

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

**QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT YEAR QUARTER</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER</b>	<b>CURRENT YEAR TO DATE</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD RESTATE 15 MONTHS FEB'16 - APR'17 RM'000</b>
	<b>3 MONTHS FEB'18 - APR'18 RM'000</b>	<b>3 MONTHS FEB'17 - APR'17 RM'000</b>	<b>15 MONTHS FEB'17 - APR'18 RM'000</b>	<b>15 MONTHS FEB'16 - APR'17 RM'000</b>
Revenue	465	1,860	3,627	5,025
Other Operating Income	4	-	9	5,091
Operating Expenses	(1,232)	(1,632)	(9,647)	(7,721)
Finance Costs	-	-	-	(161)
(Loss) / Profit before taxation	<u>(763)</u>	<u>228</u>	<u>(6,011)</u>	<u>2,234</u>
Taxation	-	-	-	-
(Loss) / Profit for the year	<u>(763)</u>	<u>228</u>	<u>(6,011)</u>	<u>2,234</u>
Other Comprehensive Income	-	-	-	-
Total Comprehensive (Expense) / Income for the year	<u>(763)</u>	<u>228</u>	<u>(6,011)</u>	<u>2,234</u>
(Loss) / Profit for the period attributable to:				
Owners of the parent	(763)	228	(6,011)	2,234
Non-controlling interest	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(763)</u>	<u>228</u>	<u>(6,011)</u>	<u>2,234</u>
Total Comprehensive (Expense) / Income attributable to:				
Owners of the parent	(763)	228	(6,011)	2,234
Non-controlling interest	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>(763)</u>	<u>228</u>	<u>(6,011)</u>	<u>2,234</u>
(Loss) / Profit per share (sen)	(0.04)	0.02	(0.35)	0.19
Diluted (loss) / profit per share (sen)	(0.04)	0.02	(0.35)	0.19

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)**  
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**QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED)	(AUDITED)
	AS AT 30 APR 2018 RM'000	AS AT 31 JAN 2017 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	648	8,045
	<u>648</u>	<u>8,045</u>
<b>CURRENT ASSETS</b>		
Property development cost	42,202	42,187
Trade receivables	3,684	2,601
Other receivables	6,032	6,032
Other investment	3,006	-
Cash and cash equivalents	17,362	202
	<u>72,286</u>	<u>51,022</u>
Non-current assets classified as held of sale	4,000	-
<b>TOTAL ASSETS</b>	<b><u>76,934</u></b>	<b><u>59,067</u></b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	63,090	33,415
Share premium	12,358	12,358
Accumulated (losses) / profits	(1,400)	10,444
<b>TOTAL EQUITY</b>	<b><u>74,048</u></b>	<b><u>56,217</u></b>
<b>CURRENT LIABILITIES</b>		
Trade payables	2,449	1,307
Other payables	358	1,075
Amount owing to directors	79	468
	<u>2,886</u>	<u>2,850</u>
<b>TOTAL LIABILITIES</b>	<b><u>2,886</u></b>	<b><u>2,850</u></b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>76,934</u></b>	<b><u>59,067</u></b>
Net asset per share (RM)	0.04	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 30 APRIL 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>CURRENT YEAR TO DATE 30 APR 2018 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING YEAR TO DATE 30 APR 2017 RM'000</b>
<b>Cash flows from operating activities</b>		
(Loss) / Profit before tax from continuing operation	(6,011)	228
Adjustments for:		
Non-cash items	3,371	263
Non operating items	(9)	-
Operating (loss) / profit before working capital changes	<u>(2,649)</u>	<u>491</u>
Changes in working capital:		
Net changes in current assets	135	873
Net changes in current liabilities	(4,177)	(1,465)
<b>Cash used in operations</b>	<u>(6,691)</u>	<u>(101)</u>
Interest received	9	-
Interest paid	-	-
Tax paid	-	-
<b>Net cash used in operating activities</b>	<u>(6,682)</u>	<u>(101)</u>
<b>Cash flows from financing activity</b>		
Repayment of short term bank borrowings (net)	-	-
Issuance of shares	23,842	-
<b>Net cash from financing activity</b>	<u>23,842</u>	<u>-</u>
<b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	17,160	(101)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	202	202
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>17,362</u>	<u>101</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>		
Cash and bank balances	1,162	101
Fixed deposit	16,200	-
	<u>17,362</u>	<u>101</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)**

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**QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 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
<b>Period ended 30 April 2018</b>							
Balance at 1 February 2017	33,415	12,358	-	10,444	56,217	-	56,217
Share conversion from warrants	13,087	-	-	-	13,087	-	13,087
Public issuance of shares	10,755	-	-	-	10,755	-	10,755
Bonus issues	5,833	-	-	(5,833)	-	-	-
Total comprehensive expense for the period	-	-	-	(6,011)	(6,011)	-	(6,011)
Balance as at 30 April 2018	<u>63,090</u>	<u>12,358</u>	<u>-</u>	<u>(1,400)</u>	<u>74,048</u>	<u>-</u>	<u>74,048</u>
	-						
<b>Period ended 31 January 2017</b>							
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.