



Annual Report 2013

HYUNDAI ELEVATOR CO., LTD. and Subsidiaries
Consolidated Statements of Financial Position
December 31, 2013 and 2012

<i>(in Korean won)</i>	Notes	2013	2012
Assets			
Current assets			
Cash and cash equivalents	4,5	114,983,668,303	259,999,021,577
Short-term financial instruments	4,5	5,000,000,000	-
Held-to-maturity financial assets	4,5,12	867,085,000	326,615,000
Trade receivables	4,5,6,8,33	172,853,912,072	161,851,205,357
Due from customers for contract work	4,5,8,21,33	112,474,008,306	87,565,531,294
Other receivables	4,5,8,33	3,361,787,406	3,475,022,433
Derivative financial assets	4,5,32	436,989,366	252,453,295
Inventories	9	12,486,513,154	9,779,517,811
Other financial assets	4,5,32	204,006,779,088	54,036,124,030
Other current assets	33	25,790,859,054	14,066,015,499
Current tax assets		-	3,497,091,590
		<u>652,261,601,749</u>	<u>594,848,597,886</u>
Non-current assets			
Long-term financial instruments	4,5,7	835,485,120	21,000,000
Available-for-sale financial assets	4,5,11	23,538,154,620	22,844,046,123
Held-to-maturity financial assets	4,5,12	4,362,735,000	3,329,130,000
Investments in jointly controlled entities and associates	13	279,565,425,375	378,972,764,670
Derivative financial assets	4,5,32	575,060	11,425,226,401
Investment property	14,34	14,556,156,918	14,665,741,346
Property, plant and equipment	15,34	99,959,058,767	82,804,220,015
Intangible assets	16	5,631,477,066	4,512,175,114
Other financial assets	4,5,33	15,684,849,399	91,906,762,055
Other non-current assets		7,987,110,872	15,254,854,159
Deferred income tax assets	20	99,949,211,758	45,563,186,543
		<u>552,070,239,955</u>	<u>671,299,106,426</u>
Total assets		<u>1,204,331,841,704</u>	<u>1,266,147,704,312</u>
Liabilities			
Current liabilities			
Trade payables	4,5,10,33	116,536,185,908	97,369,659,049
Other payables	4,5,10,33	44,873,037,568	33,738,517,480
Borrowings and debentures	4,5,6,17,33	120,425,095,875	195,856,419,280
Derivative financial liabilities	4,5,32	336,022,741,816	64,609,032,102
Advances received	33	7,185,302,729	5,662,124,918
Due to customers for contract work	21	81,348,431,084	59,200,837,811
Provisions	21	9,972,450,460	9,902,438,393
Other financial liabilities	4,5	1,393,800	1,843,820
Other current liabilities		12,711,081,505	6,640,025,807
Current income tax liabilities		8,496,625,723	-
		<u>737,572,346,468</u>	<u>472,980,898,660</u>
Non-current liabilities			
Borrowings and debentures	4,5,17	194,641,364,582	249,362,988,719
Other payables	4,5,10	770,500,000	340,500,000
Derivative financial liabilities	4,5,32	96,836,135,291	126,897,452,639
Net defined benefit liabilities	18	10,926,386,731	16,258,580,654
Long-term employee benefit obligations	19	3,513,061,221	3,763,571,759
		<u>306,687,447,825</u>	<u>396,623,093,771</u>
Total liabilities		<u>1,044,259,794,293</u>	<u>869,603,992,431</u>
Equity attributable to owners of the Parent Company			
Paid-in capital			
Capital stock	1,22	68,162,565,000	60,162,565,000
Capital surplus	22	530,240,065,159	442,484,738,959
Accumulated other comprehensive income		9,022,915,646	9,200,238,473
Accumulated deficit	23	(448,203,716,239)	(115,304,030,551)
		<u>159,221,829,566</u>	<u>396,543,511,881</u>
Non-controlling interest		<u>850,217,845</u>	<u>200,000</u>
Total equity		<u>160,072,047,411</u>	<u>396,543,711,881</u>
Total liabilities and equity		<u>1,204,331,841,704</u>	<u>1,266,147,704,312</u>

The accompanying notes are an integral part of these consolidated financial statements.

