

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the second quarter and six months ended 30 June 2025

(The figures have not been audited)

	CURRENT QUARTER		CUMULATIVE QUARTER	
	<i>3 months ended 30 June</i>		<i>6 months ended 30 June</i>	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
Revenue	51,463	36,240	93,729	117,145
Cost of sales	(43,268)	(13,226)	(82,228)	(90,191)
Gross profit	8,195	23,014	11,501	26,954
Other operating income	798	2,104	2,500	2,830
Selling and promotional expenses	(775)	(1,083)	(1,837)	(2,271)
Administrative expenses	(5,865)	(7,015)	(10,378)	(12,558)
Other operating expenses	(4,011)	(5,794)	(8,448)	(10,788)
Results from operating activities	(1,658)	11,226	(6,662)	4,167
Finance income	3,059	1,539	4,793	3,038
Finance costs	(1,256)	(2,356)	(2,594)	(4,924)
Net finance income/(costs)	1,803	(817)	2,199	(1,886)
Other non-operating expenses	-	5,639	-	5,615
Share of results (net of tax) of equity-accounted:				
- associates	19,197	32,156	21,850	44,252
- joint ventures	(1)	4	2	4
Profit before tax	19,341	48,208	17,389	52,152
Tax expense	(1,580)	(1,400)	(2,946)	(2,489)
Profit for the period	17,761	46,808	14,443	49,663
Other comprehensive (expenses)/income, net of tax				
<i>Items that are or may be reclassified subsequently to profit or loss</i>				
Foreign currency translation differences for foreign operations	1	(1)	(472)	-
Realisation of reserves to profit or loss arising from the disposal of equity interest in an associate	-	(3,891)	-	(3,891)
Share of other comprehensive (expenses)/income of associates	(7,588)	(380)	(8,900)	5,101
Other comprehensive (expenses)/income for the period	(7,587)	(4,272)	(9,372)	1,210
Total comprehensive income for the period	10,174	42,536	5,071	50,873
Profit/(Loss) attributable to:				
Owners of the Company	17,857	46,289	14,815	49,281
Non-controlling interests	(96)	519	(372)	382
Profit for the period	17,761	46,808	14,443	49,663
Total comprehensive income/(expense) attributable to:				
Owners of the Company	10,270	42,017	5,443	50,491
Non-controlling interests	(96)	519	(372)	382
Total comprehensive income for the period	10,174	42,536	5,071	50,873
Basic and diluted earnings per ordinary share (EPS) (sen)	3.57	9.24	2.96	9.84

The notes set out on pages 5 to 19 form an integral part of, and should be read in conjunction with, these condensed consolidated interim financial statements.

The consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2024.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
As at 30 June 2025			
<i>(The figures have not been audited)</i>			
		Unaudited	Audited
		30 June	31 December
		2025	2024
		RM'000	RM'000
ASSETS			
Property, plant and equipment		124,311	122,058
Interests in associates		511,953	518,630
Interests in joint ventures		2,119	2,117
Inventory		137,669	137,669
Investment properties		63,104	64,104
Intangible assets		43	43
Deferred tax assets		1,676	1,683
Other investments		3,024	3,024
Total non-current assets		843,899	849,328
Inventories		560,403	559,464
Contract costs		4,470	2,707
Contract assets		49,228	51,149
Trade and other receivables		54,282	58,543
Deposits and prepayments		5,030	4,605
Current tax recoverable		1,560	1,683
Other financial assets		6,994	6,994
Cash and cash equivalents		365,000	369,098
Assets classified as held for sale		1,046,967	1,054,243
		80	88
Total current assets		1,047,047	1,054,331
Total assets		1,890,946	1,903,659
EQUITY			
Share capital		454,802	454,802
Treasury shares		(34,748)	(34,748)
Reserves		1,113,275	1,108,510
Total equity attributable to owners of the Company		1,533,329	1,528,564
Non-controlling interests		16,948	16,643
Total equity		1,550,277	1,545,207
LIABILITIES			
Loans and borrowings	Note 8	23,692	21,721
Deferred tax liabilities		20,377	20,391
Total non-current liabilities		44,069	42,112
Loans and borrowings	Note 8	68,277	77,461
Trade and other payables		210,621	213,513
Contract liabilities		874	593
Current tax payable		16,828	24,773
Total current liabilities		296,600	316,340
Total liabilities		340,669	358,452
Total equity and liabilities		1,890,946	1,903,659
Net assets (NA) per ordinary share attributable to owners of the Company (RM), based on total paid-up share capital		2.98	2.98

