

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 31 December 2022 - Unaudited

	Individual Period		Cumulative Period	
	3 months ended 31.12.2022 RM'000	31.12.2021 RM'000	12 months ended 31.12.2022 RM'000	31.12.2021 RM'000
Revenue	45,150	71,666	170,318	169,249
Cost of sales	(33,613)	(51,827)	(124,552)	(119,309)
Gross profit	11,537	19,839	45,766	49,940
Other items of income:				
– Interest income	685	340	2,033	1,493
– Other income	1,663	83	1,829	1,010
Operating expenses	(8,080)	(5,476)	(18,338)	(15,563)
Operating profit	5,805	14,786	31,290	36,880
Finance costs	-	(2)	(5)	(10)
Profit before taxation	5,805	14,784	31,285	36,870
Taxation	(3,114)	(2,802)	(8,048)	(7,007)
Profit after taxation	2,691	11,982	23,237	29,863
Profit for the period	2,691	11,982	23,237	29,863
Other comprehensive profit, net of tax				
Items that may be reclassified subsequently to profit or loss:				
Foreign currency translation differences for foreign operations	(711)	345	(823)	1,473
Total comprehensive income for the period	1,980	12,327	22,414	31,336

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 31 December 2022 - Unaudited (Continued)

	<u>Individual Period</u>		<u>Cumulative Per'umulative Period</u>	
	<u>3 months ended</u>		<u>12 months ended</u>	<u>9 months ended</u>
	<u>31.12.2022</u>	<u>31.12.2021</u>	<u>31.12.2022</u>	<u>31.12.2021</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Profit attributable to:				
Owners of the Company	2,976	7,587	24,011	30,354
Non-controlling interests	(285)	(120)	(774)	(491)
	<hr/>	<hr/>	<hr/>	<hr/>
Profit for the period	2,691	7,467	23,237	29,863
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Total comprehensive profit attributable to:				
Owners of the Company	2,265	7,741	23,188	31,827
Non-controlling interests	(285)	(120)	(774)	(491)
	<hr/>	<hr/>	<hr/>	<hr/>
Total comprehensive income for the period	1,980	7,621	22,414	31,336
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>
Earnings per share				
attributable to owners of the Company (sen):				
- Basic	0.90	2.29	7.23	9.14
- Diluted	N/A	N/A	N/A	N/A
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

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 2021 and the accompanying explanatory notes attached to the interim financial statements.

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 31 December 2022 - Unaudited

	Note	<u>Unaudited</u> As at 31.12.2022 RM'000	<u>Audited</u> As at 31.12.2021 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	10	47,284	45,501
Right-of-use assets		2,703	2,809
Investment properties		23,199	23,262
Other investments		3,041	2,982
Goodwill		5,910	5,910
Deposits with licensed banks		1,243	1,178
		<hr/>	<hr/>
		83,380	81,642
		<hr/>	<hr/>
Current assets			
Inventories		202,557	183,833
Trade and other receivables		44,680	63,706
Contract assets		11,462	29,758
Tax recoverable		2,375	503
Investment		15,836	854
Deposits with licensed banks		60,109	45,827
Cash and bank balances		58,471	63,250
		<hr/>	<hr/>
		395,490	387,731
		<hr/>	<hr/>
TOTAL ASSETS	9	<hr/> <hr/> 478,870	<hr/> <hr/> 469,373
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital		167,019	167,019
Treasury shares		(947)	(947)
Capital reserve		308	308
Currency translation reserve		5,083	5,906
Retained profits		242,256	224,884
		<hr/>	<hr/>
		413,719	397,170
Non-controlling interests		(1,322)	(646)
		<hr/>	<hr/>
Total equity		412,397	396,524
		<hr/>	<hr/>

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 31 December 2022 - Unaudited (Continued)

		<u>Unaudited</u> As at 31.12.2022 RM'000	<u>Audited</u> As at 31.12.2021 RM'000
Non-current liabilities			
Finance lease liabilities	21	-	68
Deferred tax liabilities		22,655	23,932
		<hr/> 22,655	<hr/> 24,000
Current liabilities			
Trade and other payables		43,134	46,076
Finance lease liabilities	21	68	81
Provision for taxation		616	2,692
		<hr/> 43,818	<hr/> 48,849
Total liabilities		<hr/> 66,473	<hr/> 72,849
TOTAL EQUITY AND LIABILITIES		<hr/> <hr/> 478,870	<hr/> <hr/> 469,373
Net assets per share attributable to owners of the Company (RM)		<hr/> <hr/> 1.25	<hr/> <hr/> 1.20

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 31 December 2022 - Unaudited

Note	Attributable to shareholders of the Company						Total RM'000	Non- controlling interests RM'000	Total equity RM'000
	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			
At 1 January 2022	167,019	-	(947)	308	5,906	224,884	397,170	(646)	396,524
Total comprehensive income/(loss) for the year	-	-	-	-	(823)	24,011	23,188	(774)	22,414
<u>Transactions with owners:</u>									
Increase in equity interest in subsidiary company	-	-	-	-	-	-	-	98	98
Dividends on ordinary shares	-	-	-	-	-	(6,639)	(6,639)	-	(6,639)
At 31 December 2022	167,019	-	(947)	308	5,083	242,256	413,719	(1,322)	412,397

