



NAIM CENDERA HOLDINGS BERHAD (585467-M)

QUARTERLY REPORT - FOURTH QUARTER ENDED 31 DECEMBER 2007

CONDENSED CONSOLIDATED INCOME STATEMENT					
For the quarter ended 31 December 2007 (The figures have not been audited)					
	CURRENT QUARTER		CUMULATIVE QUARTER		
	<i>3 months ended 31 December</i>		<i>12 months ended 31 December</i>		
	2007	2006	2007	2006	
	RM' 000	RM'000	RM' 000	RM'000	
Revenue	190,252	196,713	652,043	525,997	
Cost of sales	(154,387)	(159,854)	(506,503)	(404,666)	
Gross profit	35,865	36,859	145,540	121,331	
Other income	92	4,619	6,481	8,307	
Administration expenses	(9,150)	(7,749)	(29,572)	(25,084)	
Selling and distribution expenses	(2,010)	(1,188)	(5,353)	(4,120)	
Other expenses	(575)	346	(1,564)	(72)	
Finance costs	(779)	(65)	(1,324)	(117)	
Share of profit of associates, net of tax	6,049	212	7,672	831	
Share of profit of joint ventures, net of tax	767	1,408	3,814	3,773	
Profit before taxation	30,259	34,442	125,694	104,849	
Income tax expense	(11,285)	(9,564)	(39,157)	(29,420)	
Profit for the period	18,974	24,878	86,537	75,429	
Attributable to:					
Equity holders of the parent	17,620	22,171	82,716	66,229	
Minority interests	1,354	2,707	3,821	9,200	
	18,974	24,878	86,537	75,429	
Basic earnings per ordinary share attributable to equity holders of the parent (sen)	Note XIII	7.21	9.08	33.83	27.10

The notes set out on pages 5 to 16 form an integral part of, and should be read in conjunction with, this interim financial report.
The condensed consolidated income statements should be read in conjunction with the audited financial statements for the year ended 31 December 2006.



NAIM CENDERA HOLDINGS BERHAD (585467-M)

QUARTERLY REPORT - FOURTH QUARTER ENDED 31 DECEMBER 2007

CONDENSED CONSOLIDATED BALANCE SHEET			
As at 31 December 2007			
(The figures have not been audited)			
	Notes	31 December 2007 RM' 000	31 December 2006 RM' 000
ASSETS			
Non-current assets			
Property, plant and equipment		24,500	25,542
Land held for property development		132,274	136,614
Investment properties	11	477	490
Prepaid lease payments		49,335	18,650
Intangible assets		1,374	2,133
Interest in associates		98,005	3,994
Interest in joint ventures		8,483	7,638
Other investments		434	449
Deferred tax assets		588	588
		315,470	196,098
Current assets			
Property development costs		176,263	191,788
Inventories		24,564	14,837
Trade and other receivables		437,767	258,862
Current tax assets		9,681	10,247
Deposits, cash and bank balances		93,076	122,009
		741,351	597,743
		1,056,821	793,841
TOTAL ASSETS			
EQUITY AND LIABILITIES			
Share capital		250,000	250,000
Share premium		86,092	86,092
Capital reserve		200	200
Retained profits		225,784	169,839
Treasury shares		(16,315)	(16,315)
Equity attributable to equity holders of the company		545,761	489,816
Minority interests		18,728	39,890
TOTAL EQUITY		564,489	529,706
Non-current liabilities			
Borrowings		49,504	1,124
Deferred tax liabilities		55,558	59,012
		105,062	60,136
Current Liabilities			
Trade and other payables		384,473	203,422
Borrowings		988	557
Current tax liabilities		1,809	20
		387,270	203,999
TOTAL LIABILITIES		492,332	264,135
TOTAL EQUITY AND LIABILITIES		1,056,821	793,841
		2.18	1.96
Net assets per share attributable to equity holders of the parent(RM)			

The notes set out on pages 5 to 16 form an integral part of, and should be read in conjunction with, this interim financial report.