The notes set out on pages 5 to 19 form an integral part of, and should be read in conjunction with, these condensed consolidated interim financial statements.
The consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2024.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the second quarter and six months ended 30 June 2025

(The figures have not been audited)

		Total equity attributable to owners of the Company						
		Non-Distributable				Distributable		
		Share capital RM '000	Foreign currency translation reserve RM '000	Treasury shares RM '000	Other reserve RM '000	Retained earnings RM '000	Sub-total RM '000	Non-controlling interests RM '000
								Total equity RM '000
For the 6 months ended 30 June 2024 (Unaudited)								
At 1 January 2024, audited		454,802	29,542	(34,748)	113	857,829	1,307,538	16,877
<i>Realisation of reserves to profit or loss arising from deemed disposal of equity interest in an associate</i>		-	(3,891)	-	-	-	(3,891)	-
<i>Share of other comprehensive income of associates</i>		-	5,101	-	-	-	5,101	-
Total other comprehensive income for the period		-	1,210	-	-	-	1,210	-
Profit for the period		-	-	-	-	49,281	49,281	382
Total comprehensive income for the period		-	1,210	-	-	49,281	50,491	382
At 30 June 2024		454,802	30,752	(34,748)	113	907,110	1,358,029	17,259
For the 6 months ended 30 June 2025 (Unaudited)								
At 1 January 2025, audited		454,802	22,356	(34,748)	141	1,086,013	1,528,564	16,643
<i>Foreign currency translation differences for foreign operations</i>		-	(472)	-	-	-	(472)	-
<i>Share of other comprehensive expenses of associates</i>		-	(8,900)	-	-	-	(8,900)	-
Total other comprehensive expenses for the period		-	(9,372)	-	-	-	(9,372)	-
Profit/(Loss) for the period		-	-	-	-	14,815	14,815	(372)
Total comprehensive (expenses)/income for the period		-	(9,372)	-	-	14,815	5,443	(372)
Change in ownership interests in a subsidiary		-	-	-	-	(678)	(678)	677
At 30 June 2025		454,802	12,984	(34,748)	141	1,100,150	1,533,329	16,948

The notes set out on pages 5 to 19 form an integral part of, and should be read in conjunction with, these condensed consolidated interim financial statements.
The consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2024.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

CONSOLIDATED STATEMENT OF CASH FLOWS		
For the second quarter and six months ended 30 June 2025		
<i>(The figures have not been audited)</i>		
	Unaudited	Unaudited
	30 June	30 June
	2025	2024
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	17,389	52,152
<i>Adjustments for:</i>		
Amortisation of investment properties	1,000	1,024
Depreciation of property, plant and equipment	4,756	5,104
Dividend income from unquoted shares	(1)	(83)
Finance income	(4,793)	(3,038)
Finance costs	2,594	4,924
Gain on disposal of:		
- an associate	-	(5,615)
- property, plant and equipment	(114)	-
Property, plant and equipment written off	13	-
Net change in impairment loss on financial assets and contract assets	33	813
Share of results of equity-accounted:		
- associates	(21,850)	(44,252)
- joint ventures	(2)	(4)
Unrealised foreign exchange loss/(gain)	8	(153)
Operating loss before changes in working capital	(967)	10,872
Changes in working capital:		
Inventories	(939)	(2,785)
Contract assets/liabilities	2,203	63,097
Contract costs	(1,764)	(1,452)
Trade and other receivables, deposits and prepayments	3,464	(1,210)
Trade and other payables	(3,281)	(76,429)
Cash used in operations	(1,284)	(7,907)
Net income taxes paid	(10,776)	(1,925)
Net cash used in operating activities	(12,060)	(9,832)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of:		
- property, plant and equipment	(7,040)	(440)
Increase in investment in a subsidiary	(1)	-
Proceeds from disposal of:		
- property, plant and equipment	132	-
- an associate	-	27,283
Dividends received from:		
- an associate	19,627	8,412
- unquoted shares	1	83
Interest received	5,134	3,167
Net cash from investing activities	17,853	38,505
CASH FLOWS FROM FINANCING ACTIVITIES		
Net repayments of loans and borrowings	(7,130)	(25,040)
Net repayment of hire purchases	(83)	(81)
Interest paid	(2,670)	(5,287)
Net cash used in financing activities	(9,883)	(30,408)
Net decrease in cash and cash equivalents	(4,090)	(1,735)
Effects of exchange rate changes on cash and cash equivalents	(8)	153
Cash and cash equivalents at beginning of period	369,098	220,868
CASH AND CASH EQUIVALENTS AT END OF PERIOD	365,000	219,286
Representing by:		
Deposits with licensed banks with maturities less than three months, net of deposits pledged	286,351	157,003
Cash in hand and at banks	78,649	62,283
Total cash and cash equivalents as shown in statement of cash flows	365,000	219,286

