(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 June 2021 - Unaudited

	Individua	l Period	Cumulati	ve Period
·	3 months 30.6.2021 RM'000	s ended 30.6.2020 RM'000	6 month 30.6.2021 RM'000	s ended 30.6.2020 RM'000
Revenue Cost of sales	25,592 (17,572)	21,911 (17,793)	60,276 (42,165)	53,895 (43,049)
Gross profit	8,020	4,118	18,111	10,846
Other items of income:				
Interest incomeOther income	349 196	515 681	685 835	1,125 977
Operating expenses	(3,514)	(3,199)	(6,925)	(5,606)
Operating profit Finance costs	5,051 (3)	2,115 (4)	12,706 (5)	7,342 (8)
Profit before taxation Taxation	5,048 (780)	2,111 (112)	12,701 (2,287)	7,334 (1,314)
Profit for the period	4,268	1,999	10,414	6,020
Other comprehensive profit, net of t Items that may be reclassified subseque to profit or loss:				
Foreign currency translation differences for foreign operations	344	(96)	974	451
Total comprehensive income for the period	4,612	1,903	11,388	6,471

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 June 2021 - Unaudited (Continued)

	Individua	al Period	Cumulati	ve Period
	3 month	s ended	6 month	s ended
	30.6.2021 RM'000	30.6.2020 RM'000	30.6.2021 RM'000	30.6.2020 RM'000
Profit attributable to:				
Owners of the Company Non-controlling interests	4,281 (13)	2,149 (150)	10,486 (72)	6,280 (260)
Profit for the period	4,268	1,999	10,414	6,020
Total comprehensive profit attributable to:				
Owners of the Company	4,625	2,053	11,460	6,731
Non-controlling interests	(13)	(150)	(72)	(260)
Total comprehensive income for the period	4,612	1,903	11,388	6,471
Earnings per share attributable to owners of the C	Company (sen):			
- Basic	1.29	0.65	3.16	1.89
- Diluted	N/A	N/A	N/A	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 2020 and the accompanying explanatory notes attached to the interim financial statements.

[&]quot;N/A" – Not applicable

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 30 June 2021 - Unaudited

	Note	Unaudited As at 30.6.2021 RM'000	Audited As at 31.12.2020 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Right-of-use assets Investment properties Other investments Goodwill	10	40,754 2,904 23,325 223 5,910	42,184 3,019 23,325 221 5,910
		73,116	74,659
Current assets			
Inventories Trade and other receivables Contract assets Investment Deposits with licensed banks Cash and bank balances		210,153 39,986 21,193 846 58,452 77,352	224,495 40,672 45,474 3,342 59,721 47,754
		407,982	421,458
TOTAL ASSETS	9	481,098	496,117
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital Treasury shares Capital reserve Currency translation reserve Retained profits		167,019 (947) 308 5,406 205,055	167,019 (947) 308 4,432 199,510
Non-controlling interests		376,841 (227)	370,322 (155)
Total equity		376,614	370,167

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 30 June 2021 - Unaudited (Continued)

	Note	Unaudited As at 30.6.2021 RM'000	Audited As at 31.12.2020 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	21	101 27,338	148 28,380
		27,439	28,528
Current liabilities			
Trade and other payables Finance lease liabilities Provision for taxation Dividends payable	21	71,723 86 257 4,979	96,473 77 872 -
		77,045	97,422
Total liabilities		104,484	125,950
TOTAL EQUITY AND LIABILITIES		481,098	496,117
Net assets per share attributable to owners of the Company (RM)		1.13	1.11

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 30 June 2021 - 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 2021		167,019	-	(947)	308	4,432	199,510	370,322	(155)	370,167
Total comprehensive income/(loss) for the period Transactions with owners:	d	-	-	-	-	974	10,486	11,460	(72)	11,388
Increase in equity interest in subsidiary company Dividends on ordinary shares		-	-	- -	-	-	38 (4,979)	38 (4,979)	-	38 (4,979)
At 30 June 2021		167,019	-	(947)	308	5,406	205,055	376,841	(227)	376,614

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 30 June 2021 - 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
Unaudited										
At 1 January 2020		167,019	-	(947)	308	3,671	178,874	348,925	411	349,336
Total comprehensive income/(loss) for the period		-	-	-	-	451	6,280	6,731	(260)	6,471
<u>Transactions with owners:</u>										
Dividends on ordinary shares		-	-	-	-	-	(3,983)	(3,983)	-	(3,983)
At 30 June 2020		167,019	-	(947)	308	4,122	181,171	351,673	151	351,824