HYUNDAI ELEVATOR CO., LTD. and Subsidiaries
Consolidated Statements of Comprehensive Income
Years Ended December 31, 2013 and 2012

<i>(in Korean won, except loss per share amounts)</i>	Notes	2013	2012
Sales	33,34	1,066,212,843,099	915,619,507,212
Cost of sales	25,33	<u>879,037,034,937</u>	<u>790,466,067,036</u>
Gross profit		187,175,808,162	125,153,440,176
Selling, marketing and administrative expenses	25,26,33	<u>88,552,510,884</u>	<u>75,865,203,103</u>
Operating profit	34	98,623,297,278	49,288,237,073
Other income	27,33	5,069,330,633	7,083,887,103
Other expenses	28	15,654,034,747	19,553,259,223
Loss from associates and jointly controlled entities	13	(166,412,724,726)	(236,022,437,629)
Gain on disposal of investment in associates and jointly controlled entities	13	5,260,561,747	5,259,073,651
Finance income	5,29,32,33	9,656,925,078	25,617,193,326
Finance expenses	5,30,33	<u>326,382,200,522</u>	<u>116,169,393,541</u>
Loss before income tax		(389,838,845,259)	(284,496,699,240)
Income tax expense	20	<u>(47,176,688,545)</u>	<u>(13,486,620,602)</u>
Loss for the year		<u>(342,662,156,714)</u>	<u>(271,010,078,638)</u>
Other comprehensive income (loss)			
Items that will not be reclassified to profit or loss:			
Remeasurement of net defined benefit liability	18	8,463,308,158	(8,486,155,984)
Remeasurement of net defined benefit liabilities from associates		968,772,439	649,014,073
Items that will be reclassified subsequently to profit or loss:			
Change in value of available-for-sale financial assets	11	321,423,890	10,408,548,041
Other comprehensive gain from jointly controlled entities and associates	13	2,226,528,396	6,926,792,431
Foreign operation currency translation differences		<u>(3,010,940,949)</u>	<u>-</u>
Other comprehensive income for the year, net of tax		<u>8,969,091,934</u>	<u>9,498,198,561</u>
Total comprehensive loss for the year		<u>(333,693,064,780)</u>	<u>(261,511,880,077)</u>
Loss for the year attributable to:			
Equity holders of the Parent Company		(342,331,766,285)	(271,010,078,638)
Non-controlling interest		(330,390,429)	-
Total comprehensive loss for the year attributable to:			
Equity holders of the Parent Company		(333,077,008,515)	(261,511,880,077)
Non-controlling interest		(616,056,265)	-
Loss per share attributable to the equity holders of the Parent Company during the year (in won)	24	(26,473)	(25,517)

The accompanying notes are an integral part of these consolidated financial statements.

HYUNDAI ELEVATOR CO., LTD. and Subsidiaries
Consolidated Statements of Changes in Equity
Years Ended December 31, 2013 and 2012

	Attributable to equity holders of the Parent Company				Total	Non-controlling Interest	Total Equity
	Paid-in Capital	Other Components of Equity	Accumulated Other Comprehensive Income	Retained Earnings (Accumulated deficit)			
<i>(in Korean won)</i>							
Balance at January 1, 2012	414,979,601,513	(34,107,596,010)	(8,135,101,999)	168,731,333,498	541,468,237,002	200,000	541,468,437,002
Total comprehensive income							
Loss for the year	-	-	-	(271,010,078,638)	(271,010,078,638)	-	(271,010,078,638)
Change in value of available-for-sale financial assets	-	-	10,408,548,041	-	10,408,548,041	-	10,408,548,041
Other comprehensive gain from associates and jointly controlled entities	-	-	6,926,792,431	-	6,926,792,431	-	6,926,792,431
Remeasurement of net defined benefit liabilities from associates	-	-	-	649,014,073	649,014,073	-	649,014,073
Remeasurement of net defined benefit liability	-	-	-	(8,486,155,984)	(8,486,155,984)	-	(8,486,155,984)
Total comprehensive income(loss) for the year	-	-	17,335,340,472	(278,847,220,549)	(261,511,880,077)	-	(261,511,880,077)
Transactions with equity holders of the Parent Company							
Dividends	-	-	-	(5,188,143,500)	(5,188,143,500)	-	(5,188,143,500)
Issuance of share capital	81,939,827,600	-	-	-	81,939,827,600	-	81,939,827,600
Disposal of treasury shares (Note 33)	5,727,874,846	34,107,596,010	-	-	39,835,470,856	-	39,835,470,856
Total transactions with equityholders of the Parent Company	87,667,702,446	34,107,596,010	-	(5,188,143,500)	116,587,154,956	-	116,587,154,956
Balance at December 31, 2012	502,647,303,959	-	9,200,238,473	(115,304,030,551)	396,543,511,881	200,000	396,543,711,881
Balance at January 1, 2013	502,647,303,959	-	9,200,238,473	(115,304,030,551)	396,543,511,881	200,000	396,543,711,881
Total comprehensive income							
Loss for the year	-	-	-	(342,331,766,285)	(342,331,766,285)	(330,390,428)	(342,662,156,713)
Change in value of available-for-sale financial assets	-	-	321,423,890	-	321,423,890	-	321,423,890
Other comprehensive gain from associates and jointly controlled entities	-	-	2,226,528,396	-	2,226,528,396	-	2,226,528,396
Remeasurement of net defined benefit liabilities from associates	-	-	-	968,772,439	968,772,439	-	968,772,439
Foreign operation currency translation differences	-	-	(2,725,275,113)	-	(2,725,275,113)	(285,665,836)	(3,010,940,949)
Remeasurement of net defined benefit liability	-	-	-	8,463,308,158	8,463,308,158	-	8,463,308,158
Total comprehensive loss for the year	-	-	(177,322,827)	(332,899,685,688)	(333,077,008,515)	(616,056,264)	(333,693,064,779)
Transactions with equityholders of the Parent Company							
Issuance of share capital	95,755,326,200	-	-	-	95,755,326,200	-	95,755,326,200
Refund of capital stock of subsidiaries	-	-	-	-	-	(200,000)	(200,000)
Payment of initial capital of subsidiaries	-	-	-	-	-	399,995,539	399,995,539
Changes in scope of consolidation	-	-	-	-	-	1,066,278,570	1,066,278,570
Total transactions with equityholders of the Parent Company	95,755,326,200	-	-	-	95,755,326,200	1,466,074,109	97,221,400,309
Balance at December 31, 2013	598,402,630,159	-	9,022,915,646	(448,203,716,239)	159,221,829,566	850,217,845	160,072,047,411

