(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 31 December 2023 - Unaudited

	Individu	al Period	Cumulat	Cumulative Period			
	3 month 31.12.2023 RM'000	s ended 31.12.2022 RM'000	12 mont 31.12.2023 RM'000	ths ended 31.12.2022 RM'000			
Revenue	61,473	44,522	212,162	169,690			
Cost of sales	(40,144)	(32,752)	(141,674)	(123,691)			
Gross profit	21,329	11,770	70,488	45,999			
Other items of income:							
- Interest income	936	661	3,485	2,009			
- Other income	(103)	3,387	1,342	3,553			
Operating expenses	(7,326)	(10,149)	(23,030)	(20,407)			
Operating profit	14,836	5,669	52,285	31,154			
Finance costs	-	-	(2)	(5)			
Profit before taxation	14,836	5,669	52,283	31,149			
Taxation	(3,629)	(3,113)	(12,367)	(8,047)			
Profit after taxation	11,207	2,556	39,916	23,102			
Profit for the period	11,207	2,556	39,916	23,102			
Other comprehensive profit, net of t	tax						
Items that may be reclassified subseque to profit or loss:	ently						
Foreign currency translation differences for foreign operations	164	(711)	442	(823)			
Total comprehensive income for the period	11,371	1,845	40,358	22,279			

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 31 December 2023 - Unaudited (Continued)

	Individu	al Period	Cumulat	Cumulative Period			
		ns ended	12 months ended				
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000			
Profit attributable to:							
Owners of the Company	10,593	2,828	38,640	23,863			
Non-controlling interests	614	(272)	1,276	(761)			
Profit for the period	11,207	2,556	39,916	23,102			
Total comprehensive profit attributable to:							
Owners of the Company	10,757	2,117	39,082	23,040			
Non-controlling interests	614	(272)	1,276	(761)			
Total comprehensive							
income for the period	11,371	1,845	40,358	22,279			
Earnings per share attributable to owners of the Comp	oany (sen):						
- Basic	3.19	0.85	11.64	7.19			
- 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.

[&]quot;N/A" - Not applicable

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 31 December 2023 - Unaudited

	Note	Unaudited As at 31.12.2023 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	69,642 2,612 23,136 3,153 3,301 1,269	47,284 2,703 23,199 3,048 5,910 1,243
		103,113	83,387
Current assets			
Inventories Trade and other receivables Contract assets Tax recoverable Investment Deposits with licensed banks Cash and bank balances		211,400 38,918 7,536 8,250 4,721 60,899 89,553	188,352 43,886 25,871 2,393 16,847 63,056 54,504
TOTAL ASSETS	9	524,390	478,296
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 5,525 274,147	167,019 (947) 308 5,083 242,146
Non-controlling interests		446,052 2,507	413,609 755
Total equity		448,559	414,364

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Financial Position As at 31 December 2023 - Unaudited (Continued)

	Note	Unaudited As at 31.12.2023 RM'000	Audited As at 31.12.2022 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	21,714	22,671
		21,714	22,671
Current liabilities			
Trade and other payables Finance lease liabilities Bank overdraft Provision for taxation Dividends payable	22 22	53,961 - - 156 -	40,577 68 - 616 -
		54,117	41,261
Total liabilities		75,831	63,932
TOTAL EQUITY AND LIABILITIES		524,390	478,296
		_	
Net assets per share attributable to owners of the Company (RM)		1.34	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 31 December 2023 - 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 2023		167,019	-	(947)	308	5,083	242,146	413,609	755	414,364
Total comprehensive income/(loss) for the year		-	-	-	-	442	38,640	39,082	1,276	40,358
Transactions with owners:										
Increase in equity interest in subsidiary company Dividends on ordinary shares		-	-	-	-		(6,639)	(6,639)	476 -	476 (6,639)
At 31 December 2023		167,019	-	(947)	308	5,525	274,147	446,052	2,507	448,559

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 31 December 2023 - Unaudited (Continued)

			A1	ttributable to s	hareholders	of the Compan	y			
	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 year <u>Transactions with owners:</u>		-	-	-	-	(823)	23,866	23,043	(762)	22,281
Changes in composition of the Group							35	35	(35)	-
Increase in equity interest 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 31 December 2023 - Unaudited

