(Company No: 196901000472 (8812-M))

# **Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 June 2023 - Unaudited**

	Individua	al Period	Cumulative Period			
	3 month 30.6.2023 RM'000	s ended 30.6.2022 RM'000	6 month 30.6.2023 RM'000	30.6.2022 RM'000		
Revenue	49,076	42,068	91,913	81,622		
Cost of sales	(32,801)	(31,576)	(62,789)	(60,173)		
Gross profit	16,275	10,492	29,124	21,449		
Other items of income:						
- Interest income	831	447	1,644	805		
- Other income	(109)	116	(28)	165		
Operating expenses	(3,627)	(2,700)	(7,756)	(6,236)		
Operating profit	13,370	8,355	22,984	16,183		
Finance costs	(1)	(1)	(2)	(3)		
Profit before taxation	13,369	8,354	22,982	16,180		
Taxation	(3,089)	(1,504)	(5,542)	(2,802)		
Profit after taxation	10,280	6,850	17,440	13,378		
Profit for the period	10,280	6,850	17,440	13,378		
Other comprehensive profit, net of	tax					
Items that may be reclassified subsequent to profit or loss:	uently					
Foreign currency translation differences for foreign operations	96	(162)	400	124		
Total comprehensive income for the period	10,376	6,688	17,840	13,502		

(Company No: 196901000472 (8812-M))

# **Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 June 2023 - Unaudited (Continued)**

	Individual Period		Cumulative Peru	mulative Period
	3 months ended		6 months end@	months ended
	30.6.2023 RM'000	30.6.2022 RM'000	30.6.2023 RM'000	30.6.2022 RM'000
Profit attributable to:				
Owners of the Company	10,082	6,951	17,251	13,616
Non-controlling interests	198	(101)	189	(238)
				_
Profit for the period	10,280	6,850	17,440	13,378
- -				
Total comprehensive profit attributable to:				
Owners of the Company	10,178	6,789	17,651	13,740
Non-controlling interests	198	(101)	189	(238)
Total comprehensive				
income for the period	10,376	6,688	17,840	13,502
Earnings per share attributable to owners of the Comp	any (sen):			
- Basic	3.04	2.09	5.20	4.10
- 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 2022 and the accompanying explanatory notes attached to the interim financial statements.

<sup>&</sup>quot;N/A" - Not applicable

(Company No: 196901000472 (8812-M))

# **Condensed Consolidated Statement of Financial Position As at 30 June 2023 - Unaudited**

N	lote	Unaudited As at 30.6.2023 RM'000	Audited As at 31.12.2022 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Right-of-use assets Investment properties Other investments Goodwill Deposits with licensed banks	10	51,613 2,650 23,168 3,102 5,910 1,259	47,284 2,703 23,199 3,048 5,910 1,243
		87,702	83,387
Current assets	_		
Inventories		206,710	188,352
Trade and other receivables		49,373	43,886
Contract assets Tax recoverable		8,702 2,863	25,871
Investment		4,225	2,393 16,847
Deposits with licensed banks		54,240	63,056
Cash and bank balances		76,571	54,504
		402,684	394,909
TOTAL ASSETS	9	490,386	478,296
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 Retained profits		5,483 252,758	5,083 242,146
Non-controlling interests	_	424,621 944	413,609 755
Total equity		425,565	414,364

(Company No: 196901000472 (8812-M))

# **Condensed Consolidated Statement of Financial Position As at 30 June 2023 - Unaudited (Continued)**

	Note	Unaudited As at 30.6.2023 RM'000	Audited As at 31.12.2022 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	21	22,425	22,671
		22,425	22,671
Current liabilities			
Trade and other payables Finance lease liabilities Bank overdraft Provision for taxation Dividends payable	21 21	35,033 30 - 694 6,639	40,577 68 - 616 -
		42,396	41,261
Total liabilities		64,821	63,932
TOTAL EQUITY AND LIABILITIES		490,386	478,296
Net assets per share attributable to owners of the Company (RM)		1.28	1.25