The notes set out on pages 5 to 19 form an integral part of, and should be read in conjunction with, these condensed consolidated interim financial statements.
The consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2024.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Naim Holdings Berhad is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities").

The condensed consolidated interim financial statements of the Group as at and for the six periods ended 30 June 2025 comprise the Company and its subsidiaries (together referred to as the "Group" and individually referred to as "Group entities") and the Group's interests in associates and joint ventures.

1. Basis of preparation

These condensed consolidated interim financial statements have been prepared in accordance with the applicable disclosure provisions of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, MFRS 134, *Interim Financial Reporting* in Malaysia and IAS 134, *Interim Financial Reporting*.

The condensed consolidated interim financial statements do not include all of the information required for a set of complete annual financial statements and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2024. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the Group's financial position and performance since the last annual audited consolidated financial statements as at and for the year ended 31 December 2024.

The annual audited financial statements of the Group as at and for the year ended 31 December 2024 are available upon request from the Company's registered office at 9th floor, Wisma Naim, 2 ½ Mile, Rock Road, 93200 Kuching, Sarawak, Malaysia.

2. Significant accounting policies

The accounting policies adopted by the Group in preparing the condensed consolidated interim financial statements are consistent with those adopted in the annual audited financial statements for the year ended 31 December 2024, except as explained below.

During the current period under review, the Group has adopted the following amendments to the Malaysian Financial Reporting Standards ("MFRSs") that have been issued by the Malaysian Accounting Standards Board which are effective for annual periods beginning on 1 January 2025:

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

The adoption of the above MFRS amendments did not have any material financial impact on the financial statements of the Group.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

2. Significant accounting policies (continued)

2.1 MFRSs and/or amendments yet to be effective for adoption

The Group has not applied the following MFRSs and amendments that have been issued but are neither effective yet nor early adopted by the Group:

- ***MFRSs effective for annual periods beginning on or after 1 January 2026***

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*
- Amendments that are part of Annual Improvements – Volume 11:
 - Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards*
 - Amendments to MFRS 7, *Financial Instruments: Disclosures*
 - Amendments to MFRS 9, *Financial Instruments*
 - Amendments to MFRS 10, *Consolidated Financial Statements*
 - Amendments to MFRS 107, *Statement of Cash Flows*

- ***MFRSs effective for annual periods beginning on or after 1 January 2027***

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*

- ***MFRSs effective from a date yet to be determined***

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The initial applications of the above-mentioned MFRSs and amendments are not expected to have any material financial impacts on the current period and prior periods' financial statements of the Group.

3. Seasonality or cyclicity of operations

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

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

4. Estimates

The preparation of the condensed consolidated interim financial statements in conformity with MFRSs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Although these estimates and judgements are based on the management's best knowledge of current events and actions, actual results may differ from these estimates.

The significant judgements made by management in applying the Group's accounting policies and the areas of estimation uncertainty comprise those disclosed in the annual audited financial statements for the year ended 31 December 2024.