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2006.



NAIM CENDERA HOLDINGS BERHAD (585467-M)

QUARTERLY REPORT - FOURTH QUARTER ENDED 31 DECEMBER 2007

CONDENSED CONSOLIDATED CASH FLOW STATEMENT		
For the year ended 31 December 2007 (The figures have not been audited)		
	31 December 2007 RM'000	31 December 2006 RM'000
Net cash generated from operating activities	68,007	42,201
Net cash (used in) investing activities	(94,494)	(11,696)
Net cash (used in) financing activities	(2,446)	(41,965)
Net (decrease) in cash and cash equivalents	(28,933)	(11,460)
Cash and cash equivalents at beginning of financial year	120,357	131,817
Cash and cash equivalents at end of financial year	<u>91,424</u>	<u>120,357</u>
	RM'000	RM'000
Cash and cash equivalents at end of financial year	91,424	120,357
Add: Fixed Deposits Pledged	1,652	1,652
Deposits, cash and bank balances at end of financial year	<u>93,076</u>	<u>122,009</u>

The notes set out on pages 5 to 16 form an integral part of, and should be read in conjunction with, this interim financial report.

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2006.



NAIM CENDERA HOLDINGS BERHAD (585467-M)

QUARTERLY REPORT - FOURTH QUARTER ENDED 31 DECEMBER 2007

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY									
For the year ended 31 December 2007 (The figures have not been audited)									
	Total equity attributable to shareholders of the Company							Minority Interests	Total Equity
	Non Distributable					Distributable			
	Share capital RM' 000	Share premium RM' 000	Capital reserve RM' 000	Reserve on consolidation RM' 000	Treasury shares RM' 000	Retained profits RM' 000	Sub-total RM' 000		
<u>12 months ended 31 December 2006 (Restated)</u>									
At 1 January 2006	250,000	86,092	-	16,224	(15,610)	122,793	459,499	36,405	495,904
Effects of adopting FRS 3				(16,224)		16,224	-		-
As Restated	250,000	86,092	-	-	(15,610)	139,017	459,499	36,405	495,904
Bonus shares issued by a subsidiary			200			(200)	-		-
Profit for the year						66,229	66,229	9,200	75,429
Dividends paid						(35,207)	(35,207)	(5,675)	(40,882)
Treasury shares purchased - at cost					(705)		(705)		(705)
Acquisition of Minority Interests in existing subsidiary							-	(40)	(40)
At 31 December 2006	250,000	86,092	200	-	(16,315)	169,839	489,816	39,890	529,706
<u>12 months ended 31 December 2007</u>									
At 1 January 2007	250,000	86,092	200	-	(16,315)	169,839	489,816	39,890	529,706
Profit for the year						82,716	82,716	3,821	86,537
Dividends paid						(26,771)	(26,771)	(24,983)	(51,754)
At 31 December 2007	250,000	86,092	200	-	(16,315)	225,784	545,761	18,728	564,489

The notes set out on pages 5 to 16 form an integral part of, and should be read in conjunction with, this interim financial report.
The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2006.



NAIM CENDERA HOLDINGS BHD (585467-M)

QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134 ²⁰⁰⁴, *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements for the year ended 31 December 2006.

2. Changes in accounting policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2006 except for the adoption of the following revised Financial Reporting Standards (FRSs) :

FRS 117	Leases
FRS 124	Related Party Disclosures

The adoption of FRS 117 and FRS 124 does not have significant financial impact to the Group.

With the adoption of the revised FRSs, the Group has effected the necessary changes to the accounting policies and disclosures as disclosed under Note 2.1 and 2.2 below.

2.1 Changes in accounting policies resulting from adoption of the revised FRS 117

FRS 117 Leases

The Group had previously classified a lease of land as finance lease and had recognized it as property within its property, plant and equipment. It was stated at cost less accumulated depreciation and impairment losses. On adoption of FRS 117, the Group now treats such a lease as operating lease, with the unamortized carrying amount classified as prepaid lease payments. Such prepaid lease payments are amortised evenly over the unexpired lease terms.



