

**TRIVE PROPERTY GROUP BERHAD** (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

QUARTERLY REPORT FOR THE PERIOD ENDED 31 OCTOBER 2019**PART A - EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”)
No. 134****A1. Basis of preparation**

The interim financial report is unaudited and has been prepared in accordance with the requirements of Chapter 9, Continuing Disclosure, Paragraph 9.22 of the Main Market Listing Requirements (“LR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and in compliance with Malaysian Financial Reporting Standards (“MFRSs”) 134, Interim Financial Reporting issued by Malaysian Accounting Standards Board (MASB), and should be read in conjunction with the Trive Property Group Berhad (FKA ETI Tech Corporation Berhad) (“Group”) annual audited financial statements for the period ended 31 July 2019.

The significant accounting policies and methods of computation adopted by the Group in these interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 July 2019, except in the current financial year, the Group has adopted all the new and revised standards which are effective for the financial year beginning 1 August 2019. The adoption of new and revised MFRSs and IC Interpretations did not have any significant effect on the financial performance or position of the Group and of the Company.

A2. Changes in accounting policies

The significant accounting policies and methods of computation adopted by the Group in these interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 July 2019.

A3. Seasonal or cyclical operations

There is no material seasonal or cyclical fluctuation in the operations of the Group.

A4. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that is unusual because of their nature, size or incidence

There was no item of unusual nature or amount affecting the assets, liabilities, equity, net income or cash flows during the current quarter under review.

A5. Nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year, which give a material effect in the current interim period

There was no material change in the estimates of amounts reported in prior interim periods of the current financial year or prior years that have a material effect on the current quarter under review.

A6. Issuances, cancellations, repurchases, resale and repayments of debt and equity securities

There were no issuance, cancellations, repurchase, resale and repayments of debts and equity securities during the current quarter.

A7. Dividend paid

No dividend was declared or paid during the current quarter under review.

**TRIVE PROPERTY GROUP BERHAD** (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

A8. Segmental information

Segmental reporting by industries of the Group for the current financial period to-date is set out below:-

	Solar Division RM'000	Construction & Property Development RM'000	Others RM'000	Total RM'000
Revenue	930	206	-	1,136
Loss before tax	(200)	(409)	(359)	(968)
Total assets	6,999	132,845	2,424	142,268

A9. Valuation of property, plant and equipment

There was no material valuation on any of the Group's property, plant and equipment during the current quarter under review.

A10. Significant events during the current quarter

There were no material events to be disclosed in the financial statements for the current financial quarter.

A11. Changes in the composition of the Trive Property Group Berhad ("Group")

There was no change in the composition of the Group during the current quarter under review.

A12. Contingent liabilities

As at the date of this report, the Group has no material contingent liabilities.

A13. Capital commitment

There were no material capital commitments in respect of property, plant and equipment as at the end of the current quarter under review.

A14. Material events subsequent to the end of the interim reporting period

There were no material events subsequent to the end of the interim reporting period except for as disclosed in Note B6.



TRIVE PROPERTY GROUP BERHAD (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD FOR THE MAIN MARKET

B1. Review of performance

	Individual period (period ended 31 Oct 2019)			Cumulative period		
	Current Year Quarter	Preceding Year Corresponding Quarter	Changes (in Amount)	Current Year- to-date	Preceding Year Corresponding Period	Changes (in Amount)
	31 Oct 2019	31 Oct 2018		31 Oct 2019	31 Oct 2018	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	1,136	1,395	(259)	1,136	1,395	(259)
Operating loss	(968)	(748)	(220)	(968)	(748)	(220)
Loss before interest and tax	(968)	(748)	(220)	(968)	(748)	(220)
Loss before tax	(968)	(748)	(220)	(968)	(748)	(220)
Loss after tax	(968)	(748)	(220)	(968)	(748)	(220)
Loss attributable to ordinary equity holders of the parent	(968)	(748)	(220)	(968)	(748)	(220)

For the quarter ended 31 October 2019, the Group recorded a revenue of RM1.136 million as compared to RM1.395 million in the immediate corresponding quarter of the preceding period. There is no significant changes in the Group's revenue in the current quarter as compared to preceding year corresponding quarter.