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023 - Unaudited**

			A	ttributable to s	hareholders	of the Compan	ny-			
	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 2023		167,019	-	(947)	308	5,083	242,146	413,609	755	414,364
Total comprehensive income/(loss) for the period	od	-	-	-	-	400	17,251	17,651	189	17,840
<u>Transactions with owners:</u>										
Increase in equity interest in subsidiary company Dividends on ordinary shares		-	-	- -	-	-	(6,639)	(6,639)	- -	(6,639)
At 30 June 2023		167,019	-	(947)	308	5,483	252,758	424,621	944	425,565

(Company No: 196901000472 (8812-M))

# Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 30 June 2023 - 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>Audited</u>										
At 1 January 2022		167,019	-	(947)	308	5,906	224,884	397,170	(646)	396,524
Total comprehensive income/(loss) for the period Transactions with owners:	od	-	-	-	-	(823)	23,866	23,043	(762)	22,281
Changes in composition of the Group Increase in equity interest							35	35	(35)	-
in subsidiary		-	-	-	-	-	-	-	2,198	2,198
Dividends on ordinary shares		-	-	-	-	-	(6,639)	(6,639)	-	(6,639)
At 31 December 2022		167,019	-	(947)	308	5,083	242,146	413,609	755	414,364

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023 - Unaudited

	<b>Cumulative Period</b>		
	6 months 30.6.2023 RM'000	ended 30.6.2022 RM'000	
Cash flows from operating activities			
Profit before taxation Adjustments for non-cash items	22,982 661	16,180 1,625	
Operating profit before working capital changes	23,643	17,805	
Working capital changes Inventories Receivables, deposits and prepayments Payables and accruals	(18,358) 11,682 (5,544)	6,812 10,809 (5,430)	
Cash generated from operations	11,423	29,996	
Interest paid Interest received Income tax paid Income tax recovered	(2) 1,644 (6,054) 2	(3) 805 (6,182)	
Net cash from operating activities	7,013	24,616	
Cash flows used in investing activities			
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Purchase of other investments Proceeds from redemption of investments Proceeds from disposal of short term investment	(6,770) 40 12,622	(3,395) - (7) -	
Net cash from/(used in) investing activities	5,892	(3,402)	

(Company No: 196901000472 (8812-M))

# Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 June 2023 - Unaudited (Continued)

	<b>Cumulative Period</b>		
	6 months ended		
	30.6.2023 RM'000	30.6.2022 RM'000	
Cash flows used in financing activities			
Repayment of finance lease liabilities Placement of fixed deposits under lien Payment of dividends	(38) (16)	(40) - -	
Net cash used in financing activities	(54)	(40)	
Net increase in cash and cash equivalents	12,851	21,174	
Cash and cash equivalents at beginning of the financial period	117,560	110,255	
Effects of foreign exchange rate changes	400	123	
Cash and cash equivalents at end of the financial period	130,811	131,552	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	54,240 76,571	58,557 72,995	
	130,811	131,552	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 24.08.2023.

## 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 2022. 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 2022.

#### 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 Sales or Contribution of Assets between an Investor

and MFRS 128 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 2022 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 2023.

(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	ive Period		
		6 months ended 30,6,2023 30,6,2022		
	RM'000	RM'000		
Segment Revenue				
Revenue from:				
Manufacturing	58,866	55,035		
Property development and management	33,090	26,742		
Trading, services and others	402	39		
Total revenue including inter-segment revenue	92,358	81,816		
Elimination of inter-segment revenue	(445)	(194)		
Revenue from external customers	91,913	81,622		
Segment Results (External)				
Results from:				
Manufacturing	12,899	9,282		
Property development and management	8,455	6,142		
Trading, services and others	(14)	(46)		
	21,340	15,378		
Interest income	1,644	805		
Finance costs	(2)	(3)		
Profit before tax	22,982	16,180		
Taxation	(5,542)	(2,802)		
Profit after tax	17,440	13,378		

(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			
	30.6.2023 RM'000	30.6.2022 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	171,756	166,395		
Property development and management	284,979	301,963		
Trading, services and others	27,741	461		
	484,476	468,819		
Unallocated assets	5,910	5,910		
Total consolidated assets	490,386	474,729		

The Group's revenue for the six months ended 30 June 2023 based on geographical location is presented as follows:

	Cumulative Period		
	6 months ended		
	30.6.2023 RM'000	30.6.2022 RM'000	
Location:			
Hong Kong	-	2	
Malaysia	91,268	80,016	
People's Republic of China	-	1,215	
Taiwan	563	260	
Thailand	82	129	
Total revenue	91,913	81,622	

(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 2023, the Group acquired items of property, plant and equipment with a cost of RM6,770,000 (six months ended 30 June 2022: RM3,395,000). Items of property, plant and equipment with a net book value of RM15,000 were disposed during the six months ended 30 June 2023 (six months ended 30 June 2022: RM Nil), resulting in a gain on disposal of RM40,000 (six months ended 30 June 2022: 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.

