

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

**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

|   | <b>CURRENT YEAR<br/>QUARTER</b>                | <b>PRECEDING YEAR<br/>CORRESPONDING<br/>QUARTER</b> | <b>CURRENT YEAR<br/>TO DATE</b>                 | <b>PRECEDING YEAR<br/>CORRESPONDING<br/>PERIOD<br/>RESTATED</b> |
|---|--|---|---|---|
|   | <b>3 MONTHS<br/>MAY'18 - JUL'18<br/>RM'000</b> | <b>3 MONTHS<br/>MAY'17 - JUL'17<br/>RM'000</b>      | <b>18 MONTHS<br/>FEB'17 - JUL'18<br/>RM'000</b> | <b>18 MONTHS<br/>FEB'16 - JUL'17<br/>RM'000</b>                 |
| Revenue   | 465  | 780   | 4,092   | 5,805   |
| Other Operating Income                                  | 255  | -   | 264   | 5,091   |
| Operating Expenses                                      | (6,438)  | (704)   | (16,085)  | (8,425)   |
| Finance Costs   | -  | -   | -   | (161)   |
| (Loss) / Profit before taxation                         | <u>(5,718)</u>                                 | <u>76</u>   | <u>(11,729)</u>                                 | <u>2,310</u>  |
| Taxation  | -  | -   | -   | -   |
| (Loss) / Profit for the year                            | <u>(5,718)</u>                                 | <u>76</u>   | <u>(11,729)</u>                                 | <u>2,310</u>  |
| Other Comprehensive Income                              | -  | -   | -   | -   |
| Total Comprehensive (Expense) / Income for the year     | <u><b>(5,718)</b></u>                          | <u><b>76</b></u>                                    | <u><b>(11,729)</b></u>                          | <u><b>2,310</b></u>   |
| (Loss) / Profit for the period attributable to:         |  |   |   |   |
| Owners of the parent                                    | (5,718)  | 76  | (11,729)  | 2,310   |
| Non-controlling interest                                | <u>-</u>                                       | <u>-</u>  | <u>-</u>  | <u>-</u>  |
|   | <u><b>(5,718)</b></u>                          | <u><b>76</b></u>                                    | <u><b>(11,729)</b></u>                          | <u><b>2,310</b></u>   |
| Total Comprehensive (Expense) / Income attributable to: |  |   |   |   |
| Owners of the parent                                    | (5,718)  | 76  | (11,729)  | 2,310   |
| Non-controlling interest                                | <u>-</u>                                       | <u>-</u>  | <u>-</u>  | <u>-</u>  |
|   | <u><b>(5,718)</b></u>                          | <u><b>76</b></u>                                    | <u><b>(11,729)</b></u>                          | <u><b>2,310</b></u>   |
| (Loss) / Profit per share (sen)                         | #REF!  | 0.01  | #REF!   | 0.19  |
| Diluted (loss) / profit per share (sen)                 | #REF!  | 0.01  | #REF!   | 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)**  
**(Incorporated in Malaysia)**

**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

|   | (UNAUDITED)                    | (AUDITED)                      |
|---|--------------------------------|--------------------------------|
|   | AS AT<br>31 JUL 2018<br>RM'000 | AS AT<br>31 JAN 2017<br>RM'000 |
| <b>ASSETS</b>                                       |                                |                                |
| <b>NON-CURRENT ASSETS</b>                           |                                |                                |
| Property, plant & equipment                         | 605                            | 8,045                          |
| Land held for development                           | 44,502                         | -                              |
|   | 45,107                         | 8,045                          |
| <b>CURRENT ASSETS</b>                               |                                |                                |
| Property development cost                           | -                              | 42,187                         |
| Trade receivables                                   | 3,510                          | 2,601                          |
| Other receivables                                   | 745                            | 6,032                          |
| Other investment                                    | 1,875                          | -                              |
| Cash and cash equivalents                           | 15,704                         | 202                            |
|   | 21,834                         | 51,022                         |
| Non-current assets classified as held of sale       | 4,000                          | -                              |
| <b>TOTAL ASSETS</b>                                 | <b>70,941</b>                  | <b>59,067</b>                  |
| <b>EQUITY AND LIABILITIES</b>                       |                                |                                |
| Equity attributable to equity holders of the parent |                                |                                |
| Share capital                                       | 76,683                         | 33,415                         |
| Share premium                                       | -                              | 12,358                         |
| Translation reserve                                 | 1                              | -                              |
| Accumulated (losses) / profits                      | (7,118)                        | 10,444                         |
| <b>TOTAL EQUITY</b>                                 | <b>69,566</b>                  | <b>56,217</b>                  |
| <b>CURRENT LIABILITIES</b>                          |                                |                                |
| Trade payables                                      | 1,013                          | 1,307                          |
| Other payables                                      | 282                            | 1,075                          |
| Amount owing to directors                           | 80                             | 468                            |
|   | 1,375                          | 2,850                          |
| <b>TOTAL LIABILITIES</b>                            | <b>1,375</b>                   | <b>2,850</b>                   |
| <b>TOTAL EQUITY AND LIABILITIES</b>                 | <b>70,941</b>                  | <b>59,067</b>                  |
| Net asset per share (RM)                            | 0.03                           | 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 JULY 2018**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