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QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

2. Changes in accounting policies (continued)

2.1 Changes in accounting policies resulting from adoption of revised FRS 117 (continued)

The classification of leasehold land as prepaid lease payments has been accounted for retrospectively and as disclosed in Note 2.2.

2.2 The financial effects of changes in accounting policies and restatement of comparative figures as a result of the adoption of the revised FRS 117:

Consolidated balance sheet

Other than the reclassification of leases of land to prepaid lease payments (see below), the adoption of the revised FRS 117 has no financial impact to the Group.

	Previously stated RM'000	Re- classification RM'000	Restated RM'000
Carrying amounts as at 31 December 2006			
Properties, plant and equipment	44,192	(18,650)	25,542
Prepaid lease payments	-	18,650	18,650

2.3 Impending change of accounting policies

The Group has not adopted the following revised/amended FRSs, which are effective for annual reporting periods beginning on or after 1 July 2007.

Effective date 1 July 2007

FRS 107	Cash Flow Statements
FRS 111	Construction Contracts
FRS 112	Income Taxes
FRS 118	Revenue
FRS 120	* Accounting for Government Grants and Disclosure of Government Assistance
FRS 121 (Amendments) *	The Effects of Changes in Foreign Exchange Rates – Net Investment in a Foreign Operation
FRS 134	Interim Financial Reporting
FRS 137	Provisions, Contingent Liabilities and Contingent Assets



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QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

2. Changes in accounting policies (continued)

2.3 Impending change of accounting policies (continued)

Effective date 1 July 2007

IC Int. 1	*	Changes in Existing Decommissioning, Restoration & Similar Liabilities
IC Int. 2	*	Members' Shares in Co-operative Entities & Similar Instruments
IC Int. 5	*	Rights to Interests arising from Decommissioning, Restoration & Environmental Rehabilitation Funds
IC Int. 6	*	Liabilities arising from Participating in a Specific Market – Waste Electrical & Electronic Equipment
IC Int. 7	*	Applying the Restatement Approach under IAS 29 Financial Reporting in Hyperinflationary Economies
IC Int. 8	*	Scope of FRS 2

* Not applicable to the Group

The adoption of these revisions/amendments in the period in which they are effective is not expected to have any material impact on the financial statements of the Group.

3. Audit report

The financial statements of the Group for the year ended 31 December 2006 were not subject to any audit qualification.

4. Seasonality and cyclicity of operations

The business operations of the Group are not materially affected by any seasonal or cyclical factors during the quarter under review.

5. Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current quarter.

6. Changes in estimates

There were no changes in the estimates reported in the prior financial year that have a material effect in the current quarter.



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NOTES TO THE INTERIM FINANCIAL REPORT

7. Debt and equity securities

There were no issuances, cancellations, repurchases, re-sales and repayments of debt and equity securities for the current period under review.

There was no share buy-back during the year.

8. Dividend paid

	RM'000
First interim dividend of 7 sen per share less tax of 27% for the year ending 31 December 2007 paid on 12 June 2007.	12,493
Second interim dividend of 8 sen per share less tax of 27% for the year ending 31 December 2007 paid on 21 December 2007.	14,278
	26,771

9. Segmental reporting

	Segment revenue		Segment results	
	-----12 months ended 31 December -----			
	2007	2006	2007	2006
	RM'000	RM'000	RM'000	RM'000
Property development	230,739	216,141	63,743	62,367
Construction	377,440	271,004	47,040	33,160
Sale of goods/services	80,236	55,449	12,501	4,508
	688,415	542,594	123,284	100,035
Inter Segment	(36,372)	(16,597)	(8,120)	(1,600)
	652,043	525,997	115,164	98,435
Unallocated expenses/income			(1,296)	(580)
Income from investments			1,664	2,507
Finance costs			(1,324)	(117)
Share of profit after-tax of associates			7,672	831
Share of profit after-tax of joint ventures			3,814	3,773
Profit before tax			125,694	104,849
Income tax expense			(39,157)	(29,420)
Profit for the period			86,537	75,429
Attributable to:				
Equity holders of the parent			82,716	66,229
Minority Interests			3,821	9,200



NAIM CENDERA HOLDINGS BHD (585467-M)

QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

10. Valuation of property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation.

The Group did not revalue any of its property, plant and equipment.