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 31 December 2022 - Unaudited (Continued)

Note	Attributable to shareholders of the Company						Total RM'000	Non- controlling interests RM'000	Total equity RM'000
	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			
<u>Audited</u>									
At 1 January 2021	167,019	-	(947)	308	4,433	199,509	370,322	(155)	370,167
Total comprehensive income/(loss) for the year	-	-	-	-	1,473	30,354	31,827	(491)	31,336
<u>Transactions with owners:</u>									
Dividends on ordinary shares	-	-	-	-	-	(4,979)	(4,979)	-	(4,979)
At 31 December 2021	167,019	-	(947)	308	5,906	224,884	397,170	(646)	396,524

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 31 December 2022 - Unaudited

	Cumulative Period	
	12 months ended	
	31.12.2022 RM'000	31.12.2021 RM'000
Cash flows from operating activities		
Profit before taxation	31,285	36,870
Adjustments for non-cash items	5,262	2,788
Operating profit before working capital changes	36,547	39,658
Working capital changes		
Inventories	(20,049)	40,372
Receivables, deposits and prepayments	37,322	(61,763)
Payables and accruals	(2,942)	3,768
Cash generated from operations	50,878	22,035
Interest paid	-5	(5)
Interest received		2,033
Income tax paid		(13,273)
Net cash from operating activities	39,633	13,421
Cash flows used in investing activities		
Purchase of property, plant and equipment	(7,335)	(6,721)
Proceeds from disposal of property, plant and equipment	3	134
Purchase of other investments	(14,982)	(9,955)
Proceeds from redemption of investments	-	(17)
Proceeds from disposal of short term investment	-	9,771
Net cash used in investing activities	(22,314)	(6,788)

HIL INDUSTRIES BERHAD

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 31 December 2022 - Unaudited (Continued)

	Cumulative Period	
	12 months ended	
	31.12.2022	31.12.2021
	RM'000	RM'000
Cash flows used in financing activities		
Repayment of finance lease liabilities	(81)	(76)
Placement of fixed deposits under lien	(65)	(1,178)
Payment of dividends	(6,639)	(4,979)
Net cash used in financing activities	(6,785)	(6,233)
Net increase in cash and cash equivalents	10,534	400
Cash and cash equivalents at beginning of the financial year	109,077	107,474
Effects of foreign exchange rate changes	(1,031)	1,203
Cash and cash equivalents at end of the financial year	118,580	109,077
Cash and cash equivalents comprise:		
Deposits with licensed banks	60,109	45,827
Cash and bank balances	58,471	63,250
	118,580	109,077

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

HIL INDUSTRIES BERHAD

(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 27.02.2023.

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 2021. 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 2021.

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 2021, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2022, as disclosed below:

Effective for financial periods beginning on or after 1 January 2022

Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 116	Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts – Cost of Fulfilling a Contract
Annual improvement to MFRSs 2018-2020 Cycle	

Effective for financial periods beginning on or after 1 January 2023

MFRS 17	Insurance Contracts
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Effective date deferred

Amendments to MFRS 10 and MFRS 128	Sales 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 2021 was not qualified.

HIL INDUSTRIES BERHAD

(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 31 December 2022.

HIL INDUSTRIES BERHAD

(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.

	Cumulative Period	
	12 months ended	
	31.12.2022	31.12.2021
	RM'000	RM'000
Segment Revenue		
Revenue from:		
Manufacturing	114,505	81,743
Property development and management	55,830	87,994
Trading, services and others	404	-
	<hr/>	<hr/>
Total revenue including inter-segment revenue	170,739	169,737
Elimination of inter-segment revenue	(421)	(488)
	<hr/>	<hr/>
Revenue from external customers	170,318	169,249
	<hr/> <hr/>	<hr/> <hr/>
Segment Results (External)		
Results from:		
Manufacturing	19,483	9,135
Property development and management	9,813	26,256
Trading, services and others	(39)	(4)
	<hr/>	<hr/>
Interest income	29,257	35,387
Finance costs	2,033	1,493
	(5)	(10)
	<hr/>	<hr/>
Profit before tax	31,285	36,870
Taxation	(8,048)	(7,007)
	<hr/>	<hr/>
Profit after tax	23,237	29,863
	<hr/> <hr/>	<hr/> <hr/>

HIL INDUSTRIES BERHAD

(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)

	Cumulative Period	
	12 months ended	
	31.12.2022	31.12.2021
	RM'000	RM'000
Segment Assets		
Segment assets of:		
Manufacturing	167,093	163,487
Property development and management	275,756	299,459
Trading, services and others	27,736	14
	<hr/>	<hr/>
	470,585	462,960
Unallocated assets	8,285	6,413
	<hr/>	<hr/>
Total consolidated assets	478,870	469,373
	<hr/> <hr/>	<hr/> <hr/>

The Group's revenue for the year ended 31 December 2022 based on geographical location is presented as follows:

