(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2017 - Unaudited

		Individua	al Period	Cumulativ	ive Period	
	Note	3 month 31.3.2017 RM'000	s ended 30.3.2016 RM'000	3 month 31.3.2017 RM'000	s ended 30.3.2016 RM'000	
Revenue Cost of sales	9	20,919 (16,195)	22,321 (15,516)	20,919 (16,195)	22,321 (15,516)	
Gross profit		4,724	6,805	4,724	6,805	
Other items of income: - Interest income - Other income Operating expenses		1,543 (223) (2,794)	936 (1,370) (2,816)	1,543 (223) (2,794)	936 (1,370) (2,816)	
Operating profit Finance costs		3,250 (13)	3,555 (18)	3,250 (13)	3,555 (18)	
Profit before taxation Taxation	9 & 19 20	3,237 (1,226)	3,537 (1,380)	3,237 (1,226)	3,537 (1,380)	
Profit for the period		2,011	2,157	2,011	2,157	
Other comprehensive profit, net of tax Items that may be reclassified subsequently to profit or loss: Foreign currency translation differences for foreign operations		(106)	(1,996)	(106)	(1,996)	
Total comprehensive income for the period		1,905	161	1,905	161	

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 March 2017 - Unaudited (Continued)

		Individua	al Period	Cumulati	ve Period
	Note	3 month 31.3.2017 RM'000	s ended 30.3.2016 RM'000	3 month 31.3.2017 RM'000	s ended 30.3.2016 RM'000
Profit attributable to:					
Owners of the Company Non-controlling interests		2,037 (26)	2,146 11	2,037 (26)	2,146 11
Profit for the period		2,011	2,157	2,011	2,157
Total comprehensive profit attributable to:					
Owners of the Company		1,931	150	1,931	150
Non-controlling interests		(26)	11	(26)	11
Total comprehensive income for the period		1,905	161	1,905	161
Earnings per share attributable to owners of the Company:					
- Basic - Diluted	25 25	0.74 N/A	0.78 N/A	0.74 N/A	0.78 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 2016 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 2017 - Unaudited

	Note	Unaudited As at 31.3.2017 RM'000	Audited As at 31.12.2016 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Investment properties Other investments Goodwill	10	58,219 23,562 203 4,932	60,261 23,578 202 4,932
		86,916	88,973
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 EQUITY AND LIABILITIES	9	15,365 69,248 29,972 3,024 804 30 138,286 23,997 280,726	14,800 70,564 30,544 7,906 1,111 30 137,709 14,829 277,493
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 5,100 177,581	139,357 1,281 (947) 308 5,206 175,544
Non-controlling interests		322,680 882	320,749 908
Total equity		323,562	321,657

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 March 2017 - Unaudited (Continued)

	Note	Unaudited As at 31.3.2017 RM'000	Audited As at 31.12.2016 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	631 21,028	713 21,288
		21,659	22,001
Current liabilities			
Trade and other payables Finance lease liabilities Provision for taxation	22	19,735 1,207 1,479	21,114 407 1,287
		22,421	22,808
Total liabilities		44,080	44,809
TOTAL EQUITY AND LIABILITIES		367,642	366,466
Net assets per share attributable to owners of the Company (RM)		1.17	1.16

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2016 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 2017 - 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 2017		139,357	1,281	(947)	308	5,206	175,544	320,749	908	321,657
Total comprehensive (loss)/income for the period	od	-	-	-	-	(106)	2,037	1,931	(26)	1,905
At 31 March 2017		139,357	1,281	(947)	308	5,100	177,581	322,680	882	323,562

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 March 2017 - 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 2016		139,357	1,281	(947)	308	5,993	162,991	308,983	1,634	310,617
Total comprehensive income for the period		-	-	-	-	(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

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2016 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 2017 - Unaudited

	Cumulative Period			
	3 months ended			
	31.3.2017 RM'000	30.3.2016 RM'000		
Cash flows from operating activities				
Profit before taxation	3,237	3,537		
Adjustments for non-cash items	620	1,476		
Operating profit before working capital changes	3,857	5,013		
Working capital changes				
Inventories	(565)	24		
Property development costs	1,316	(2,644)		
Receivables, deposits and prepayments	5,761	14,509		
Payables and accruals	(1,379)	1,435		
Cash generated from operations	8,990	18,337		
Interest paid	(13)	(18)		
Interest received	1,543	936		
Income tax paid	(1,356)	(1,481)		
Income tax recovered	62			
Net cash from operating activities	9,226	17,774		
Cash flows from investing activities				
Purchase of property, plant and equipment	(122)	(794)		
Proceeds from disposal of property, plant and equipment	1	-		
Purchase of other investments	(1)	(2)		
Net cash used in investing activities	(122)	(796)		

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 March 2017 - Unaudited (Continued)

	Cumulative Period		
	3 month 31.3.2017 RM'000	s ended 30.3.2016 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities	(112)	(113)	
Net cash used in financing activities	(112)	(113)	
Net increase in cash and cash equivalents	8,992	16,865	
Cash and cash equivalents at beginning of the financial period	152,538	131,482	
Effects of foreign exchange rate changes	(77)	(1,381)	
Cash and cash equivalents at end of the financial period	161,453	146,966	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	138,286	81,312	
Bank overdrafts	23,997 (830)	65,976 (322)	
	161,453	146,966	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2016 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 May 2017.