11. Investment properties

	As at 31 December	
	2007	2006
	RM'000	RM'000
		(Restated)
Building, stated at carrying amount	477	490
	-----	-----
Indicative fair value	800	800
	-----	-----

12. Subsequent material events

There are no material events subsequent to the end of the period reported on, that has not been reflected in the financial statements for the said period, made up to the date of this quarterly report, except as disclosed in Note VIII(a).

13. Changes in the composition of the Group

During the first quarter, Naim Cendera Sdn Bhd ("NCSB"), the wholly owned subsidiary of the Company, acquired seven (7) new subsidiaries as disclosed in note 29 of the audited financial statements for the year ended 31 December 2006. The new subsidiaries are presently dormant.

On 27 August 2007, Naim Cendera Holdings Berhad completed the acquisition of 45% equity interests in Dayang Enterprise Sdn Bhd, DESB Marine Services Sdn Bhd and Fortune Triumph Sdn Bhd for an aggregate cash consideration of RM87,750,000.00.

14. Contingent liabilities

There were no contingent liabilities in respect of the Group that had arisen since 31 December 2006 till the date of this quarterly report.



NAIM CENDERA HOLDINGS BHD (585467-M)

QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

15. Capital commitments

	As at 31 December	
	2007	2006
	RM'000	RM'000
Authorised and contracted for		
Purchase of computer software	190	190
Authorised but not contracted for		
Acquisition of land bank	201,000*	307,948*
Investment property	65	54,095
Buildings	183	217
Plant and Machinery	1,921	12,805
Office Renovation	1,291	1,150
Information Technology Systems	1,927	1,322
	<u>206,387</u>	<u>377,537</u>
	<u>206,577</u>	<u>377,727</u>

* Proposed to be financed by cash/debt/ equity or a combination thereof.

16. Key Management Personnel compensation

Total compensation to directors of the company and other members of key management during the quarter under review are as follows:

	12 months ended	
	31 December	
	2007	2006
	RM'000	RM'000
Directors of NCHB	6,298	4,505
Other key management personnel	<u>4,941</u>	<u>5,261</u>
	<u>11,239</u>	<u>9,766</u>



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QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

NOTES TO THE INTERIM FINANCIAL REPORT

17. Significant related party transactions

	Transaction value 12 months ended 31 December		Balance outstanding as at 31 December	
	2007 RM'000	2006 RM'000	2007 RM'000	2006 RM'000
Transactions with associates				
Sale of construction materials	(4,218)	(5,240)	919	1,693
Purchase of raw materials	1,408	1,728	(476)	(415)
Construction cost paid	22,206	13,902	(8,956)	(4,857)
Machinery rental income	(238)	(899)	1,137	1,446
Transactions with unincorporated joint venture				
Construction contract revenue	43,681	45,809	10,910	10,561
Transactions with Directors of the Company and its subsidiaries and with companies connected to them				
Procurement of IT services	378	152	(545)	(314)
Procurement of equipment	7,126	7,568	(14)	6,811
Sales of properties	-	(1,090)	13	26
Donation to Tabung Amanah Naim	204	1,000	313	837
Rental expenses	21	22	3	5
Advertisement charges	49	20	(29)	29
Purchase of construction materials	226	1,233	-	-
Construction cost paid	5,337	3,088	(1,181)	(1,202)
Sales of construction materials	(361)	(865)	-	151
Watchman and cleaning services	-	19	-	-
Rental paid	27	26	-	(2)
Advisory fee paid	20	120	-	-



NAIM CENDERA HOLDINGS BHD (585467-M)

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ADDITIONAL REQUIREMENT REQUIRED BY APPENDIX 9(B) OF THE BURSA MALAYSIA LISTING REQUIREMENTS

(I) Review of performance

The Group recorded revenue of RM652 million in the period under review as against RM526 million recorded in 2006, an increase of 24%. Profit before tax for the period was RM126 million against RM105 million achieved in 2006.