	Cumulative Period	
	12 months ended	
	31.12.2022	31.12.2021
	RM'000	RM'000
Location:		
Hong Kong	90	-
Malaysia	166,522	148,107
People's Republic of China	1,696	5,513
Taiwan	1,556	15,629
Thailand	454	-
	<hr/>	<hr/>
Total revenue	170,318	169,249
	<hr/> <hr/>	<hr/> <hr/>

HIL INDUSTRIES BERHAD

(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 financial year ended 31 December 2022, the Group acquired items of property, plant and equipment with a cost of RM7,335,000 (financial year ended 31 December 2021: RM6,721,000). Items of property, plant and equipment with a net book value of RM Nil were disposed during the financial year ended 31 December 2022 (financial year ended 31 December 2021: RM52,000), resulting in a gain on disposal of RM3,000 (financial year ended 31 December 2021: gain on disposal of RM81,000).

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 2021.

14. Capital Commitments

The amount of commitments in the interim financial report as at 31 December 2022 is as follows:

	RM'000
Authorised by the Directors but not contracted for	12,256
	<hr/>
	12,256
	<hr/> <hr/>

HIL INDUSTRIES BERHAD

(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 RM170.318 million and RM31.285 million respectively.

This represented an increase of RM1.069 million in revenue or 0.63% of the revenue for the same period in the previous financial year ended 31 December 2021.

For the cumulative twelve months ended 31 December 2022, the decrease in the results for the financial period-to-date was RM5.585 million or 15.15% of the results for the same period in the previous financial year ended 31 December 2021.

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 40.08% and an increase in results of 113.28% , for the current financial period-to-date respectively as compared to the corresponding financial period-to-date in the preceding financial year. The increase in the revenue and results in the period were primarily due to the continued good demand for our products as a result of the strong performance of the automotive sector. However our results were affected slightly by the poorer performance of our China subsidiary.

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 36.55% and 62.63% respectively as compared to the corresponding financial period-to-date in the preceding financial year. The decrease in the revenue and results for this financial period were due to the delay in the launching of several new projects. The higher results in 2021 was also partially due to the last minute rush to purchase the properties as a result of the ending of the Home ownership campaign on December 2021.

c) Trading, services and others segment

In June 2022, our Pharmacy began operations.

HIL INDUSTRIES BERHAD

(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 RM45.150 million and RM5.805 million respectively compared to revenue of RM43.546 million and profit before tax of RM9.299 million for the immediate preceding quarter ended 30 September 2022. The decrease in the results was largely due to the higher property sales towards the end of 2021 as explained earlier.

17. Current Year Prospects

For our manufacturing division we expect to continue to perform well due to the continual strong demand and performance of the automotive industry. We have recently purchased a new factory in Bukit Sentosa to expand our capacity and we believe this will help us grow even further. We will continue to source and bid for new customers as well as try to obtain new sources of business from our existing customers to ensure the continual growth of our company.

As for the property division, our recently launched townhouses has seen good demand since our soft launch in Q4 2022. We expect to achieve 100% sales by end of 2023. At the same time we have also done our soft launch for our 154 terraces in Sungai Buloh and the response has also been very encouraging. As such we expect to do very well for these 2 projects whilst we wait to launch our other projects in Carey Island as well as our super link terrace houses in Amverton Links towards the later part of 2023.

Barring any unforeseen circumstances, such as a worldwide recession, the Group is expected to continue to perform well in the coming financial year 2023.

18. Profit Forecast or Profit Guarantee

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

HIL INDUSTRIES BERHAD

(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	Year-To- Date
	3 months ended	12 months ended
	31.12.2022	31.12.2022
	RM'000	RM'000
Profit before taxation is arrived at after charging/(crediting):		
Depreciation of property, plant and equipment and investment properties	1,313	4,285
Interest expense	-	5
Interest income	(685)	(2,033)
Net foreign exchange loss/(gain):		
– Realised	-	8
– Unrealised	(788)	(1,848)

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 months ended		12 months ended	
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
	RM'000	RM'000	RM'000	RM'000
In respect of current financial year:				
– Malaysian income tax	2,997	5,025	9,325	11,455
– Deferred tax	117	(2,223)	(1,277)	(4,448)
	3,114	2,802	8,048	7,007

HIL INDUSTRIES BERHAD

(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 31.12.2022 RM'000	As at 31.12.2021 RM'000
Non-current		
– Secured	-	68
Current		
– Secured	68	81
	<u>68</u>	<u>149</u>

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 final dividend of 2.0 sen per ordinary share in respect of the financial year ended 31 December 2021, for RM 6,638,816.24 was paid on 15 July 2022.

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.

	<u>Individual Period</u>		<u>Cumulative Period</u>	
	<u>3 months ended</u>		<u>12 months ended</u>	
	<u>31.12.2022</u>	<u>31.12.2021</u>	<u>31.12.2022</u>	<u>31.12.2021</u>
Profit for the period attributable to owners of the Company (RM'000)	2,976	7,587	24,011	30,354
Weighted average number of ordinary shares in issue ('000)	331,941	331,941	331,941	331,941
Basic earnings per share (sen)	0.90	2.29	7.23	9.14

(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.