

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

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT YEAR QUARTER 3 MONTHS MAY'20 - JUL'21 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS MAY'19 - JUL'20 RM'000</b>	<b>CURRENT YEAR TO DATE 12 MONTHS AUG'20 - JUL'21 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD 12 MONTHS AUG'19 - JUL'20 RM'000</b>
Revenue	3,637	1,562	9,845	4,388
Other Operating Income	185	1,555	250	2,029
Operating Expenses	(54,828)	(4,847)	(65,083)	(10,353)
Finance Costs	1	259	(3,827)	(1,527)
Loss before taxation	<u>(51,005)</u>	<u>(1,471)</u>	<u>(58,815)</u>	<u>(5,463)</u>
Taxation	(84)	1	(84)	(18)
Loss for the year	<u>(51,089)</u>	<u>(1,470)</u>	<u>(58,899)</u>	<u>(5,481)</u>
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	(2)	(1)	(2)	(1)
Total Comprehensive Expense for the year	<u>(51,091)</u>	<u>(1,471)</u>	<u>(58,901)</u>	<u>(5,482)</u>
Loss for the period attributable to:				
Owners of the parent	(51,089)	(1,459)	(56,958)	(4,614)
Non-controlling interest	<u>-</u>	<u>(11)</u>	<u>(1,941)</u>	<u>(867)</u>
	<u>(51,089)</u>	<u>(1,470)</u>	<u>(58,899)</u>	<u>(5,481)</u>
Total Comprehensive Expense attributable to:				
Owners of the parent	(51,091)	(1,471)	(56,960)	(5,482)
Non-controlling interest	<u>-</u>	<u>-</u>	<u>(1,941)</u>	<u>-</u>
	<u>(51,091)</u>	<u>(1,471)</u>	<u>(58,901)</u>	<u>(5,482)</u>
Loss per share (sen)	(1.93)	(0.04)	(2.15)	(0.13)

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.

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED)	(AUDITED)
	AS AT 31 JUL 2021 RM'000	AS AT 31 JUL 2020 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	366	4,665
Investment property	62,697	59,589
Inventory	2,500	44,487
Goodwill	7,052	7,052
	72,615	115,793
<b>CURRENT ASSETS</b>		
Trade receivables	9,293	4,021
Other receivables	3,342	201
Other investments	841	-
Fixed deposit with licensed bank	17,036	1,866
Cash and bank balances	10,947	4,282
	41,459	10,370
Non-current assets held for sale	-	2,850
<b>TOTAL ASSETS</b>	<b>114,074</b>	<b>129,013</b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	173,302	89,835
Accumulated losses	(92,602)	(17,210)
Translation reserve	7	9
Options reserve	1,013	-
Warrant reserve	15,819	-
Owner equity	97,539	72,634
Non-controlling interests	-	(5,569)
<b>TOTAL EQUITY</b>	97,539	67,065
<b>NON-CURRENT LIABILITIES</b>		
Bank borrowings	-	47,947
	-	47,947
<b>CURRENT LIABILITIES</b>		
Trade payables	10,044	6,522
Other payables	5,863	3,254
Amount owing to directors	662	574
Borrowings	-	3,650
Provision for taxation	(32)	1
	16,537	14,001
<b>TOTAL LIABILITIES</b>	16,537	61,948
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>114,076</b>	<b>129,013</b>
Net asset per share (RM)	0.09	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 JULY 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>CURRENT YEAR TO DATE 31 JUL2021 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 JUL 2020 RM'000</b>
<b>Cash flows from operating activities</b>		
Loss before tax from continuing operation	(58,815)	(5,463)
Adjustments for:		
Non-cash items	51,585	1,401
Non operating items	3,646	1,484
Operating loss before working capital changes	<u>(3,584)</u>	<u>(2,578)</u>
Changes in working capital:		
Net changes in current assets	(10,917)	16,718
Net changes in current liabilities	6,131	851
<b>Cash (used in)/generated from operations</b>	<u>(8,370)</u>	<u>14,991</u>
Interest received	181	43
Tax paid	(117)	-
<b>Net cash (used in)/generated from operating activities</b>	<u>(8,306)</u>	<u>15,034</u>
<b>Cash flows from investing activity</b>		
Acquisition of other investment	(6,730)	(15,539)
Acquisition of a subsidiary	(9,912)	-
Purchase of property, plant and equipment	(22)	(4,372)
Disposal of property, plant and equipment	2,850	-
<b>Net cash used in investing activity</b>	<u>(13,814)</u>	<u>(19,911)</u>
<b>Cash flows from financing activity</b>		
Financing from directors	95	-
Repayment of short term bank borrowings (net)	(51,597)	(2,609)
Interest paid	(3,827)	-
Proceeds from issuance of shares	99,286	10,234
<b>Net cash generated from financing activity</b>	<u>43,957</u>	<u>7,625</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	21,837	2,748
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	6,148	3,401
Foreign exchange translation reserve	(2)	(1)
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>27,983</u>	<u>6,148</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>		
Cash and bank balances	10,947	4,282
Fixed deposit	17,036	1,866
	<u>27,983</u>	<u>6,148</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 JULY 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	SHARE CAPITAL RM'000	TRANSLATION RESERVE RM'000	WARRANT RESERVE RM'000	OPTION RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) RM'000	TOTAL RM'000	NON CONTROLLING INTEREST RM'000	TOTAL EQUITY 12 MONTHS
<b>Period ended 31 July 2021</b>								
Balance at 1 August 2020	89,835	9	-	1,013	(18,223)	72,634	(5,569)	67,065
Issuance of share capital	83,467	-	15,819	-	-	99,286	-	99,286
Effect on the increase in shareholding of subsidiary	-	-	-	-	(17,423)	(17,423)	7,510	(9,913)
Foreign translation reserve	-	(2)	-	-	-	(2)	-	(2)
Total comprehensive expense for the period	-	-	-	-	(56,956)	(56,956)	(1,941)	(58,897)
Balance as at 31 July 2021	<u>173,302</u>	<u>7</u>	<u>15,819</u>	<u>1,013</u>	<u>(92,602)</u>	<u>97,539</u>	<u>-</u>	<u>97,539</u>
<b>Period ended 31 July 2020</b>								
Balance at 1 August 2019	79,601	10	-	-	(12,597)	67,014	-	67,014
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>-</u>	<u>-</u>	<u>(17,210)</u>	<u>72,634</u>	<u>(5,569)</u>	<u>67,065</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.