5. Debt and equity securities

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities for the period under review.

There was no share buy-back during the period under review. The total number of ordinary shares repurchased in earlier periods retained as treasury shares as of 30 June 2025 remains at 13,056,000 shares.

6. Acquisitions and/or disposals of property, plant and equipment and investment properties

During the current period, the Group incurred about RM7.0 million (30.06.2024: RM0.4 million) for the acquisition of property, plant and equipment and/or investment properties (including assets under construction, where applicable), which were satisfied in cash.

Property, plant and equipment and investment properties with total carrying amounts of about RM31,000 (30.06.2024: Nil) were also either disposed of and/or written off during the period under review.

7. Changes in the composition of the Group

In May 2025, NLSB acquired an additional 10% equity interest in Simbol Warisan Sdn. Bhd. ("SWSB") from a minority shareholder at a cash consideration of RM1,000. The resultant equity interest held therein had increased from 75% to 85% following the said acquisition.

This change in the ownership interest in SWSB was accounted for as an equity transaction between the Group and non-controlling interest holder. The change in the Group's share of net assets of about RM678,000 was adjusted against the Group's retained earnings.

The carrying amount of non-controlling interest had also decreased by RM677,000 following the disposal of interest thereto.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

8. Loans and borrowings

		30 June 2025 RM'000	31 December 2024 RM'000
<i>Non-current</i>			
Secured	- Term loans	23,610	21,558
	- Hire purchases	82	163
		23,692	21,721
<i>Current</i>			
Unsecured	- Revolving credits	60,000	65,000
Secured	- Term loans	8,117	12,298
	- Hire purchases	160	163
		68,277	77,461
	Total	91,969	99,182

9. Earnings per ordinary share ("EPS")

Basic and diluted earnings per ordinary share

The calculation of the basic and diluted EPS was based on the net profit attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding excluding treasury shares bought back in previous years, presented as follows:

	6 months ended 30 June 2025	2024
Profit attributable to ordinary shareholders (RM'000)	14,815	49,281
Weighted average number of ordinary shares, net of treasury shares bought back in previous years ('000)	500,743	500,743
Basic and diluted EPS (sen)	2.96	9.84

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

10. Dividend

No dividend was declared/paid by the Board during the current period under review.

11. Operating segments

The Group has three reportable segments, which are the Group's strategic business units. For each of the strategic business units, the Group Managing Director (GMD) (being the Chief Operating Decision Maker), reviews internal management reports for resource allocation and decision making at least on a quarterly basis.

The following summary describes the operations in each of the Group's existing reporting segments.

- | | |
|----------------------|---|
| Property development | - Development and construction of residential, commercial and industrial properties (including sale of vacant land and vacant lot with infrastructure). |
| Construction | - Construction of buildings, roads, bridges and other infrastructure and engineering works (including oil and gas related construction projects). |
| Others | - All other business segments with profit contributions less than 10%. This includes trading of building and construction materials, provision of sand extraction and land filling services, property investment and management, hotel and other accommodation operations, education as well as quarry operation. |

Performance is measured based on segment profit before tax, as included in the internal management reports that are reviewed by the GMD. Segment profit is used to measure performance as management believes that such information is the most relevant in evaluating the results of the segments relative to other entities that operate within these industries.

There are varying levels of integration between the reportable segments. Inter-segment pricing is determined on negotiated terms. Unallocated items mainly comprise corporate and headquarters expenses and other investment income, which are managed on a group basis and are not allocated to any operating segment.