Contribution to revenue from the construction division increased from 52% in the corresponding period of the preceding year to 58% in the current period.

(II) Comparison with preceding quarter's results

The revenue and profit before tax for the current quarter were RM190 million and RM30 million respectively compared to RM142 million and RM31million respectively in the immediate preceding quarter.

(III) Prospect for 2008

The Group is confident of a better performance in 2008. It is expecting a significant contribution from the construction division in 2008. This is backed by its strong locked-in revenue of almost RM1.2 billion which will be realised over the next 2-3 years. At the same time, the Group is continuously striving to increase its construction order book which currently stands at around RM3.5 billion.

For 2008, the property division is expected to continue to contribute strongly to its profits based on the sales achieved to date. Sales picked up in 4Q07 resulting in overall sales for 2007 surpassing that achieved in 2006, which will contribute positively to profits in 2008. The Group is also continuously sourcing for new land banks to ensure sustainable growth in earnings in the future.

Barring any unforeseen circumstances, the Group is confident of achieving further improved results in 2008.



NAIM CENDERA HOLDINGS BHD (585467-M)

QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

ADDITIONAL REQUIREMENT REQUIRED BY APPENDIX 9(B) OF THE BURSA MALAYSIA LISTING REQUIREMENTS

(IV) Profit guarantee

The Group did not issue any profit guarantee.

(V) Tax expense

	12 months ended 31 December	
	2007 RM'000	2006 RM'000
Current tax expense		
Malaysian - current	39,221	33,113
- prior	3,390	(284)
Deferred tax expense		
Malaysian - current	(3,454)	(3,324)
- prior	-	(85)
Total	<u>39,157</u>	<u>29,420</u>

(VI) Unquoted investments and/or properties

There was no sale of unquoted investments and/or properties included in the properties, plant and equipment during the current quarter under review except for the disposal of one unit of show house for a total consideration of RM193,888. The said disposal has resulted in a gain of RM80,954.

(VII) Other investments

Investments in quoted shares and unit trust:

	As at 31 December					
	Quoted shares		Unit trust		Total	
	2007	2006	2007	2006	2007	2006
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Cost	592	637	218	188	810	825
Carrying Value	279	325	155	124	434	449
Market Value	738	873	317	198	1,055	1,071



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QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

ADDITIONAL REQUIREMENT REQUIRED BY APPENDIX 9(B) OF THE BURSA MALAYSIA LISTING REQUIREMENTS

(VII) Other investments (continued)

Movement in quoted shares and unit trust:

	Current quarter 3 months ended 31 December 2007 RM'000	Cumulative quarter 12 months ended 31 December 2007 RM'000
Total purchases	29	29
Total disposals	(44)	(44)
Total gain	88	88

(VIII) (a) **Status of corporate proposals**

The proposed acquisition of 45% equity interests in Dayang Enterprise Sdn Bhd, DESB Marine Services Sdn Bhd and Fortune Triumph Sdn Bhd for an aggregate cash consideration of RM87,750,000 as reported in the quarterly report for the period ended 30 June 2007 was completed on 27 August 2007.

The Company had on 28 December 2007, entered into conditional share sale agreements to dispose of its equity interests in the above companies to Dayang Enterprise Holdings Berhad (“DEHB”) to facilitate the listing and quotation of DEHB on the Main Board of Bursa Malaysia Securities Berhad. The proposed listing and quotation of DEHB was approved by Securities Commission on 30 January 2008 and is targeted to complete in 2Q 2008.

