

TRIVE PROPERTY GROUP BERHAD (Registration No. 200401029337 (667845-M))
(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2022

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER 3 MONTHS FEB'22 - APR'22 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS FEB'21 - APR'21 RM'000	CURRENT YEAR TO DATE 9 MONTHS AUG'21 - APR'22 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 9 MONTHS AUG'20 - APR'21 RM'000
Revenue	2,650	2,188	7,227	6,208
Other Operating Income	1,457	33	3,540	65
Operating Expenses	(3,143)	(3,801)	(9,299)	(10,255)
Finance Costs	-	(1,802)	-	(3,828)
Profit/(loss) before taxation	964	(3,382)	1,468	(7,810)
Taxation	-	-	-	-
Profit/(loss) for the financial period	964	(3,382)	1,468	(7,810)
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	(1)	-	(3)	-
Total Comprehensive Expense for the financial period	963	(3,382)	1,465	(7,810)
Profit/(loss) for the period attributable to:				
Owners of the parent	964	(2,515)	1,468	(5,869)
Non-controlling interest	-	(867)	-	(1,941)
	964	(3,382)	1,468	(7,810)
Total Comprehensive Expense attributable to:				
Owners of the parent	963	(3,382)	1,465	(7,810)
Non-controlling interest	-	-	-	-
	963	(3,382)	1,465	(7,810)
Earnings/(Loss) per share (sen)				
Basic (note B12)	0.08	(0.11)	0.13	(0.26)
Diluted (note B12)	0.08	(0.11)	0.13	(0.26)

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 2021 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2022

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 30 APR 2022 RM'000	AS AT 31 JUL 2021 FEB'22 - APR'22
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	222	366
Right-of-use assets	25	88
Investment property	61,663	62,697
Goodwill	7,052	7,052
	<u>68,962</u>	<u>70,203</u>
CURRENT ASSETS		
Property development cost	5,176	2,500
Trade receivables	14,349	9,293
Other receivables	2,351	3,345
Current tax assets	15	-
Other investments	2,944	841
Fixed deposit with licensed bank	15,441	17,036
Cash and bank balances	13,830	10,933
	<u>54,106</u>	<u>43,948</u>
TOTAL ASSETS	<u>123,068</u>	<u>114,151</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	180,219	173,302
Accumulated losses	(91,222)	(92,690)
Translation reserve	6	7
Options reserve	1,013	1,013
Warrant reserve	15,818	15,818
Owner equity	105,834	97,450
Non-controlling interests	-	-
TOTAL EQUITY	<u>105,834</u>	<u>97,450</u>
NON-CURRENT LIABILITIES		
Lease liability	-	11
	<u>-</u>	<u>11</u>
CURRENT LIABILITIES		
Trade payables	14,746	10,044
Other payables	2,228	5,881
Amount owing to directors	197	665
Lease liability	27	62
Provision for taxation	36	38
	<u>17,234</u>	<u>16,690</u>
TOTAL LIABILITIES	<u>17,234</u>	<u>16,701</u>
TOTAL EQUITY AND LIABILITIES	<u>123,068</u>	<u>114,151</u>
Net asset per share (RM)	0.08	0.09

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 2021 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2022

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT YEAR TO DATE 30 APR 2022 RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 30 APR 2021 FEB'22 - APR'22
Cash flows from operating activities		
Profit/(loss) before tax from continuing operation	1,468	(7,810)
Adjustments for:		
Non-cash items	(2,146)	1,155
Non operating items	(142)	3,828
Operating loss before working capital changes	<u>(820)</u>	<u>(2,827)</u>
Changes in working capital:		
Net changes in current assets	(6,738)	(16,860)
Net changes in current liabilities	1,868	(2,529)
Cash used in operations	<u>(5,690)</u>	<u>(22,216)</u>
Interest received	146	-
Interest paid	(4)	3,828
Tax paid	(15)	-
Net cash used in operating activities	<u>(5,563)</u>	<u>(18,388)</u>
Cash flows from investing activity		
Purchase of property, plant and equipment	<u>(5)</u>	<u>(23)</u>
Net cash used in investing activity	<u>(5)</u>	<u>(23)</u>
Cash flows from financing activity		
Repayment of short term bank borrowings (net)	-	(51,597)
Proceeds from issuance of shares	6,917	99,276
Repayment of lease liabilities	(46)	-
Net cash generated from financing activity	<u>6,871</u>	<u>47,679</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,303	29,268
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	27,969	6,148
Foreign exchange translation reserve	(1)	-
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>29,271</u>	<u>35,416</u>
CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES		
Cash and bank balances	13,830	18,561
Fixed deposit	15,441	16,855
	<u>29,271</u>	<u>35,416</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 2021 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2022**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	SHARE CAPITAL RM'000	TRANSLATION RESERVE RM'000	WARRANT RESERVE RM'000 FEB'22 - APR'22	OPTION RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) RM'000	TOTAL RM'000	NON CONTROLLING INTEREST RM'000	TOTAL EQUITY 6 MONTHS
Period ended 30 April 2022								
Balance at 1 August 2021	173,302	7	15,818	1,013	(92,690)	97,450	-	97,450
Issuance of share capital	6,917	-	-	-	-	6,917	-	6,917
Effect on the increase in shareholding of subsidiary	-	-	-	-	-	-	-	-
Foreign translation reserve	-	(1)	-	-	-	(1)	-	(1)
Total comprehensive expense for the period	-	-	-	-	1,468	1,468	-	1,468
Balance as at 30 April 2022	180,219	6	15,818	1,013	(91,222)	105,834	-	105,834
Period ended 31 July 2021								
Balance at 1 August 2020	89,835	9	-	1,013	(18,223)	72,634	(5,569)	67,065
Issuance of share capital	83,467	-	15,818	-	-	99,285	-	99,285
Effect on the increase in shareholding of subsidiary	-	-	-	-	(17,422)	(17,422)	7,510	(9,912)
Total comprehensive expense for the year	-	(2)	-	-	(57,045)	(57,047)	(1,941)	(58,988)
Balance as at 31 July 2021	173,302	7	15,818	1,013	(92,690)	97,450	-	97,450

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 2021 and the accompanying explanatory notes of this interim financial reports.