Segment assets and liabilities

The GMD reviews the statements of financial position of subsidiaries for resource allocation and decision making, instead of a summary of consolidated assets and liabilities by segments. As such, information on segment assets and segment liabilities is not presented.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

11. Operating segments (continued)

	Property development		Construction		Others		Inter-segment elimination		Consolidated	
	2025	2024	2025	2024	2025	2024	2025	2024	2025	2024
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
For the period ended 30 June										
Revenue from external customers	28,706	16,389	47,958	83,626	17,065	17,130	-	-	93,729	117,145
Inter segment revenue	-	-	117	2,101	1,133	1,735	(1,250)	(3,836)	-	-
Total segment revenue	28,706	16,389	48,075	85,727	18,198	18,865	(1,250)	(3,836)	93,729	117,145
Segment (loss)/profit	(1,395)	(5,262)	(687)	13,084	(2,480)	(1,778)	(638)	(1,361)	(5,200)	4,683
Share of results (net of tax) of:										
- associates, other than Dayang Enterprise Holdings Bhd. ("DEHB group")	(707)	482	1,104	3,750	-	-	-	-	397	4,232
- joint ventures	-	-	2	4	-	-	-	-	2	4
	(2,102)	(4,780)	419	16,838	(2,480)	(1,778)	(638)	(1,361)	(4,801)	8,919
Unallocated income/(expense)									737	(2,402)
Loss on disposal of interest in an associate, Perdana Petroleum Berhad									-	5,615
Share of results (net of tax) of an associate, DEHB (in oil and gas segment)									21,453	40,020
Tax expense									(2,946)	(2,489)
Profit for the period									14,443	49,663
Other comprehensive (expenses)/income, net of tax									(9,372)	1,210
Total comprehensive income for the period									5,071	50,873
Non-controlling interests									372	(382)
Total comprehensive income attributable to the owners of the Company									5,443	50,491



NAIM HOLDINGS BERHAD

Registration No.: 200201017804 (585467-M)

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

12. Subsequent events

There are no material events subsequent to the end of the period reported on, that have not been reflected in the condensed consolidated interim financial statements for the said period, made up to the date of this quarterly report.

13. Contingencies

There were no contingent liabilities in respect of the Group that had arisen since 31 December 2024 till the date of this quarterly report, except for those disclosed in Note 22.

14. Capital expenditure commitments

	30 June 2025 RM'000	31 December 2024 RM'000
<i>Property, plant and equipment</i>		
- Authorised but not contracted for	37,000	45,000

15. Financial risk management

The Group's financial risk management objectives, policies and processes and risk profiles are consistent with those disclosed in the annual audited financial statements as at and for the year ended 31 December 2024.



NAIM HOLDINGS BERHAD

Registration No.: 200201017804 (585467-M)

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

16. Related parties

i) *Transactions with key management personnel*

Compensations payable/paid to key management personnel

	6 months ended 30 June	
	2025 RM'000	2024 RM'000
Directors of the Company	2,182	1,867
Other key management personnel	1,856	2,240
	<u>4,038</u>	<u>4,107</u>

ii) *Other related party transactions*

	Transaction value 6 months ended 30 June		Balance outstanding as at 30 June	
	2025 RM'000	2024 RM'000	2025 RM'000	2024 RM'000
<u>Transactions with associates</u>				
Construction contract costs	29,526	67,069	(11,342)	(7,690)
Construction contract sum billed	-	-	745	2,256
Dividend income receivable	(19,627)	(8,412)	-	-
Rental income from premises	(36)	(50)	-	-
Sales of goods	<u>(244)</u>	<u>(316)</u>	<u>116</u>	<u>207</u>

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

17. Review of Group performance

***Current 6-month vs. corresponding preceding 6-month review
(June 2025 vs. June 2024)***

	Cumulative quarters	
	6 months ended	
	30 June 2025	30 June 2024
	RM'000	RM'000
Revenue	93,729	117,145
Profit before tax	17,389	52,152

The Group reported revenue of RM93.7 million for the current period, a decline from RM117.1 million recorded in the corresponding period of 2024. This decrease was primarily attributable to weaker sales performance and slower progress on existing ongoing projects.

Concurrently, net profit before tax fell to RM17.4 million, compared to RM52.2 million in June 2024. The variance in net results is mainly due to the following factors:

- A segment loss of RM5.2 million from core business operations, versus a segment profit of RM4.7 million in June 2024 (refer to Note 11).
- A reduced contribution from the Group's major associate, Dayang Enterprise Holdings Bhd. ("DEHB"), with the Group's share of after-tax profit declining from RM40.0 million in June 2024 to RM21.5 million in the current period.