|   | <b>CURRENT<br/>YEAR<br/>TO DATE<br/>31 JUL 2018<br/>RM'000</b> | <b>PRECEDING YEAR<br/>CORRESPONDING<br/>YEAR TO DATE<br/>31 JUL 2017<br/>RM'000</b> |
|---|--|---|
| <b>Cash flows from operating activities</b>                   |  |   |
| (Loss) / Profit before tax from continuing operation          | (11,729)   | 304   |
| Adjustments for:  |  |   |
| Non-cash items  | 2,348  | 525   |
| Non operating items   | (264)  | -   |
| Operating (loss) / profit before working capital changes      | <u>(9,645)</u>   | <u>829</u>  |
| Changes in working capital:                                   |  |   |
| Net changes in current assets                                 | 1,281  | 232   |
| Net changes in current liabilities                            | (1,475)  | (1,230)   |
| <b>Cash used in operations</b>                                | <u>(9,839)</u>   | <u>(169)</u>  |
| Interest received   | 264  | -   |
| Interest paid   | -  | -   |
| Tax paid  | -  | -   |
| <b>Net cash used in operating activities</b>                  | <u>(9,575)</u>   | <u>(169)</u>  |
| <b>Cash flows from financing activity</b>                     |  |   |
| Repayment of short term bank borrowings (net)                 | -  | -   |
| Issuance of shares  | 25,077   | -   |
| <b>Net cash from financing activity</b>                       | <u>25,077</u>  | <u>-</u>  |
| <b>NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS</b> | 15,502   | (169)   |
| <b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>         | 202  | 202   |
| <b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>               | <u>15,704</u>  | <u>33</u>   |
| <b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>     |  |   |
| Cash and bank balances  | 798  | 33  |
| Fixed deposit   | 14,906   | -   |
|   | <u>15,704</u>  | <u>33</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 JULY 2018****UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

|  | SHARE<br>CAPITAL<br>RM'000 | SHARE<br>PREMIUM<br>RM'000 | WARRANT<br>RESERVE<br>RM'000 | TRANSLATION<br>RESERVE<br>RM'000 | ACCUMULATED<br>PROFIT / (LOSSES)<br>RM'000 | TOTAL<br>RM'000 | NON<br>CONTROLLING<br>INTEREST<br>RM'000 | TOTAL<br>EQUITY<br>RM'000 |
|--|----------------------------|----------------------------|------------------------------|----------------------------------|--|-----------------|--|---------------------------|
| <b>Period ended 31 July 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                  | 11,990                     | -                          | -                            | -                                | -  | 11,990          | -  | 11,990                    |
| Bonus issues                               | 5,833                      | -                          | -                            | -                                | (5,833)                                    | -               | -  | -                         |
| Total comprehensive expense for the period | -                          | -                          | -                            | 1                                | (11,729)                                   | (11,728)        | -  | (11,728)                  |
| Transfer pursuant to Company Act 2016      | 12,358                     | (12,358)                   | -                            | -                                | -  | -               | -  | -                         |
| Balance as at 31 July 2018                 | <u>76,683</u>              | <u>-</u>                   | <u>-</u>                     | <u>1</u>                         | <u>(7,118)</u>                             | <u>69,566</u>   | <u>-</u>                                 | <u>69,566</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>-</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.