The accompanying notes are an integral part of these consolidated financial statements.

HYUNDAI ELEVATOR CO., LTD. and Subsidiaries
Consolidated Statements of Cash Flows
Years Ended December 31, 2013 and 2012

<i>(in Korean won)</i>	Notes	2013	2012
Cash flows from operating activities			
Cash generated from operations	31	117,497,740,117	115,459,639,915
Interest received		6,151,986,967	8,511,723,446
Interest paid		(22,036,421,511)	(23,190,768,442)
Dividends received		186,152,976	412,780,656
Income tax paid (received)		2,553,124,671	(1,813,807,590)
Net cash generated from operating activities		<u>104,352,583,220</u>	<u>99,379,567,985</u>
Cash flows from investing activities			
Decrease in short-term financial instruments		-	32,985,027,100
Proceeds from disposal of held-to-maturity financial instruments		326,615,000	103,755,000
Return of guarantee deposits		17,514,844,400	31,454,862,508
Proceeds from disposal of investment property		-	26,228,670,237
Net cash flow due to acquisition of subsidiaries		104,926,693	-
Decrease in derivative financial assets		716,581,831	9,030,922,539
Proceeds from disposal of property, plant and equipment		229,552,007	19,959,664,038
Proceeds from disposal of available-for-sale financial assets		116,763,103	39,286,644
Proceeds from disposal of intangible assets		793,354,653	-
Proceeds from disposal of long-term financial instruments		3,000,000	-
Acquisition of short-term financial instruments		(5,000,000,000)	-
Increase in long-term loans		(1,001,846,741)	(11,720,000,000)
Acquisition of held-to-maturity financial instruments		(1,900,690,000)	(87,540,000)
Acquisition of available-for-sale financial assets		(79,782,750)	(505,100,000)
Acquisition of long-term financial instruments		-	(3,000,000)
Acquisition of associates and jointly controlled entities		(59,469,738,179)	(89,174,952,400)
Increase in guarantee deposits		(88,013,887,745)	(59,945,152,744)
Acquisition of investment property		-	(431,986,565)
Acquisition of property, plant and equipment		(25,851,922,717)	(3,945,437,374)
Acquisition of intangible assets		(1,798,493,072)	-
Decrease of derivative financial liabilities		(49,120,860,059)	(53,561,593,525)
Net cash used in investing activities		<u>(212,431,583,576)</u>	<u>(99,572,574,542)</u>
Cash flows from financing activities			
Proceeds from borrowings and issuance of debentures		64,909,850,000	158,435,500,000
Issuance of shares		95,755,326,200	81,939,827,600
Payment of initial capital of subsidiaries		399,995,539	-
Disposal of treasury shares		-	41,451,025,300
Repayments of borrowings and debentures		(196,668,984,206)	(141,010,917,000)
Dividends paid		-	(5,188,954,260)
Refund of capital stock of subsidiaries		(200,000)	-
Net cash generated from (used in) financing activities		<u>(35,604,012,467)</u>	<u>135,626,481,640</u>
Net increase (decrease) in cash and cash equivalents		(143,683,012,823)	135,433,475,083
Cash and cash equivalents at the beginning of the year		259,999,021,577	124,564,775,529
Exchange gain and loss on cash and cash equivalents		(1,332,340,451)	770,965
Cash and cash equivalents at the end of the year		<u>114,983,668,303</u>	<u>259,999,021,577</u>

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