***Current 3-month vs. immediate preceding 3-month review
(June 2025 vs. March 2025)***

	Current	Immediate preceding
	3 months ended	3 months ended
	30 June 2025	31 March 2025
	RM'000	RM'000
Revenue	51,463	42,266
Profit/(Loss) before tax	19,341	(1,952)

Compared to the immediate preceding quarter (January to March 2025), the Group recorded an improvement in revenue, primarily driven by increased site work progress on existing ongoing projects and higher sales secured during the current three-month period.



NAIM HOLDINGS BERHAD

Registration No.: 200201017804 (585467-M)

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

17. Review of Group performance (continued)

Current 3-month vs. immediate preceding 3-month review (June 2025 vs. March 2025) (continued)

At the same time, our major associate, DEHB Group, also contributed positively to the Group in the current 3-month period, from which our Group's net share of profit for the 3-month amounted to about RM18.6 million (January to March 2025: RM2.9 million).

Detailed reviews of the performance and prospects of each operating segment (as shown in Note 11) are discussed in Section 17.1 below.

17.1 Review of performance of operating segments and current year's prospects

a) *Property development*

Current 6-month vs. corresponding preceding 6-month review (June 2025 vs. June 2024)

	Cumulative quarters	
	6 months ended	
	30 June 2025	30 June 2024
	RM'000	RM'000
Revenue	28,706	16,389
Segment loss	(1,395)	(5,262)

The Property Development revenue and performance had improved during the current period under review, partly attributable to higher work progress achieved from existing ongoing development projects. The Group also managed to secure new property sales of about RM27.2 million during the period, similar to that achieved in the corresponding preceding period of 2024.

Current 3-month vs. immediate preceding 3-month review (June 2025 vs. March 2025)

	Current	Immediate preceding
	3 months ended	3 months ended
	30 June 2025	31 March 2025
	RM'000	RM'000
Revenue	16,485	12,221
Segment loss	(210)	(1,287)

During the current 3-month period, both segment revenue and overall performance improved, primarily driven by increased progress in development work progress as well as higher property sales of RM17.6 million.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

17. Review of Group performance (continued)

17.1 Review of performance of operating segments and current year's prospects (continued)

a) *Property development (continued)*

Prospects

While the Malaysian property sector remains soft and challenging in the near term, we maintain a positive outlook on the upcoming growth prospects, particularly in Sarawak. Our primary emphasis and focus will be continuous understanding and meeting customers' needs by offering quality properties and services, with a cautious approach to product launches, carefully considering factors such as product features, quality, timing, and project scale. We have continuously implemented various sales and marketing initiatives to clear our existing inventory while cautiously launching new development projects at competitive prices amid rising costs of materials and financing.

b) *Construction*

***Current 6-month vs. corresponding preceding 6-month review
(June 2025 vs. June 2024)***

	Cumulative quarters	
	6 months ended	
	30 June 2025	30 June 2024
	RM'000	RM'000
Revenue	47,958	83,626
Segment (loss)/profit	(687)	13,084

Compared to the corresponding period of 2024, the Construction segment recorded a decline in both revenue and performance, primarily due to reduced work progress on existing ongoing projects. The Segment registered a marginal loss during the current period due to the incurrence of some fixed overhead costs.

The Segment reported a higher profit of about RM13.1 million during the 6-month period ended 30 June 2024 as a result of some cost savings arising from the settlement of a litigation with a contractor.



NAIM HOLDINGS BERHAD

Registration No.: 200201017804 (585467-M)

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

17. Review of Group performance (continued)

17.1 Review of performance of operating segments and current year's prospects (continued)

b) Construction (continued)

*Current 3-month vs. immediate preceding 3-month review
(June 2025 vs. March 2025)*

	Current	Immediate preceding
	3 months ended	3 months ended
	30 June 2025	31 March 2025
	RM'000	RM'000
Revenue	26,058	21,900
Segment profit/(loss)	243	(930)

Higher construction revenue was reported during the period under review, mainly contributed by the increased work progress at sites from its existing ongoing construction projects. The segment recorded a marginal profit as a result.