	Cumulative Period		
	12 months 31.12.2023 RM'000	s ended 31.12.2022 RM'000	
Cash flows from operating activities			
Profit before taxation Adjustments for non-cash items	52,283 4,962	31,149 2,073	
Operating profit before working capital changes	57,245	33,222	
Working capital changes			
Inventories	(23,048)	(5,874)	
Receivables, deposits and prepayments Payables and accruals	23,303 13,384	23,538 (2,996)	
Cash generated from operations	70,884	47,890	
Interest paid	(2)	(5)	
Interest received	3,485	2,019	
Income tax paid Income tax recovered	(20,204) 555	(13,273)	
Net cash from operating activities	54,718	36,631	
Cash flows used in investing activities			
Purchase of property, plant and equipment	(28,808)	(7,082)	
Proceeds from disposal of property, plant and equipment	671	51	
Acquisition of additional shares in subsi by non-controlling interest	476	2,198	
Proceeds from issue of ordinary share	- 12.126	(1.5.000)	
Purchase of investments Purchase of other investments	12,126	(15,800)	
Proceeds from redemption of investments	_	-	
Proceeds from disposal of short term investment		-	
Net cash used in investing activities	(15,535)	(20,633)	

(Company No: 196901000472 (8812-M))

Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 31 December 2023 - Unaudited (Continued)

	Cumulative Period 12 months ended		
	31.12.2023 RM'000	31.12.2022 RM'000	
Cash flows used in financing activities			
Repayment of finance lease liabilities Placement of fixed deposits under lien Payment of dividends	(68) (26) (6,639)	(80) (65) (6,639)	
Net cash used in financing activities	(6,733)	(6,784)	
Net increase in cash and cash equivalents	32,450	9,214	
Cash and cash equivalents at beginning of the financial year	117,560	109,077	
Effects of foreign exchange rate changes	442	(731)	
Cash and cash equivalents at end of the financial year	150,452	117,560	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	60,899 89,553	63,056 54,504	
	150,452	117,560	

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 22.02.2024.

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

On 06 July 2023, the Company paid a first and final single tier dividend in respect of the financial year ended 31 December 2022 of 2.00 sen per ordinary share, amounting to RM6,638,816.24.

(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.

12 mon 31.12.2023 RM'000	ths ended 31.12.2022 RM'000
133,112 79,045 894	114,509 55,197 401
213,051 (889)	170,107 (417)
212,162	169,690
26,482 22,603 (285)	19,038 10,170 (63)
48,800	29,145
3,485 (2)	2,009 (5)
52 283	31,149
(12,367)	(8,047)
39,916	23,102
	31.12.2023 RM'000 133,112 79,045 894 213,051 (889) 212,162 26,482 22,603 (285) 48,800 3,485 (2) 52,283 (12,367)

(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)

	Cumula	Cumulative Period 12 months ended		
	12 mon			
	31.12.2023 31.12.2 RM'000 RM'0			
Segment Assets				
Segment assets of:				
Manufacturing	183,191	175,729		
Property development and management	310,243	293,514		
Trading, services and others	27,654	750		
	521,088	469,993		
Unallocated assets	3,302	8,303		
Total consolidated assets	524,390	478,296		

The Group's revenue for the twelve months ended 31 December 2023 based on geographical location is presented as follows:

	Cumulat	Cumulative Period 12 months ended		
	12 mon			
	31.12.2023 RM'000	31.12.2022 RM'000		
Location:				
Hong Kong	_	90		
Malaysia	211,467	124,258		
People's Republic of China	-	469		
Taiwan	562	-		
Thailand	133	351		
Total revenue	212,162	125,168		

(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 2023, the Group acquired items of property, plant and equipment with a cost of RM28,808,000 (financial year ended 31 December 2022: RM7,082,000). Items of property, plant and equipment with a net book value of RM479,000 were disposed during the financial year ended 31 December 2023 (financial year ended 31 December 2022: RM Nil), resulting in a gain on disposal of RM190,000 (financial year ended 31 December 2022: gain on disposal of RM3,000).

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 material events subsequent to the end of the financial year-to-date except for those disclosed in Note 19.

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 31 December 2023 is as follows:

	RM'000
Authorised by the Directors but not contracted for	1,783
	1,783

(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 RM212.162 million and RM52.283 million respectively.

This represented an increase of RM42.472 million in revenue or 25.03% of the revenue for the same period in the previous financial year ended 31 December 2022.