The Group registered a loss before taxation ("LBT") for the quarter ended 31 October 2019 of approximately RM0.97 million as compared to a LBT of RM0.75 million in the immediate corresponding quarter of the preceding period. The LBT in the current quarter was mainly due to operation loss during the quarter.

B2. Variation of results against preceding quarter

	Current Quarter 31/10/2019 RM'000	Preceding Quarter 31/07/2019 RM'000	Variance RM'000
Revenue	1,136	465	671
Operating Loss	(968)	(3,145)	2,177
Loss before Interest and tax	(968)	(3,145)	2,177
Loss before tax	(968)	(3,145)	2,177
Loss after tax	(968)	(3,145)	2,177
Loss attributable to ordinary equity holders of the parent	(968)	(3,140)	2,172

The Group realized an increase in revenue of RM0.67million for the current quarter under review as compared to the immediate preceding quarter's revenue. The Group recorded a LBT of approximately RM 0.975 million for the current quarter as compared to a LBT of RM 3.14 million for the preceding quarter. The improve performance in current quarter as compared to immediate preceding quarter was mainly due to lower operation cost as well as lower non-operation provision during the quarter.



TRIVE PROPERTY GROUP BERHAD (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

B3. Current Prospects

The uncertainties in global economy and domestic demand remained the main challenges for the Group. Barring any unforeseen circumstances, with the diversification into the construction and property development industry and the collaboration with (1) Hubei Guang Bo New Energy Co. Ltd., and (2) Turnkey contractor awarded by Syarikat Perumahan Negara Berhad (SPNB), the Group is confident of achieving better performance. The Group sees the potential demand especially for solar products globally and hoped to grow its solar division with existing strategies and competitive cost structure, and to assess growth potential and opportunities towards improving the Group's earnings and shareholders value.

B4. Variance on forecast profit/profit guarantee

The Group is not subjected to any profit forecast or profit guarantee.

B5. Tax Income / (expense)

There is no income tax charge for the Group.