Prospects

The current projects on hand are under close monitoring by management to ensure that these projects are completed within the targeted timeline and achieve the expected returns.

c) Other Segment

*Current 6-month vs. corresponding preceding 6-month review
(June 2025 vs. June 2024)*

	Cumulative quarters	
	6 months ended	
	30 June 2025	30 June 2024
	RM'000	RM'000
Revenue	17,065	17,130
Segment loss	(2,480)	(1,778)

The Other Segment revenue did not vary much from that achieved in the corresponding preceding period of 2024. Although the hotel and retail leasing operations had shown some signs of improvement in their occupancy rates, the segment continued to register a net loss due to the incurrence of some fixed overheads and interest expense.



NAIM HOLDINGS BERHAD

Registration No.: 200201017804 (585467-M)

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

17. Review of Group performance (continued)

17.1 Review of performance of operating segments and current year's prospects (continued)

c) Other Segment (continued)

*Current 3-month vs. immediate preceding 3-month review
(June 2025 vs. March 2025)*

	Current	Immediate preceding
	3 months ended	3 months ended
	30 June 2025	31 March 2025
	RM'000	RM'000
Revenue	8,920	8,145
Segment loss	(804)	(1,676)

Other segment revenue and performance improved slightly during the current 3-month period, mainly due to higher quarry sales and improved occupancies achieved from the hotel and retail leasing operations.

Prospects

The Group expects contributions from this Segment to gradually improve in the near term, particularly in the retail and commercial leasing and hotel businesses in Bintulu and Miri.

Various initiatives are carried out to improve productivity and operational efficiency. More prudent debt management practices are also implemented with close monitoring and management of collections from retail leasing businesses.

17.2 Review of the performance of the major associate

For the period under review, our associate, Dayang Enterprise Holdings Bhd. ("DEHB"), reported an unaudited net profit after tax attributable to owners of about RM89.0 million, against a net profit after tax of RM159.3 million in the corresponding period of 2024.

The decline in DEHB's performance during the current period was mainly due to a reduction in work orders/contracts, coupled with lower vessel chartering rates and utilisation levels. The decline was partially offset by unrealised foreign exchange gains.

DEHB's estimated call-out contracts based on its latest unaudited quarterly report for the second quarter ended 30 June 2025 is about RM5.0 billion.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

18. Tax expense

The Group incurred a tax expense of about RM2.9 million for the current period, despite the net loss (excluding other non-operating income and shares of after-tax results of associates and joint ventures) for the period, mainly due to higher non-deductible expenses, the effect of non-recognition of additional deferred tax assets arising from certain loss-making and low-performing operations.

19. Additional disclosures on profit before tax

	6 months ended	
	30 June	
	2025	2024
	RM'000	RM'000
Profit before tax is arrived at after charging/(crediting):		
(Gain)/Loss on disposal of:		
- property, plant and equipment	(114)	-
- an associate	-	(5,615)
Interest income from fixed deposits and cash funds	(3,920)	(2,082)
Other interest income	(873)	(956)
Amortisation of investment properties	1,000	1,024
Depreciation of property, plant and equipment	4,756	5,104
Property, plant and equipment written off	13	-
Foreign exchange loss/(gain):		
- unrealised	8	(153)
- realised	4	15
Interest expense on loans and borrowings	2,594	4,924
Net change in impairment loss on financial assets and contract assets	33	813

Save as disclosed, there were no other material provisions for, and write-off of, inventories, gain or loss arising from the disposal of financial derivatives or other exceptional items for the period under review.

20. Profit guarantee

The Group did not issue any profit guarantee.

21. Derivative financial instruments

The Group does not have any outstanding financial derivatives as at 30 June 2025.

QUARTERLY REPORT - FOR THE SECOND QUARTER ENDED 30 JUNE 2025

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

Other notes pursuant to Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

22. Material litigation

There are no material litigations involving the Group during the period under review.

23. Status of corporate proposals

There are no corporate proposals announced and/or not completed at the date of this quarterly report.

24. Auditors' report on preceding annual financial statements

The auditors' report on the annual audited financial statements for the financial year ended 31 December 2024 was not qualified.

25. Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 28 August 2025.