#### 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 2022.

## 14. Capital Commitments

The amount of commitments in the interim financial report as at 30 June 2023 is as follows:

	RM'000
Authorised by the Directors but not contracted for	18,580
	18,580

(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 RM91.913 million and RM22.982 million respectively.

This represented an increase of RM10.291 million in revenue or 12.61% of the revenue for the same period in the previous financial year ended 31 December 2022.

For the cumulative six months ended 30 June 2023, the increase in the results for the financial period-to-date was RM6.802 million or 42.04% of the results for the same period in the previous financial year ended 31 December 2022.

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 6.96% and an increase in results of 38.97%, for the current financial period-to-date respectively as compared to the corresponding financial period-to-date in the preceding financial year primarily due to the continued good demand for our products as a result of the strong performance of the automotive sector.

#### b) Property development and management segment

The property development and management segment registered an increase in revenue and results for the current financial period-to-date of 23.74% and 37.66% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to encouraging sales from our recently launched Amverton Hills 154 units terraces project and Amverton Links Townhouse.

## c) Trading, services and others segment

The trading, services and other segment registered an increase in revenue and results for the current financial period-to-date of 930.77% and 69.57% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to the fact that our trading division only commenced business operations in June 2022.

(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 RM49.076 million and RM13.369 million respectively compared to revenue of RM42.837 million and profit before tax of RM9.613 million for the immediate preceding quarter ended 31 March 2023. The increase in revenue and results was mainly due to the continued good performance from the manufacturing division as well as a better performance from the property division.

#### 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. Our new factory in Bukit Sentosa is expected to start operations in Q3 2023 and will enable us to expand our capacity. 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 100 units garden townhouses has seen good demand since our launch in Q4 2022. We expect to achieve 100% sales by end of 2023. At the same time we have also launched our 154 units terraces in Sungai Buloh in Q1 2023, and the response has also been very encouraging and we also expect to achieve 100% sales for this project by the end of this year. These 2 projects would be our main revenue contributor 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.

(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 30.6.2023 RM'000	6 months ended 30.6.2023 RM'000
Profit before taxation is arrived at after charging/(crediting):		
Depreciation of property, plant and equipment and investment properties	1,289	2,498
Loss/(Gain) on disposal of property, plant and equipment	(15)	40
Interest expense	1	2
Interest income	(831)	(1,644)
Net foreign exchange loss/(gain):		
- Realised - (Gain)/Loss	(81)	-
- Unrealised - (Gain)/Loss	703	1,119

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		<b>Cumulative Period</b>	
	3 montl 30.6.2023 RM'000	30.6.2022 RM'000	6 mont 30.6.2023 RM'000	hs ended 30.6.2022 RM'000
In respect of current financial year:				
<ul><li>Malaysian income tax</li><li>Deferred tax</li></ul>	2,449 640	2,221 (717)	4,902 640	3,912 (1,110)
	3,089	1,504	5,542	2,802
	-	_		_

(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 30.6.2023 RM'000	As at 31.12.2022 RM'000
Non-current		
- Secured	-	-
Current		
- Secured	cured 3	68
	30	68

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 2.00 sen per ordinary share in respect of the financial year ended 31 December 2022 amounting to RM6,638,816.24 was declared on 10 April 2023 and paid on 6 July 2023.

## 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	
	30.6.2023	30.6.2022	30.6.2023	30.6.2022
Profit for the period attributable				
to owners of the Company (RM'000)	10,082	6,951	17,251	13,616
Weighted average number				
of ordinary shares in issue ('000)	331,941	331,941	331,941	331,941
Basic earnings per share (sen)	3.04	2.09	5.20	4.10

### (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.