

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 OCTOBER 2020

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

| | CURRENT YEAR QUARTER 3 MONTHS AUG'20 - OCT'20 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS AUG'19 - OCT'19 RM'000 | CURRENT YEAR TO DATE 3 MONTHS AUG'20 - OCT'20 RM'000 | PRECEDING YEAR CORRESPONDING PERIOD 3 MONTHS AUG'19 - OCT'19 RM'000 |
|--|---|---|---|--|
| Revenue | 1,755 | 1,136 | 1,755 | 1,136 |
| Other Operating (expenses) / Income | 23 | 18 | 23 | 18 |
| Operating Expenses | (3,290) | (2,122) | (3,290) | (2,122) |
| Finance Costs | - | - | - | - |
| Loss before taxation | <u>(1,512)</u> | <u>(968)</u> | <u>(1,512)</u> | <u>(968)</u> |
| Taxation | - | - | - | - |
| Loss for the year | <u>(1,512)</u> | <u>(968)</u> | <u>(1,512)</u> | <u>(968)</u> |
| Other Comprehensive expense | | | | |
| - Foreign exchange translation from the foreign operations | 35 | - | 35 | - |
| Total Comprehensive Expense for the year | <u>(1,477)</u> | <u>(968)</u> | <u>(1,477)</u> | <u>(968)</u> |
| Loss for the period attributable to: | | | | |
| Owners of the parent | (1,362) | (968) | (1,362) | (968) |
| Non-controlling interest | (150) | - | (150) | - |
| | <u>(1,512)</u> | <u>(968)</u> | <u>(1,512)</u> | <u>(968)</u> |
| Total Comprehensive Expense attributable to: | | | | |
| Owners of the parent | (1,477) | (968) | (1,477) | (968) |
| Non-controlling interest | - | - | - | - |
| | <u>(1,477)</u> | <u>(968)</u> | <u>(1,477)</u> | <u>(968)</u> |
| Loss per share (sen) | (0.04) | (0.04) | (0.04) | (0.04) |

These unaudited condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 July 2020 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 OCTOBER 2020

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

| | (UNAUDITED) | (AUDITED) |
|---|--------------------------------|--------------------------------|
| | AS AT 31 OCT 2020 RM'000 | AS AT 31 JUL 2020 RM'000 |
| ASSETS | | |
| NON-CURRENT ASSETS | | |
| Property, plant & equipment | 528 | 4,665 |
| Investment property | 63,785 | 59,589 |
| Inventory | 44,487 | 44,487 |
| Goodwill | 7,052 | 7,052 |
| | 115,852 | 115,793 |
| CURRENT ASSETS | | |
| Inventory | - | - |
| Trade receivables | 5,294 | 4,021 |
| Other receivables | 3,146 | 201 |
| Cash and cash equivalents | 2,976 | 6,148 |
| | 11,416 | 10,370 |
| Non-current assets held for sale | 2,850 | 2,850 |
| TOTAL ASSETS | 130,118 | 129,013 |
| EQUITY AND LIABILITIES | | |
| Equity attributable to equity holders of the parent | | |
| Share capital | 89,835 | 89,835 |
| Accumulated losses | (18,572) | (17,210) |
| Translation reserve | 44 | 9 |
| Owner equity | 71,307 | 72,634 |
| Non-controlling interests | (5,729) | (5,569) |
| TOTAL EQUITY | 65,578 | 67,065 |
| NON-CURRENT LIABILITIES | | |
| Bank borrowings | 47,646 | 47,947 |
| | 47,646 | 47,947 |
| CURRENT LIABILITIES | | |
| Trade payables | 7,941 | 6,522 |
| Other payables | 4,627 | 3,255 |
| Amount owing to directors | 676 | 574 |
| Borrowings | 3,650 | 3,650 |
| | 16,894 | 14,001 |
| TOTAL LIABILITIES | 64,540 | 61,948 |
| TOTAL EQUITY AND LIABILITIES | 130,118 | 129,013 |
| Net asset per share (RM) | 0.02 | 0.02 |

The unaudited condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 July 2020 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 OCTOBER 2020

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

| | CURRENT YEAR TO DATE 31 OCT 2020 RM'000 | PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 OCT 2019 RM'000 |
|---|--|---|
| Cash flows from operating activities | | |
| Loss before tax from continuing operation | (1,512) | (968) |
| Adjustments for: | | |
| Non-cash items | 384 | 72 |
| Non operating items | - | - |
| Operating loss before working capital changes | <u>(1,128)</u> | <u>(896)</u> |
| Changes in working capital: | | |
| Net changes in current assets | 189 | (23,973) |
| Net changes in current liabilities | (2,217) | 23,752 |
| Cash used in operations | <u>(3,156)</u> | <u>(1,117)</u> |
| Interest received | - | - |
| Net cash used in operating activities | <u>(3,156)</u> | <u>(1,117)</u> |
| Cash flows from investing activity | | |
| Purchase of property, plant and equipment | (16) | - |
| Net cash used in investing activity | <u>(16)</u> | <u>-</u> |
| Cash flows from financing activity | | |
| Issuance of shares | - | - |
| Net cash from financing activity | <u>-</u> | <u>-</u> |
| NET DECREASE IN CASH AND CASH EQUIVALENTS | (3,172) | (1,117) |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR | 6,148 | 3,401 |
| CASH AND CASH EQUIVALENTS AT END OF YEAR | <u>2,976</u> | <u>2,284</u> |
| CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES | | |
| Cash and bank balances | 2,825 | 2,133 |
| Fixed deposit | 151 | 151 |
| | <u>2,976</u> | <u>2,284</u> |

The unaudited condensed consolidated statement of cashflows should be read in conjunction with the audited financial statements for the financial year ended 31 July 2020 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 OCTOBER 2020**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

| | SHARE CAPITAL RM'000 | TRANSLATION RESERVE RM'000 | ACCUMULATED PROFIT / (LOSSES) RM'000 | TOTAL RM'000 | NON CONTROLLING INTEREST RM'000 | TOTAL EQUITY RM'000 |
|--|----------------------------|----------------------------------|--|-----------------|--|---------------------------|
| Period ended 31 October 2020 | | | | | | |
| Balance at 1 August 2020 | 89,835 | 9 | (17,210) | 72,634 | (5,569) | 67,065 |
| Effect on the increase in shareholding of subsidiary | - | - | - | - | (10) | (10) |
| Foreign translation reserve | - | 35 | - | 35 | - | 35 |
| Total comprehensive expense for the period | - | - | (1,362) | (1,362) | (150) | (1,512) |
| Balance as at 31 October 2020 | <u>89,835</u> | <u>44</u> | <u>(18,572)</u> | <u>71,307</u> | <u>(5,729)</u> | <u>65,578</u> |
| Period ended 31 July 2020 | | | | | | |
| Balance at 1 August 2019 | 79,601 | 10 | (12,597) | 69,553 | - | 69,552 |
| Issuance of share capital | 10,234 | - | - | 10,234 | - | 10,234 |
| Effect on the increase in shareholding of subsidiary | - | - | - | - | (4,702) | (4,702) |
| Total comprehensive expense for the period | - | (1) | (4,613) | (4,614) | (867) | (5,481) |
| Balance as at 31 July 2020 | <u>89,835</u> | <u>9</u> | <u>(17,210)</u> | <u>75,173</u> | <u>(5,569)</u> | <u>69,603</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 July 2020 and the accompanying explanatory notes of this interim financial reports.