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 2016. 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 2016.

2. Significant Accounting Policies

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 2016, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2017.

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 2017.

Amendments to MFRS 12 Disclosure of Interest in Other Entities

(Annual Improvements 2014-2016 Cycle)

Amendments to MFRS 107 Statement of Cash Flows - Disclosure initiative
Amendments to MFRS 112 Income taxes - Recognition of Deferred Tax

Asset for Unrealised Losses

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

(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 (Continued)

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 2018

MFRS 9 Financial Instruments (IFRS 9 as issued by

International Accounting Standards Board

("IASB") in July 2014

Amendments to MFRS 1 First-time Adoption of Malaysian Financial

Reporting Standards (Annual Improvements

2014-2016 Cycle)

Amendments to MFRS 2 Share-based payments - Classification and

Measurement of Share-based Payment Transactions

Amendments to MFRS 128 Investment in Associates and Joint Ventures

(Annual Improvements 2014-2016 Cycle)

Amendments to MFRS 140 Investment Properties - Transfers of Investment

Property

Effective for financial periods beginning on or after 1 January 2019

MFRS 16 Leases

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 and MRFS 16 Leases. The Group will assess the financial implications of MFRS 9 and MFRS 16 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 2016 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 2017.

(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.

	Cumulati	Cumulative Period		
	3 month	3 months ended		
	31.3.2017 RM'000	30.3.2016 RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	15,194	14,261		
Property development and management	5,821	8,157		
Total revenue including inter-segment revenue	21,015	22,418		
Elimination of inter-segment revenue	(97)	(97)		
Revenue from external customers	20,918	22,321		
Segment Results (External)				
Results from:				
Manufacturing	(117)	(1,867)		
Property development and management	3,355	5,404		
Trading, services and others	(1)			
Profit before tax	3,237	3,537		

(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			
	31.3.2017 RM'000	30.3.2016 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	205,215	195,375		
Property development and management	157,451	158,829		
Trading, services and others	14	14		
	362,680	354,218		
Unallocated assets	4,962	4,967		
Total consolidated assets	367,642	359,185		

10. Property, Plant and Equipment

Acquisitions and disposals

During the three months ended 31 March 2017, the Group acquired items of property, plant and equipment with a cost of RM122,000 (three months ended 31 March 2016: RM794,000). Items of property, plant and equipment with a net book value of RM1,000 were disposed during the three months ended 31 March 2017 (three months ended 31 March 2016: RM Nil), resulting in a gain on disposal of RM Nil (three months ended 31 March 2016: gain 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 2016.

14. Capital Commitments

There were no capital commitments as at 31 March 2017 except as disclose in Note 21.

(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 RM20.919 million and RM3.237 million respectively.

This represented a decrease of RM1.402 million in revenue or 6.28% of the revenue for the same period in the previous financial year ended 31 December 2016. The decrease in revenue was mainly due to lower revenue recognition from our property division subsequent to the completion of our two projects at Bukit Kemuning, namely Kemuning Greenhills and Kemuning Hijauan in 2016.

For the cumulative three months ended 31 March 2017, the decrease in the results for the financial period-to-date was RM0.300 million or 8.48% of the results for the same period in the previous financial year ended 31 December 2016. The decrease was mainly from the corresponding drop in revenue as explained above.

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 6.54% and 93.73% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. The increase in revenue was mainly due to the increase in demand from local automotive industry for this quarter. The reduction in foreign currency loss has also brought improvement to our results.

b) Property development and management segment

The property development and management segment registered a decrease in revenue and results for the current financial period-to-date of 28.64% and 37.92% as compared to the results in the corresponding financial period-to-date in the preceding financial year. The decrease in revenue and results are mainly due to the lower revenue recognition subsequent to the completion of our two projects as mentioned above. Currently, the revenue for this segment is mainly contributed from on-going project, namely Quadz @ Kemuning Greenhills in Bukit Kemuning.

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 RM20.919 million and RM3.237 million respectively compared to revenue of RM27.452 million and profit before tax of RM7.924 million for the immediate preceding quarter ended 31 December 2016. The lower revenue and results in the first quarter was mainly due to lower TIV as compared to the preceding quarter compounded by the short working period in this quarter due to Chinese New Year festival holidays.

