

QUARTERLY REPORT FOR THE YEAR ENDED 31 JANUARY 2017

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER 3 MONTHS NOV'16 - JAN'17 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS NOV'15 - JAN'16 RM'000 (RESTATED)	CURRENT YEAR TO DATE 12 MONTHS FEB'16 - JAN'17 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 12 MONTHS FEB'15 - JAN'16 RM'000 (RESTATED)
Revenue	1,268	1,512	3,165	35,372
Other Operating Income	4,211	-	5,364	1
Operating Expenses	(2,265)	(19,037)	(6,232)	(60,301)
Finance Costs	64	(997)	(161)	(1,235)
Profit / (Loss) before taxation	3,278	(18,522)	2,136	(26,163)
Taxation	-	-	-	-
Profit / (Loss) for the year	3,278	(18,522)	2,136	(26,163)
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income / (Expense) for the year	3,278	(18,522)	2,136	(26,163)
Profit / (Loss) for the period attributable to:				
Owners of the parent	3,278	(18,522)	2,136	(26,163)
Non-controlling interest	-	-	-	-
	3,278	(18,522)	2,136	(26,163)
Total Comprehensive Income / (Expense) attributable to:				
Owners of the parent	3,278	(18,522)	2,136	(26,163)
Non-controlling interest	-	-	-	-
	3,278	(18,522)	2,136	(26,163)
Profit / (Loss) per share (sen)	0.27	(1.85)	0.18	(2.62)
Diluted profit / (loss) per share (sen)	0.27	(1.59)	0.17	(2.25)

These unaudited condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the eighteen months financial period ended 31 January 2016 and the accompanying explanatory notes of this interim financial reports.

**TRIVE PROPERTY GROUP BERHAD (667845-M)**  
**(Incorporated in Malaysia)**

**QUARTERLY REPORT FOR THE YEAR ENDED 31 JANUARY 2017**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED)	(AUDITED)
	AS AT 31 JAN 2017 RM'000	AS AT 31 JAN 2016 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	8,485	3,274
Property development expenditure	46,462	-
	54,947	3,274
<b>CURRENT ASSETS</b>		
Trade receivables	2,477	32,341
Other receivables	1,889	3,861
Cash and cash equivalents	202	4,061
	4,568	40,263
Non-current assets classified as held of sale	-	4,842
<b>TOTAL ASSETS</b>	<b>59,515</b>	<b>48,379</b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	43,222	27,463
Share premium	2,150	1,053
Warrant reserve	60	233
Option reserve	395	-
Accumulated profits	10,512	8,385
<b>TOTAL EQUITY</b>	56,339	37,134
<b>CURRENT LIABILITIES</b>		
Trade payables	1,307	2,113
Other payables	246	5,053
Amount owing to directors	1,623	79
Bank borrowings	-	4,000
	3,176	11,245
<b>TOTAL LIABILITIES</b>	3,176	11,245
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>59,515</b>	<b>48,379</b>
Net asset per share (RM)	0.05	0.03

The unaudited condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the eighteen months financial period ended 31 January 2016 and the accompanying explanatory notes of this interim financial reports.

**TRIVE PROPERTY GROUP BERHAD (667845-M)**  
(Incorporated in Malaysia)  
**QUARTERLY REPORT FOR THE YEAR ENDED 31 JANUARY 2017**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>CURRENT YEAR TO DATE 31 JAN 2017 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING YEAR 31 JAN 2016 RM'000</b>
<b>Cash flows from operating activities</b>		
Profit /(Loss) before tax from continuing operation	2,136	(34,927)
Adjustments for:		
Non-cash items	615	24,423
Non operating items	153	1,704
Operating profit / (loss) before working capital changes	<u>2,904</u>	<u>(8,800)</u>
Changes in working capital:		
Net changes in current assets	1,624	7,422
Net changes in current liabilities	(4,493)	2,106
<b>Cash generated from operations</b>	<u>35</u>	<u>728</u>
Interest received	8	3
Interest paid	(161)	(1,707)
<b>Net cash from / (used in) operating activities</b>	<u>(118)</u>	<u>(976)</u>
<b>Cash flows from investing activity</b>		
Acquisition of a subsidiary	(11,500)	-
<b>Net cash used in investing activity</b>	<u>(11,500)</u>	<u>-</u>
<b>Cash flows from financing activity</b>		
Repayment of short term bank borrowings (net)	(4,000)	(2,399)
Issuance of shares	15,759	-
<b>Net cash from / (used in) financing activity</b>	<u>11,759</u>	<u>(2,399)</u>
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	141	(3,375)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	61	3,436
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>202</u>	<u>61</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>		
Cash and bank balances	202	4,061
Bank overdraft	-	(4,000)
	<u>202</u>	<u>61</u>

The unaudited condensed consolidated statement of cashflows should be read in conjunction with the audited financial statements for the eighteen months financial period ended 31 January 2016 and the accompanying explanatory notes of this interim financial reports.

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**QUARTERLY REPORT FOR THE YEAR ENDED 31 JANUARY 2017**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	SHARE CAPITAL RM'000	SHARE PREMIUM RM'000	WARRANT RESERVE RM'000	OPTION RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) RM'000	TOTAL RM'000	NON CONTROLLING INTEREST RM'000	TOTAL EQUITY RM'000
<b>Period ended 31 January 2017</b>								
Balance at 1 February 2016	27,463	1,053	233	-	8,385	37,134	-	37,134
Prior period adjustments	-	-	-	-	(9)	(9)	-	(9)
Balance at 1 February 2016, as restated	27,463	1,053	233	-	8,376	37,125	-	37,125
Share issue under ESOS	2,740	1,097	-	395	-	4,232	-	4,232
Share conversion from warrants	13,019	-	(173)	-	-	12,846	-	12,846
Total comprehensive expense for the period	-	-	-	-	2,136	2,136	-	2,136
Balance as at 31 January 2017	<u>43,222</u>	<u>2,150</u>	<u>60</u>	<u>395</u>	<u>10,512</u>	<u>56,339</u>	<u>-</u>	<u>56,339</u>
<b>For Eighteen months period ended 31 January 2016</b>								
Balance at 1 August 2014	77,690	1,785	-	-	(33,066)	46,409	(4)	46,405
Total comprehensive expense for the period	-	-	-	-	(35,001)	(35,001)	4	(34,997)
Public share issue	24,673	1,053	233	-	(233)	25,726	-	25,726
Par value deduction	(74,900)	(1,785)	-	-	76,685	-	-	-
Balance as at 31 January 2016	<u>27,463</u>	<u>1,053</u>	<u>233</u>	<u>-</u>	<u>8,385</u>	<u>37,134</u>	<u>-</u>	<u>37,134</u>

The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the eighteen months financial period ended 31 January 2016 and the accompanying explanatory notes of this interim financial reports.