For the cumulative twelve months ended 31 December 2023, the increase in the results for the financial period-to-date was RM21.134 million or 67.85% 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 16.25% and an increase in results of 39.1%, for the current financial period-to-date respectively as compared to the corresponding financial period-to-date in the preceding financial year. We continue to enjoy good demand for our products due to the strong performance of the automotive sector as well as the increase in production efficiency.

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 43.21% and 122.25% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to encouraging sales from the 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 an increase in losses for the current financial period-to-date of 122.94% and 352.38% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to foreign exchange losses.

(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 RM61.473 million and RM14.836 million respectively compared to revenue of RM58.776 million and profit before tax of RM14.465 million for the immediate preceding quarter ended 30 September 2023. The increase in revenue and results was mainly due to the continued good performance from the manufacturing division as well as the property division.

17. Current Year Prospects

For our manufacturing division we expect to continue to perform well due to the continual strong demand for our products. Our new factory in Bukit Sentosa is expected to start operations by mid of 2024 and will enable us to expand our capacity as well as enable us to move downstream and produce our own PU sheets that we currently import from overseas. This will allow us to improve our competitiveness as well as reduce any risk of delay as a result of any trans-shipment issues. At the same time, we will continue to actively 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 in Amverton Links, and our 154 units terraces in Sungai Buloh has seen very encouraging sales and all available units have been almost fully taken up. 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.

Barring any unforeseen circumstances, such as a worldwide recession, the Group is cautiously optimistic to continue to perform well in the financial year 2024.

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. Corporate Proposals

Save for the proposals disclosed below, there were no corporate proposals announced but not completed as at 22 February 2024:

- (i) Amverton Prop Sdn. Bhd. ("Amverton Prop"), an indirect wholly-owned subsidiary of HIL Industries Berhad ("the Company"), had on 12 October 2023 entered into a conditional share sale agreement between Amverton Prop and Puan Sri Datin Catherine Yeoh Eng Neo, Dato' Milton Norman Ng Kwee Leong and Konsep Kekal Sdn. Bhd. (collectively, "Vendors") for the proposed acquisition of 4 existing ordinary shares in Broadwise Corporation Sdn. Bhd. ("BCSB"), representing 100% equity interest in BCSB, for a total purchase consideration of RM46.0 million to be satisfied in cash.
- (ii) Amverton Prop had on 1 November 2023 entered into a conditional sale and purchase agreement with A & M Modern Homes Sdn. Bhd. to acquire a parcel of freehold land measuring approximately 3.0 acres (or 12,270 square meters ("sq. m")) identified as Lot 2369 held under individual Title No. GM 1745 in Sg Teba, Mukim Batu, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, for a purchase consideration of RM47.0 million to be satisfied in cash.

20. Profit before taxation

	Current Quarter 3 months ended 31.12.2023 RM'000	Year-To- Date 12 months ended 31.12.2023 RM'000
Profit before taxation is arrived at after charging/(crediting):		
Depreciation of property, plant and equipment and investment properties	2,756	5,254
Loss/(Gain) on disposal of property, plant and equipment	150	190
Interest expense	-	2
Interest income	(1,841)	(3,485)
Net foreign exchange loss/(gain):		
- Realised - (Gain)/Loss	(162)	26
- Unrealised - (Gain)/Loss	(1,488)	(304)

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.

(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. Taxation

	Individual Period		Cumulative Period	
	3 montl 31.12.2023 RM'000	and this ended 31.12.2022 RM'000	12 mon 31.12.2023 RM'000	ths ended 31.12.2022 RM'000
In respect of current financial year:				
Malaysian income taxDeferred tax	3,427 202	2,979 134	11,371 996	9,307 (1,260)
	3,629	3,113	12,367	8,047

22. Borrowings

	As at 31.12.2023 RM'000	As at 31.12.2022 RM'000
Non-current		
- Secured	-	-
Current		
- Secured	-	68
		68

The borrowings are all denominated in Ringgit Malaysia.

23. Material Litigation

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

24. Dividend

There was no dividend proposed or declared in respect of the current quarter under review.

(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

25. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual Period 3 months ended		Cumulative Period 12 months ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Profit for the period attributable				
to owners of the Company (RM'000)	10,593	2,828	38,640	21,035
Weighted average number				
of ordinary shares in issue ('000)	331,941	331,941	331,941	331,941
Basic earnings per share (sen)	3.19	0.85	11.64	6.34

(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.