,617	276,617	276,617	276,617
Basic earnings per share (sen)	0.78	1.33	0.78	1.33

(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 31.3.2016 RM'000	As at 31.12.2015 RM'000
205,266	199,932
(8,174)	(5,065)
197,092	194,867
(31,955)	(31,876)
165,137	162,991
	31.3.2016 RM'000 205,266 (8,174) 197,092 (31,955)