

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2018

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER 3 MONTHS NOV'17 - JAN'18 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS NOV'16 - JAN'17 RM'000	CURRENT YEAR TO DATE 12 MONTHS FEB'17 - JAN'18 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 12 MONTHS FEB'16 - JAN'17 RM'000
Revenue	465	1,268	3,162	3,165
Other Operating Income	5	3,938	5	5,091
Operating Expenses	(3,227)	(2,122)	(8,415)	(6,089)
Finance Costs	-	64	-	(161)
(Loss) / Profit before taxation	<u>(2,757)</u>	<u>3,148</u>	<u>(5,248)</u>	<u>2,006</u>
Taxation	-	-	-	-
(Loss) / Profit for the year	<u>(2,757)</u>	<u>3,148</u>	<u>(5,248)</u>	<u>2,006</u>
Other Comprehensive Income	-	-	-	-
Total Comprehensive (Expense) / Income for the year	<u>(2,757)</u>	<u>3,148</u>	<u>(5,248)</u>	<u>2,006</u>
(Loss) / Profit for the period attributable to:				
Owners of the parent	(2,757)	3,148	(5,248)	2,006
Non-controlling interest	-	-	-	-
	<u>(2,757)</u>	<u>3,148</u>	<u>(5,248)</u>	<u>2,006</u>
Total Comprehensive (Expense) / Income attributable to:				
Owners of the parent	(2,757)	3,148	(5,248)	2,006
Non-controlling interest	-	-	-	-
	<u>(2,757)</u>	<u>3,148</u>	<u>(5,248)</u>	<u>2,006</u>
(Loss) / Profit per share (sen)	(0.21)	0.26	(0.39)	0.17
Diluted (loss) / profit per share (sen)	(0.20)	0.26	(0.38)	0.17

These unaudited condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 January 2017 and the accompanying explanatory notes of this interim financial reports.

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2018

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 31 JAN 2018 RM'000	AS AT 31 JAN 2017 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	685	8,045
	<u>685</u>	<u>8,045</u>
CURRENT ASSETS		
Property development cost	42,187	42,187
Trade receivables	3,219	2,601
Other receivables	6,029	6,032
Other investment	3,006	-
Cash and cash equivalents	11,250	202
	<u>65,691</u>	<u>51,022</u>
Non-current assets classified as held of sale	4,000	-
TOTAL ASSETS	<u>70,376</u>	<u>59,067</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	56,330	33,415
Share premium	12,358	12,358
Accumulated (losses) / profits	(637)	10,444
TOTAL EQUITY	<u>68,051</u>	<u>56,217</u>
CURRENT LIABILITIES		
Trade payables	2,007	1,307
Other payables	239	1,075
Amount owing to directors	79	468
	<u>2,325</u>	<u>2,850</u>
TOTAL LIABILITIES	<u>2,325</u>	<u>2,850</u>
TOTAL EQUITY AND LIABILITIES	<u>70,376</u>	<u>59,067</u>
Net asset per share (RM)	0.05	0.04

The unaudited condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 January 2017 and the accompanying explanatory notes of this interim financial reports.

TRIVE PROPERTY GROUP BERHAD (667845-M)
(Incorporated in Malaysia)
QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2018

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT YEAR TO DATE 31 JAN 2018 RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 JAN 2017 RM'000
Cash flows from operating activities		
(Loss) / Profit before tax from continuing operation	(5,248)	2,006
Adjustments for:		
Non-cash items	3,360	931
Non operating items	(5)	(4,896)
Operating profit / (loss) before working capital changes	<u>(1,893)</u>	<u>(1,959)</u>
Changes in working capital:		
Net changes in current assets	592	9,467
Net changes in current liabilities	(4,738)	(3,748)
Cash (used in) / generated from operations	<u>(6,039)</u>	<u>3,760</u>
Interest received	5	8
Interest paid	-	(161)
Tax paid	-	(82)
Net cash (used in) / generated from operating activities	<u>(6,034)</u>	<u>3,525</u>
Cash flows from investing activity		
Acquisition of a subsidiary	-	(19,565)
Purchase of property, plant and equipment	-	(1,039)
Proceeds from disposal of property, plant and equipment	-	144
Net cash used in investing activity	<u>-</u>	<u>(20,460)</u>
Cash flows from financing activity		
Repayment of short term bank borrowings (net)	-	(4,000)
Issuance of shares	17,082	17,076
Net cash from financing activity	<u>17,082</u>	<u>13,076</u>
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	11,048	(3,859)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	202	4,061
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>11,250</u>	<u>202</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES		
Cash and bank balances	5,550	202
Fixed deposit	5,700	-
	<u>11,250</u>	<u>202</u>

The unaudited condensed consolidated statement of cashflows should be read in conjunction with the audited financial statements for the financial year ended 31 January 2017 and the accompanying explanatory notes of this interim financial reports.

TRIVE PROPERTY GROUP BERHAD (667845-M)

(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2018**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	SHARE CAPITAL RM'000	SHARE PREMIUM RM'000	WARRANT RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) RM'000	TOTAL RM'000	NON CONTROLLING INTEREST RM'000	TOTAL EQUITY RM'000
Period ended 31 July 2017							
Balance at 1 February 2017	33,415	12,358	-	10,444	56,217	-	56,217
Share conversion from warrants	6,327	-	-	-	6,327	-	6,327
Public issuance of shares	10,755	-	-	-	10,755	-	10,755
Bonus issues	5,833	-	-	(5,833)	-	-	-
Total comprehensive expense for the period	-	-	-	(5,248)	(5,248)	-	(5,248)
Balance as at 31 January 2018	<u>56,330</u>	<u>12,358</u>	<u>-</u>	<u>(637)</u>	<u>68,051</u>	<u>-</u>	<u>68,051</u>

For period ended 31 January 2017

Balance at 1 February 2016	27,463	1,053	233	8,385	37,134	-	37,134
Total comprehensive income for the period	-	-	-	2,006	2,006	-	2,006
Public share issue	5,952	11,305	(233)	53	17,077	-	17,077
Balance as at 31 January 2017	<u>33,415</u>	<u>12,358</u>	<u>-</u>	<u>10,444</u>	<u>56,217</u>	<u>-</u>	<u>56,217</u>

The unaudited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 January 2017 and the accompanying explanatory notes of this interim financial reports.