(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 September 2016 - Unaudited

	Individual Period		Cumulative Period		
	Note	3 month 30.9.2016 RM'000	s ended 30.9.2015 RM'000	9 month 30.9.2016 RM'000	s ended 30.9.2015 RM'000
Revenue Cost of sales	9	24,189 (16,794)	31,717 (23,819)	69,891 (49,961)	91,923 (68,337)
Gross profit		7,395	7,898	19,930	23,586
Other items of income: - Interest income - Other income Operating expenses		907 1,036 (2,765)	1,061 1,450 (2,353)	2,851 53 (8,368)	2,968 2,371 (8,722)
Operating profit Finance costs		6,573 (15)	8,056 (18)	14,466 (51)	20,203 (45)
Profit before taxation Taxation	9 & 19 20	6,558 (1,789)	8,038 (2,275)	14,415 (4,482)	20,158 (5,832)
Profit for the period		4,769	5,763	9,933	14,326
Other comprehensive profit, net of tax Items that may be reclassified subsequently to profit or loss: Foreign currency translation differences for foreign operations		529	3,785	(1,558)	5,843
Total comprehensive income for the period		5,298	9,548	8,375	20,169

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 30 September 2016 - Unaudited (Continued)

		Individu	al Period	Cumulati	ve Period
	Note	3 month 30.9.2016 RM'000	30.9.2015 RM'000	9 month 30.9.2016 RM'000	as ended 30.9.2015 RM'000
Profit attributable to:					
Owners of the Company Non-controlling interests		4,487 282	5,827 (64)	9,641 292	14,295 31
Profit for the period		4,769	5,763	9,933	14,326
Total comprehensive profit attributable to:					
Owners of the Company Non-controlling interests		5,016 282	9,612 (64)	8,083 292	20,138 31
Total comprehensive income for the period		5,298	9,548	8,375	20,169
Earnings per share attributable to owners of the Company:					
- Basic - Diluted	25 25	1.62 N/A	2.11 N/A	3.49 N/A	5.17 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 30 September 2016 - Unaudited

	Note	Unaudited As at 30.9.2016 RM'000	Audited As at 31.12.2015 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Investment properties Other investments Goodwill	10	62,218 23,594 200 4,932	68,969 23,641 195 4,932
		90,944	97,737
Current assets			
Inventories Property development costs Trade and other receivables Accrued billings Prepaid expenses Tax recoverable Deposits with licensed banks Cash and bank balances TOTAL ASSETS	9	12,578 73,248 29,957 - 959 36 109,363 45,398 271,539	11,906 69,005 36,431 10,018 867 34 85,776 45,706 259,743
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital Share premium Treasury shares Capital reserve Currency translation reserve Retained profits		139,357 1,281 (947) 308 4,435 169,087	139,357 1,281 (947) 308 5,993 162,991
Non-controlling interests		313,521 1,362	308,983 1,634
Total equity		314,883	310,617

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 30 September 2016 - Unaudited (Continued)

	Note	Unaudited As at 30.9.2016 RM'000	Audited As at 31.12.2015 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	808 21,503	1,120 22,455
		22,311	23,575
Current liabilities			
Trade and other payables Finance lease liabilities Provision for taxation	22	22,740 1,374 1,175	21,555 461 1,272
		25,289	23,288
Total liabilities		47,600	46,863
TOTAL EQUITY AND LIABILITIES		362,483	357,480
Net assets per share attributable to owners of the Company (RM)		1.13	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 30 September 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	od	-	-	-	-	(1,558)	9,641	8,083	292	8,375
Transactions with owners:										
Increase/(Decrease) in equity interest in subsidiary company		-	-	-	-	-	604	604	(564)	40
Dividends on ordinary shares		_	-	-	-	-	(4,149)	(4,149)	-	(4,149)
At 30 September 2016		139,357	1,281	(947)	308	4,435	169,087	313,521	1,362	314,883

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 30 September 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		-	-	-	-	5,843	14,295	20,138	31	20,169
At 30 September 2015		139,357	1,281	(947)	308	7,671	164,236	311,906	1,676	313,582

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 30 September 2016 - Unaudited

	Cumulativ	Cumulative Period		
	9 month 30.9.2016 RM'000	s ended 30.9.2015 RM'000		
Cash flows from operating activities	10.7	10.12 000		
Profit before taxation Adjustments for non-cash items	14,415 4,352	20,158 4,217		
Operating profit before working capital changes	18,767	24,375		
Working capital changes Inventories Property development costs Receivables, deposits and prepayments Payables and accruals	(672) (4,243) 16,400 1,185	2,776 (809) 8,549 5,733		
Cash generated from operations	31,437	40,624		
Interest paid Interest received Income tax paid Income tax recovered	(51) 2,851 (5,533)	(45) 2,968 (6,053) 31		
Net cash from operating activities	28,704	37,525		
Cash flows from investing activities				
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Proceeds from issue of ordinary share Purchase of other investments	(837) - 40 (5)	(876) 50 - (5)		
Net cash used in investing activities	(802)	(831)		

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 30 September 2016 - Unaudited (Continued)

	Cumulative Period		
	9 month 30.9.2016 RM'000	s ended 30.9.2015 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities Dividends paid on ordinary shares	(344) (4,149)	(258) (4,149)	
Net cash used in financing activities	(4,493)	(4,407)	
Net increase in cash and cash equivalents	23,409	32,287	
Cash and cash equivalents at beginning of the financial period	131,482	108,171	
Effects of foreign exchange rate changes	(1,075)	4,117	
Cash and cash equivalents at end of the financial period	153,816	144,575	
Cash and cash equivalents comprise:			
Deposits with licensed banks	109,363	100,665	
Cash and bank balances Bank overdrafts	45,398 (945)	45,246 (1,336)	
	153,816	144,575	