17. Current Year Prospects

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 will be mainly from on-going project, namely Quadz @ Kemuning Greenhills in Bukit Kemuning. We plan to launch Kemuning Hijauan III in the final quarter of 2017, which is the final phase of our sold out double-storey terraced houses in Bukit Kemuning. Beside, the group has recently entered into two conditional share sale agreements for acquiring companies with land which is ready for development. 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 31.3.2017 RM'000	Year-To- Date 3 months ended 31.3.2017 RM'000
Profit before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties	2,150	2,150
Interest expense	13	13
Interest income	(1,543)	(1,543)
Net foreign exchange gain:		
- Realised	(116)	(116)
- Unrealised	280	280

Other than the above items, there were no other income including investment income, provision for and write off of receivables and inventories, gain or loss on disposal of quoted and unquoted investment or properties, impairment of assets, gain or loss on derivatives and other exceptional items.

20. Taxation

	Individua	al Period	Cumulative Period		
	3 month 31.3.2017 RM'000			s ended 30.3.2016 RM'000	
In respect of current financial year:					
Malaysian income taxDeferred tax	1,486 (260)	1,893 (513)	1,486 (260)	1,893 (513)	
	1,226	1,380	1,226	1,380	

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

Proposed acquisition by AMJ Construction Sdn. Bhd. ("AMJC"), a wholly-owned subsidiary of Hil Industries Berhad ("HIL") through Satu Tunas Sdn. Bhd. and Hil Properties Sdn. Bhd., of 99% equity interest in A&M Concrete Products Sdn. Bhd. ("A&M Concrete") from Steven Junior Ng Kwee Leng and Malcolm Jeremy Ng Kwee Seng for a total purchase consideration of RM22,000,000; and

Proposed acquisition by AMJC of the entire equity interest in Show Piece Sdn. Bhd. ("Show Piece"), which in turn holds 100% equity interest in Innocentral Sdn. Bhd., from Tan Sri Dato' Ng Boon Thong @ Ng Thian Hock and Dato' Milton Norman Ng Kwee Leong for a purchase consideration of RM49,000,000.

(Collectively referred to as the "Proposed Acquisitions")

The Company had on 16 January 2017 announced that AMJC, a wholly-owned subsidiary of HIL through Satu Tunas Sdn. Bhd. and Hil Properties Sdn. Bhd., had on 16 January 2017, entered into the following agreements:

- a conditional share sale agreement between AMJC and Steven Junior Ng Kwee Leng and Malcolm Jeremy Ng Kwee Seng (collectively, "A&M Concrete Vendor") for the Proposed Acquisitions of A&M Concrete ("A&M Concrete SSA") and;
- (b) a conditional share sale agreement between AMJC and Tan Sri Dato' Ng Boon Thong @ Ng Thian Hock and Dato' Milton Norman Ng Kwee Leong (collectively, "Show Piece Vendors") for the Proposed Acquisition of Show Piece ("Show Piece SSA")

Please refer to the Company's announcement dated 16 January 2017 for further details on the individual owners and the said companies being the subject matter of the Proposed Acquisitions.

Pursuant to Paragraph 9.33(1)(a) of the Listing Requirements, the Company is required to submit the draft circular in relation to the Proposed Acquisitions to Bursa Securities no later than two (2) months from the date of the announcement. The Company had then on 13 March 2017 announced that an application has been submitted to Bursa Securities to seek for an extension of time to 16 September 2017 to submit the draft circular. Subsequently on 20 March 2017, the Company announced that Bursa Securities had, on 16 March 2017, resolved to grant the Company an extension of time until 16 September 2017 to submit the draft circular to Bursa Securities.

(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

22. Borrowings

	As at 31.3.2017 RM'000	As at 31.12.2016 RM'000
Non-current		
- Secured	631	713
Current		
- Secured	377	407
- Unsecured	830	-
	1,838	1,120

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 2017.

(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		Cumulative Period	
	3 months ended		3 months ended	
	31.3.2017	30.3.2016	31.3.2017	30.3.2016
Profit for the period attributable				
to owners of the Company (RM'000)	2,037	2,146	2,037	2,146
Weighted average number				
of ordinary shares in issue ('000)	276,617	276,617	276,617	276,617
Basic earnings per share (sen)	0.74	0.78	0.74	0.78

(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 31.3.2017 RM'000	As at 31.12.2016 RM'000
Realised and unrealised profits of the Company and its subsidiaries:		
- Realised	205,384	202,089
- Unrealised	(6,145)	(4,862)
	199,239	197,227
Less: Consolidation adjustments	(21,658)	(21,683)
Total retained profits	177,581	175,544