B6. Status of corporate proposals announced

1. On 15 Mar 2017, the Company signed a Memorandum of Understanding ("MOU") with Hubei Guang Bo New Energy Co. Ltd. Please refer to announcement dated 30 Mar 2017, 3 Apr 2017, 2 May 2017, 3 May 2017 and 9 May 2017 for further details. There were no major development for the MOU signed.
2. On 19 Oct 2017, the Company announced that Trive Property Sdn Bhd ("TPSB"), a wholly owned subsidiary of the Company had on 19 October 2017 entered into a Memorandum of Understanding ("MOU") with Tenaga Meriah Sdn Bhd ("TMSB"), a company incorporated in Malaysia and having its registered office at Level 33A Menara 1MK, Kompleks 1 Mont Kiara, No. 1 Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur for purpose of the appointment of TPSB as a turnkey contractor for the proposed design, construction and completion of a proposed affordable housing development project for Syarikat Perumahan Negara Berhad (SPNB) in Kuala Lumpur. Please refer to announcement for further details. There were no major development since the MOU signed.
3. On behalf of the Board of Directors of Trive ("Board"), Mercury Securities Sdn Bhd ("Mercury Securities" or the "Principal Adviser") wishes to announce that the Company had on 12 March 2019 entered into a conditional subscription agreement ("Subscription Agreement") with Avenue Escapade Sdn Bhd ("AESB") as well as Mr. Ong Kah Hoe and Mr. Ong Kah Wee (collectively, the "Existing AESB Shareholders") for the proposed subscription by Trive of 150 new ordinary shares in AESB ("AESB Shares"), representing 60% equity interest in the enlarged issued share capital of AESB, for a subscription consideration of RM17,356,898 to be satisfied entirely in cash ("Proposed Subscription"). In conjunction with the above, the Company also intends to undertake the proposed variation of the utilisation of proceeds previously raised from the Company's share issuance exercise involving the issuance and allotment of 500 million new ordinary shares in Trive ("Trive Shares" or "Shares") to Macquarie Bank Limited which was completed on 4 June 2018 ("Share Issuance") ("Proposed Variation"). The Board of Directors of Trive Property Group Berhad ("the Company") is pleased to announce that all resolutions put to the Company's Extraordinary General Meeting ("EGM") held today, 15 May 2019 were carried. Please refer to announcement dated 12 Mar 2019, 22 April 2019 and 15 May 2019 for further details. The acquisition had been completed on 13 Sep 2019.
4. On behalf of the Board of Directors of Trive ("Board"), Mercury Securities Sdn Bhd ("Mercury Securities" or the "Principal Adviser") wishes to announce that the Company proposes to undertake (i) proposed private placement of up to 703,947,100 new ordinary shares in Trive ("Trive Shares" or "Shares"), representing up to 30% of the total number of issued shares of the Company, to independent third party investors to be identified later at an issue price to be determined later ("Placement Shares") ("Proposed Private Placement"); and (ii) proposed amendments to the by-laws governing the Company's existing employees' share option scheme ("ESOS") ("By-Laws") ("Proposed By-Laws Amendments"). Please refer to announcements dated 8 Nov 2019, 26 Nov 2019 and 29 Nov 2019 for further details.

B7. Borrowings and debt securities

The Group did not have any borrowing as at the end of reporting period.

**TRIVE PROPERTY GROUP BERHAD** (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

B8. Trade receivables

The Group's normal trade credit terms range from 1 month to 5 months (2019: 1 month to 4 months). Other credit terms are assessed and approved on a case by case basis. There are no trade receivables from related parties.

	As at quarter ended 31 October 2019				
	Current	1 – 3 months	3 – 6 months	More than 6 months	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Denominated in RM	1,136	-	-	3,387	4,523
Denominated in Currency	-	-	-	-	-
Total	1,136	-	-	3,387	4,523

B9. Changes in material litigation

There were no material litigation in the current quarter under review.

B10. Dividend

No dividend was proposed and declared in the current quarter under review.

B11. Audit report of preceding annual financial statements

The preceding year's audited financial statements of the Group were not subject to any qualification.

B12. Profit / (Loss) per shareBasic loss per ordinary shares

	Current quarter 3 months 31.10.2019	Preceding year corresponding quarter 3 months 31.10.2018	Current year to date 3 months 31.10.2019	Preceding year corresponding period 3 months 31.10.2018
Net loss after tax from continuing operations (RM'000)	(968)	(748)	(968)	(748)
Weighted average number of ordinary shares in issue ('000)	2,113,173	2,113,173	2,113,173	2,113,173
Basic loss per share (sen)	(0.05)	(0.04)	(0.05)	(0.04)

**TRIVE PROPERTY GROUP BERHAD** (COMPANY NO: 667845-M)

51-21-A Menara BHL Bank, Jalan Sultan Ahmad Shah, 10050 Penang, Malaysia.

Phone: +604-210 8833 Fax: +604-210 8831

B14. Profit / (Loss) before Tax

The following items have been included in arriving at loss before tax:

	Current quarter 3 months 31.10.2019 RM'000	Preceding year corresponding quarter 3 months 31.10.2018 RM'000	Current year to date 3 months 31.10.2019 RM'000	Preceding year corresponding period 3 months 31.10.2018 RM'000
After charging:-				
Depreciation	72	43	72	43
After crediting:-				
Interest income	(0)	(0)	(0)	(0)

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Securities Main Market Listing Requirements are not applicable.