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 August 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

On 18 August 2016, the Company paid a first and final single tier dividend of 3% or 1.5 sen per ordinary share of RM0.50 each, amounting to RM4,149,258 in respect of the financial 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

9. Operating Segments

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

	Cumulat	Cumulative Period 9 months ended		
	9 mont			
	30.9.2016 RM'000	30.9.2015 RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	43,945	64,174		
Property development and management	26,237	28,040		
Total revenue including inter-segment revenue	70,182	92,214		
Elimination of inter-segment revenue	(291)	(291)		
Revenue from external customers	69,891	91,923		
Segment Results (External)				
Results from:				
Manufacturing	23	7,134		
Property development and management	14,394	13,025		
Trading, services and others	(2)	(1)		
Profit before tax	14,415	20,158		

(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 9 months ended		
	9 month			
	30.9.2016 RM'000	30.9.2015 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	189,632	217,282		
Property development and management	167,868	152,423		
Trading, services and others	14	14		
	357,514	369,719		
Unallocated assets	4,969	4,966		
Total consolidated assets	362,483	374,685		

10. Property, Plant and Equipment

Acquisitions and disposals

During the nine months ended 30 September 2016, the Group acquired items of property, plant and equipment with a cost of RM837,000 (nine months ended 30 September 2015: RM1,612,000). Items of property, plant and equipment with a net book value of RM Nil were disposed of during the nine months ended 30 September 2016 (nine months ended 30 September 2015: RM Nil), resulting in a gain on disposal of RM Nil (nine months ended 30 September 2015: gain on disposal of RM50,000).

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

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 30 September 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 RM69.891 million and RM14.415 million respectively.

This represented a decrease of RM22.032 million in revenue or 23.97% 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 from major customers subsequent to the slow down in the general market condition for both our malaysia and overseas subsidiary's products.

For the cumulative nine months ended 30 September 2016, the decrease in the results for the financial period-to-date was RM5.743 million or 28.49% of the results for the same period in the previous financial year ended 31 December 2015. The decrease was mainly attributed from the corresponding drop in revenue as explained above. The drop in foreign currency exchange gain of RM3.219 million subsequent to the strengthening of Ringgit Malaysia against United States Dollar has also decreased the result.

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 31.52% and 99.68% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. 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 general soft market sentiment for the local automotive industry, stiff competition and sluggish market in our overseas' electronics industry also affected our sales for this period. The drop in foreign currency exchange gain has also affected our results.

b) Property development and management segment

The property development and management segment registered an increase in results for the current financial period-to-date of 10.51% as compared to the results in the corresponding financial period-to-date in the preceding financial year.

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 RM24.189 million and RM6.558 million respectively compared to revenue of RM23.381 million and profit before tax of RM4.320 million for the immediate preceding quarter ended 30 June 2016. The higher revenue and profit in the third quarter was mainly due to higher profit recognition in property division. Besides, foreign currency exchange gain has also contributed to the improve in revenue.

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 still 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. Nevertheless, the group will persevere in its business initiatives to secure more projects, continuously looking for new business opportunities and to streamline its manufacturing process to achieve cost optimization through 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 have launched new projects in Bukit Kemuning in this quarter and are planning further launches by end of the financial year. As such, the management is confident that the property division will contribute satisfactorily to the group's performance as we are developing properties 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 30.9.2016 RM'000	Year-To- Date 9 months ended 30.9.2016 RM'000
Profit before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties Interest expense	2,368 15	7,151 51
Net foreign exchange loss: - Realised - Unrealised	(35) (971)	98 (102)

20. Taxation

	Individu	al Period	Cumulati	Cumulative Period		
	3 month 30.9.2016 RM'000	as ended 30.9.2015 RM'000	9 month 30.9.2016 RM'000	s ended 30.9.2015 RM'000		
In respect of current financial year:						
Malaysian income taxDeferred tax	2,003 (218)	2,399 (119)	5,430 (952)	6,251 (414)		
	1,785	2,280	4,478	5,837		
In respect of prior financial years:						
Malaysian income taxDeferred tax	4 -	(3) (2)	4 -	(3) (2)		
	4	(5)	4	(5)		
	1,789	2,275	4,482	5,832		

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 30.9.2016 RM'000	As at 31.12.2015 RM'000
Non-current		
- Secured	808	1,120
Current		
- Secured	429	461
- Unsecured	945	-
	2,182	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 30 September 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 9 months ended	
	30.9.2016	30.9.2015	30.9.2016	30.9.2015
Profit for the period attributable				
to owners of the Company (RM'000)	4,487	5,827	9,641	14,295
Weighted average number				
of ordinary shares in issue ('000)	276,617	276,617	276,617	276,617
Basic earnings per share (sen)	1.62	2.11	3.49	5.17

(b) Diluted earnings per share

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

26. Breakdown of retained profits into realised and unrealised profits or losses

The breakdown of the retained profits of the Group as at the reporting date, into realised and unrealised profits or losses, is as follows:

	As at 30.9.2016 RM'000	As at 31.12.2015 RM'000
Realised and unrealised profits of the Company and its subsidiaries:		
- Realised	206,634	199,932
- Unrealised	(6,238)	(5,065)
	200,396	194,867
Less: Consolidation adjustments	(31,309)	(31,876)
Total retained profits	169,087	162,991