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 June 2021 - Unaudited

	Cumulative Period		
	6 month 30.6.2021 RM'000	s ended 30.6.2020 RM'000	
Cash flows from/(used in) operating activities			
Profit before taxation	12,701	7,334	
Adjustments for non-cash items	1,773	838	
Operating profit before working capital changes	14,474	8,172	
Working capital changes			
Inventories	(58,088)	1,859	
Property development costs	72,430	(6,915)	
Receivables, deposits and prepayments	24,967	(2,767)	
Payables and accruals	(19,771)	(2,755)	
Cash generated from/(used in) operations	34,012	(2,406)	
Interest paid	(5)	(8)	
Interest received	685	1,125	
Income tax paid	(3,870)	(2,086)	
Net cash from/(used in) operating activities	30,822	(3,375)	
Cash flows used in investing activities			
Purchase of property, plant and equipment	(854)	(1,407)	
Proceeds from disposal of property, plant and equipment	79	-	
Proceeds from redemption of other investments	(2,496)	_	
Net cash used in investing activities	(3,271)	(1,407)	

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 June 2021 - Unaudited (Continued)

	Cumulative Period		
	6 month 30.6.2021 RM'000	s ended 30.6.2020 RM'000	
Cash flows used in financing activities			
Repayment of finance lease liabilities	(38)	(126)	
Net cash used in financing activities	(38)	(126)	
Net increase/(decrease) in cash and cash equivalents	27,513	(4,908)	
Cash and cash equivalents at beginning of the financial period	107,475	97,387	
Effects of foreign exchange rate changes	816	351	
Cash and cash equivalents at end of the financial period	135,804	92,830	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	58,452 77,352	62,143 30,687	
Casii anu bank banances	135,804	92,830	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (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 14.09.2021.

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").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2020. 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 2020.

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 2020, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2021, as disclosed below:

Effective for financial periods beginning on or after 1 January 2021

Effective for financial periods beginning on or after 1 January 2022

Amendments to MFRS 3 Reference to the Conceptual Framework

MFRS 17 Insurance Contracts

Amendments to MFRS 101 Presentation of Financial Statements (Classification of Liabilities

as Current or Non-Current)

Amendments to MFRS 137 Onerous Contracts

Amendments to MFRS 10 Sale or Contribution of Assets between an Investor and

its Associate or Joint Venture

Amendments to MFRS 128 Sale or Contribution of Assets between an Investor and

its Associate or Joint Venture

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

3. Auditors' Report on Proceeding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2020 was not qualified.

(Company No: 196901000472 (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 30 June 2021.

(Company No: 196901000472 (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	
	6 monti 30.6.2021 RM'000	ns ended 30.6.2020 RM'000	
Segment Revenue			
Revenue from:			
Manufacturing Property development and management	36,242 24,228	29,057 25,032	
Total revenue including inter-segment revenue Elimination of inter-segment revenue	60,470 (194)	54,089 (194)	
Revenue from external customers	60,276	53,895	
Segment Results (External)			
Results from:			
Manufacturing	3,218	(172)	
Property development and management Trading, services and others	8,804 (1)	6,390 (1)	
	12,021	6,217	
Interest income	685	1,125	
Finance costs	(5)	(8)	
Profit before tax	12,701	7,334	
Taxation	(2,287)	(1,314)	
Profit after tax	10,414	6,020	

(Company No: 196901000472 (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)

	Cumulat	Cumulative Period 6 months ended		
	6 mont			
	30.6.2021 RM'000	30.6.2020 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	154,420	145,054		
Property development and management	320,726	323,404		
Trading, services and others	14	14		
	475,160	468,472		
Unallocated assets	5,938	5,938		
Total consolidated assets	481,098	474,410		

The Group's revenue for the six months ended 30 June 2021 based on geographical location is presented as follows:

	Cumulat	Cumulative Period 6 months ended		
	6 mont			
	30.6.2021 30.6.2020 RM'000 RM'000			
Location:				
Hong Kong	30	12		
Malaysia	50,034	47,976		
People's Republic of China	2,619	2,593		
Taiwan	6,945	3,314		
Thailand	648	-		
Total revenue	60,276	53,895		

(Company No: 196901000472 (8812-M))

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

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

10. Property, Plant and Equipment

Acquisitions and disposals

During the six months ended 30 June 2021, the Group acquired items of property, plant and equipment with a cost of RM854,000 (six months ended 30 June 2020: RM1,407,000). Items of property, plant and equipment with a net book value of RM52,000 were disposed during the six months ended 30 June 2021 (six months ended 30 June 2020: RM34,000), resulting in a gain on disposal of RM27,000 (six months ended 30 June 2020: gain on disposal of RM148,000).

Valuation

The valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

11. Subsequent Events

There were no other material events subsequent to the end of the financial year-to-date.

12. Changes in Composition of the Group

There were no changes in the composition of the Group in the current financial year-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 2020.

14. Capital Commitments

The amount of commitments in the interim financial report as at 30 June 2021 is as follows:

	RM'000
Authorised by the Directors but not contracted for	1,437
	1,437

(Company No: 196901000472 (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 RM60.276 million and RM12.701 million respectively.

This represented an increase of RM6.381 million in revenue or 11.84% of the revenue for the same period in the previous financial year ended 31 December 2020.

For the cumulative six months ended 30 June 2021, the increase in the results for the financial period-to-date was RM5.367 million or 73.18% of the results for the same period in the previous financial year ended 31 December 2020.

