

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

**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT YEAR QUARTER 3 MONTHS NOV'20 - JAN'21 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS NOV'19 - JAN'20 RM'000</b>	<b>CURRENT YEAR TO DATE 6 MONTHS AUG'20 - JAN'21 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD 6 MONTHS AUG'19 - JAN'20 RM'000</b>
Revenue	2,265	930	4,020	2,066
Other Operating (expenses) / Income	9	161	32	179
Operating Expenses	(3,164)	(1,753)	(6,454)	(3,875)
Finance Costs	(2,026)	-	(2,026)	-
Loss before taxation	<u>(2,916)</u>	<u>(662)</u>	<u>(4,428)</u>	<u>(1,630)</u>
Taxation	-	-	-	-
Loss for the year	<u>(2,916)</u>	<u>(662)</u>	<u>(4,428)</u>	<u>(1,630)</u>
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	-	-	35	-
Total Comprehensive Expense for the year	<u>(2,916)</u>	<u>(662)</u>	<u>(4,393)</u>	<u>(1,630)</u>
Loss for the period attributable to:				
Owners of the parent	(1,992)	(662)	(3,354)	(1,753)
Non-controlling interest	(924)	-	(1,074)	123
	<u>(2,916)</u>	<u>(662)</u>	<u>(4,428)</u>	<u>(1,630)</u>
Total Comprehensive Expense attributable to:				
Owners of the parent	(2,916)	(662)	(4,393)	(1,630)
Non-controlling interest	-	-	-	-
	<u>(2,916)</u>	<u>(662)</u>	<u>(4,393)</u>	<u>(1,630)</u>
Loss per share (sen)	(0.05)	(0.03)	(0.09)	(0.07)

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)**  
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**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED)	(AUDITED)
	AS AT 31 JAN 2021 RM'000	AS AT 31 JUL 2020 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	495	4,665
Investment property	58,944	59,589
Inventory	44,487	44,487
Goodwill	7,052	7,052
	110,978	115,793
<b>CURRENT ASSETS</b>		
Inventory	-	-
Trade receivables	7,023	4,021
Other receivables	5,077	201
Cash and cash equivalents	2,369	6,148
	14,469	10,370
Non-current assets held for sale	2,850	2,850
<b>TOTAL ASSETS</b>	<b>128,297</b>	<b>129,013</b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	89,835	89,835
Accumulated losses	(20,564)	(17,210)
Translation reserve	44	9
Owner equity	69,315	72,634
Non-controlling interests	(6,653)	(5,569)
<b>TOTAL EQUITY</b>	<b>62,662</b>	<b>67,065</b>
<b>NON-CURRENT LIABILITIES</b>		
Bank borrowings	51,673	47,947
	51,673	47,947
<b>CURRENT LIABILITIES</b>		
Trade payables	9,460	6,522
Other payables	3,849	3,255
Amount owing to directors	653	574
Borrowings	-	3,650
	13,962	14,001
<b>TOTAL LIABILITIES</b>	<b>65,635</b>	<b>61,948</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>128,297</b>	<b>129,013</b>
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.

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**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>CURRENT YEAR TO DATE 31 JAN 2021 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 JAN 2020 RM'000</b>
<b>Cash flows from operating activities</b>		
Loss before tax from continuing operation	(4,428)	(1,630)
Adjustments for:		
Non-cash items	770	144
Non operating items	2,026	-
Operating loss before working capital changes	<u>(1,632)</u>	<u>(1,486)</u>
Changes in working capital:		
Net changes in current assets	(2,651)	(12,862)
Net changes in current liabilities	(1,499)	13,027
<b>Cash used in operations</b>	<u>(5,782)</u>	<u>(1,321)</u>
Interest received	-	-
<b>Net cash used in operating activities</b>	<u>(3,756)</u>	<u>(1,321)</u>
<b>Cash flows from investing activity</b>		
Purchase of property, plant and equipment	(23)	-
<b>Net cash used in investing activity</b>	<u>(23)</u>	<u>-</u>
<b>Cash flows from financing activity</b>		
Issuance of shares	-	-
<b>Net cash from financing activity</b>	<u>-</u>	<u>-</u>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	(3,779)	(1,321)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	6,148	3,401
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>2,369</u>	<u>2,080</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>		
Cash and bank balances	2,218	1,929
Fixed deposit	151	151
	<u>2,369</u>	<u>2,080</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.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2021

**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 6 MONTHS
<b>Period ended 31 January 2021</b>						
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	-	-	(3,354)	(3,354)	(1,074)	(4,428)
Balance as at 31 January 2021	<u>89,835</u>	<u>44</u>	<u>(20,564)</u>	<u>69,315</u>	<u>(6,653)</u>	<u>62,662</u>
<b>Period ended 31 July 2020</b>						
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.