The Company had on 1 October 2007, obtained approval from the Securities Commission for its proposed issuance of Islamic Commercial Papers (“ICP”) and Islamic Medium Term Notes (“IMTN”) pursuant to an Islamic Commercial Paper Issuance Programme of RM100 million and an Islamic Medium Term Note Issuance Programme of RM500 million respectively, which will not exceed RM500 million in aggregate outstanding Nominal Value at any one time. The Company has yet to issue any ICP/IMTN under the said Programme.

Save for the above, there are no other corporate proposals announced but not completed at the date of this quarterly report.



NAIM CENDERA HOLDINGS BHD (585467-M)

QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

ADDITIONAL REQUIREMENT REQUIRED BY APPENDIX 9(B) OF THE BURSA MALAYSIA LISTING REQUIREMENTS

(b) **Status of utilisation of proceeds**

As at the date of this report, the proceeds raised from the Public Issue pursuant to the listing of the Company on the Main Board of Bursa Malaysia in 2003 amounting to RM60.547 million were utilised as follows:

	As approved by Securities Commission RM'000	Utilised as at date of report RM'000	+ /(-) RM'000	Unutilised as at date of report RM'000
Acquisition of land for property development and property investment	25,000	(6,039)	(15,000)	3,961
Purchase of machinery	7,400	(2,214)	-	5,186
Purchase of information technology systems	3,082	(3,082)	-	-
Repayment of bank borrowings	7,430	(7,402)	-	28
Listing expenses	4,600	(4,523)	(77)	-
Working capital	13,035	(13,112)	15,077	15,000
	60,547	(36,372)	-	24,175

* Unutilised listing expenses of RM77,000 are re-allocated to working capital during the first quarter of 2005.

** Unutilised acquisition of land for property development and property investment of RM15 million was re-allocated to working capital during the final quarter of 2007.

(IX) **Group borrowings and debt securities**

Group borrowings at the end of this quarter were as follows:

		As at 31 December	
		2007	2006
		RM'000	RM'000
Current			
Secured	- Hire Purchase	576	557
Unsecured	- Bankers' Acceptances	412	-
Non-Current			
Secured	- Hire Purchase	529	1,124
Unsecured	- Revolving Credits	48,975	-
		50,492	1,681

All borrowings are denominated in Ringgit Malaysia.



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QUARTERLY REPORT – FOURTH QUARTER ENDED 31 DECEMBER 2007

ADDITIONAL REQUIREMENT REQUIRED BY APPENDIX 9(B) OF THE BURSA MALAYSIA LISTING REQUIREMENTS

(X) Off balance sheet financial instruments

The Group did not enter into any financial instruments with off balance sheet risk during the quarter.

(XI) Changes in material litigations

In March 2005, Naim Cendera Tujuh Sdn. Bhd. (“NC7”), a wholly owned subsidiary, received a Writ of Summons from 5 persons suing on behalf of themselves and 79 others, claiming to have native customary rights over part of NC7’s leasehold land known as Lot 23, Block 34, Kemena Land District, Bintulu. Approximately 100 acres out of a total of 1,000 acres of the land are claimed by the plaintiffs.

The said land was previously alienated by the Government of Sarawak and due land premium had been settled in prior years. Should the matter not be satisfactorily resolved or should the court rule in favour of the plaintiffs, NC7 will approach the State authorities for substitution of the land.

(XII) Dividend

Total dividend paid for the financial year ending 31 December 2007 to date	RM’000 26,771
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(XIII) Earnings per share

Basic earnings per share (“EPS”)

The calculation of the basic EPS was based on the Group profit for the period divided by the weighted average number of ordinary shares in issue.

	12 months ended 31 December	
	2007	2006
Net profit attributable to shareholders of the Company (RM’000)	82,716	66,229
Weighted average number of ordinary share in issue (’000)	244,491	244,491
Basic earnings per ordinary shares (sen)	33.83	27.10