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 overall manufacturing segment registered an increase in revenue of 24.72% and increase in results of 1970.93% for the current financial period-to-date as compared to the corresponding financial period-to-date in the preceding financial year. Both revenue and results were higher mainly due to the launch of several new models during the financial period and also increased sales enjoyed by our customers on the extension of the waiver of sales tax under the Penjana plan. The increase in revenue and results were also due to the number of days affected by the imposition of the Movement Control Order ("MCO"). In 2020, for the second quarter, MCO was imposed in the country with effect from 18 March 2020 to 3 May 2020 which was for a total of 47 days, while in quarter 2 2021, full MCO was imposed with effect from 1 June 2021 which was for 30 days only.

b) Property development and management segment

The property development and management segment registered a decrease in revenue and an increase in results for the current financial period-to-date of 3.21% and 37.78% respectively as compared to the corresponding financial period-to-date in the preceding financial year. The increase in results were mainly due to the higher profit recognition subsequent to the completion of Amverton Greens in quarter 1.

c) Trading, services and others segment

This segment is not active.

(Company No: 196901000472 (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 RM25.592 million and RM5.048 million respectively compared to revenue of RM34.684 million and profit before tax of RM7.653 million for the immediate preceding quarter ended 31 March 2021. This was mainly attributed to the lower profit recognition from our property division and also to the implementation of full MCO by our government starting from 1 June 2021.

17. Current Year Prospects

Overall, the Malaysian economy is expected to continue with its gradual but uneven recovery path supported by the improved global demand and gradual normalisation in domestic economic activities. The growth prospects were partly driven by the recovery in the domestic and global economy, the launch of the National Covid-19 Immunisation Programme and also the provision of the economic stimulus packages. The Group will continue to implement various costs containment exercise focusing on productivity improvements, and strive to be proactive in aligning its market strategies to capture the opportunities in both manufacturing and property division.

As for the manufacturing division, the full MCO which was imposed by the government has affected our performance for this period, however, we are optimistic that we can recover strongly from this pandemic with the current high vaccination rate as well as the opening up of most business segments as more states move out from Phase 1 of the MCO. Our staff are almost 100% fully vaccinated. Based on the pent up demand from our customers, we anticipate to rebound strongly subsequent to the end of the MCO and will work tirelessly to recover the lost revenue during the periods of shut down as a result of the MCO.

As for the property division, revenue will be mainly from our Amverton Links as well as our completed project, 108 terrace house in Bukit Kemuning and Amverton Greens. The Company will also launch 100 units of townhouses in 2021 as well as the next phase of terrace houses in Amverton Links. On top of that, the Group has entered into 4 joint ventures with landowners to undertake property development projects. The joint ventures are subject to shareholders' approval in an upcoming shareholders' meeting. The developments are expected to increase the revenue and profit contribution from the property development segment as well as the overall financial performance of the Group.

Barring any unforeseen circumstances including any new full MCO, the Group is optimistic that the manufacturing and property division will contribute positively to the group's performance subsequent to the lifting of the MCO from the 15th of August 2021 for the remaining of 2021.

18. Profit Forecast or Profit Guarantee

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

(Company No: 196901000472 (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 30.6.2021 RM'000	Year-To- Date 6 months ended 30.6.2021 RM'000
Profit before taxation is arrived at after charging/(crediting):		
Depreciation of property, plant and equipment and investment properties	1,139	2,394
Loss/(Gain) on disposal of property, plant and equipment	1	(27)
Interest expense	3	5
Interest income	(349)	(685)
Net foreign exchange gain:		
- Realised	79	53
- Unrealised	(23)	(501)

Other than the above items, there were no other income including investment income, 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

	Individual Period		Cumulative Period	
	3 month 30.6.2021 RM'000	s ended 30.6.2020 RM'000	6 mont 30.6.2021 RM'000	hs ended 30.6.2020 RM'000
In respect of current financial year:				
Malaysian income taxDeferred tax	972 (192)	717 (605)	3,267 (980)	2,584 (1,270)
	780	112	2,287	1,314

(Company No: 196901000472 (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. Borrowings

	As at 30.6.2021 RM'000	As at 31.12.2020 RM'000
Non-current		
- Secured	101	148
Current		
- Secured	86	77
	187	225

The borrowings are all denominated in Ringgit Malaysia.

22. Material Litigation

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

23. Dividend

A single tier dividend in respect of the financial year ended 31 December 2020 was paid on 18 August 2021.

24. 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 6 months ended	
	30.6.2021	30.6.2020	30.6.2021	30.6.2020
Profit for the period attributable				
to owners of the Company (RM'000)	4,281	2,149	10,486	6,280
Weighted average number				
of ordinary shares in issue ('000)	331,941	331,941	331,941	331,941
Basic earnings per share (sen)	1.29	0.65	3.16	1.89

(b) Diluted earnings per share

Diluted earnings per share is not applicable for the financial period as the unexercised warrants issued during the current financial period is anti-dilutive in nature. This is due to the company's share price is below the exercise price.