

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

**QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2022**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT YEAR QUARTER 3 MONTHS MAY'22 - JULY'22 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS MAY'21 - JULY'21 RM'000</b>	<b>CURRENT YEAR TO DATE 12 MONTHS AUG'21 - JULY'22 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD 12 MONTHS AUG'20 - JULY'21 RM'000</b>
Revenue	2,463	3,637	9,690	9,845
Other Operating Income	16,380	1,029	19,920	1,094
Operating Expenses	(6,605)	(55,685)	(15,904)	(65,940)
Finance Costs	(5)	(3)	(5)	(3,831)
Profit/(loss) before taxation	<u>12,233</u>	<u>(51,022)</u>	<u>13,701</u>	<u>(58,832)</u>
Taxation	(141)	(153)	(141)	(153)
Profit/(loss) for the financial period	<u>12,092</u>	<u>(51,175)</u>	<u>13,560</u>	<u>(58,985)</u>
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	(3)	(2)	(6)	(2)
Total Comprehensive Expense for the financial period	<u>12,089</u>	<u>(51,177)</u>	<u>13,554</u>	<u>(58,987)</u>
Profit/(loss) for the period attributable to:				
Owners of the parent	12,092	(51,175)	13,560	(57,044)
Non-controlling interest	-	-	-	(1,941)
	<u>12,092</u>	<u>(51,175)</u>	<u>13,560</u>	<u>(58,985)</u>
Total Comprehensive Expense attributable to:				
Owners of the parent	12,089	(51,177)	13,554	(57,046)
Non-controlling interest	-	-	-	(1,941)
	<u>12,089</u>	<u>(51,177)</u>	<u>13,554</u>	<u>(58,987)</u>
Earnings/(Loss) per share (sen)				
Basic (note B12)	0.96	(7.09)	1.15	(7.90)
Diluted (note B12)	0.96	(7.09)	1.15	(7.90)

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 31 JULY 2022

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 31 JULY 2022 RM'000	AS AT 31 JULY 2021 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	204	366
Right-of-use assets	10	88
Investment property	61,318	62,697
Goodwill	7,052	7,052
	<u>68,584</u>	<u>70,203</u>
<b>CURRENT ASSETS</b>		
Property development cost	18,500	2,500
Trade receivables	11,456	9,293
Other receivables	2,347	3,345
Current tax assets	-	-
Other investments	2,524	841
Fixed deposits	15,442	17,036
Cash and bank balances	12,946	10,933
	<u>63,215</u>	<u>43,948</u>
<b>TOTAL ASSETS</b>	<b><u>131,799</u></b>	<b><u>114,151</u></b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	180,219	173,302
Accumulated losses	(78,117)	(92,690)
Translation reserve	2	7
Options reserve	-	1,013
Warrant reserve	15,818	15,818
Owner equity	<u>117,922</u>	<u>97,450</u>
Non-controlling interests	-	-
<b>TOTAL EQUITY</b>	<b><u>117,922</u></b>	<b><u>97,450</u></b>
<b>NON-CURRENT LIABILITIES</b>		
Lease liability	-	11
	<u>-</u>	<u>11</u>
<b>CURRENT LIABILITIES</b>		
Trade payables	12,355	10,044
Other payables	1,168	5,881
Amount owing to directors	236	665
Lease liability	10	62
Provision for taxation	108	38
	<u>13,877</u>	<u>16,690</u>
<b>TOTAL LIABILITIES</b>	<b><u>13,877</u></b>	<b><u>16,701</u></b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>131,799</u></b>	<b><u>114,151</u></b>
Net asset per share (RM)	0.09	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 31 JULY 2022

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	CURRENT YEAR TO DATE 31 JULY 2022 RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 JULY 2021 RM'000
<b>Cash flows from operating activities</b>		
Profit/(loss) before tax from continuing operation	13,701	(58,832)
Adjustments for:		
Non-cash items	(17,259)	49,846
Non operating items	(144)	3,650
Operating loss before working capital changes	<u>(3,702)</u>	<u>(5,336)</u>
Changes in working capital:		
Net changes in current assets	(1,250)	(14,571)
Net changes in current liabilities	(1,542)	6,257
<b>Cash used in operations</b>	<u>(6,494)</u>	<u>(13,650)</u>
Tax paid	(71)	(117)
<b>Net cash used in operating activities</b>	<u>(6,565)</u>	<u>(13,767)</u>
<b>Cash flows from investing activity</b>		
Acquisition of other investment	-	(6,730)
Proceeds from disposal of non-current assets held for sale	-	2,850
Interest received	149	181
Withdraw/(Placement) of fixed deposits	1,594	(15,143)
Proceeds from disposal other investment	-	-
Purchase of property, plant and equipment	(9)	(22)
Purchase of investment properties	-	(4,496)
<b>Net cash generated from/(used in) investing activity</b>	<u>1,734</u>	<u>(23,360)</u>
<b>Cash flows from financing activity</b>		
Interest paid	(5)	(3,831)
Repayment of bank borrowings	-	(51,597)
Placement of fixed deposits pledged	-	(27)
Proceeds from issuance of shares	6,917	99,285
Repayment of lease liabilities	(63)	(50)
<b>Net cash generated from financing activity</b>	<u>6,849</u>	<u>43,780</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	2,018	6,653
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	10,933	4,282
Foreign exchange translation reserve	(5)	(2)
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>12,946</u>	<u>10,933</u>
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR COMPRISES</b>		
Cash and bank balances	12,946	10,933
Fixed deposits	15,442	17,036
	<u>28,388</u>	<u>27,969</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 31 JULY 2022

**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 RM'000
<b>Period ended 31 July 2022</b>								
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	-	-	-	-	-	-	-	-
Forfeited of option reserve	-	-	-	(1,013)	1,013	-	-	-
Foreign translation reserve	-	(5)	-	-	-	(5)	-	(5)
Total comprehensive expense for the period	-	-	-	-	13,560	13,560	-	13,560
Balance as at 31 July 2022	<u>180,219</u>	<u>2</u>	<u>15,818</u>	<u>-</u>	<u>(78,117)</u>	<u>117,922</u>	<u>-</u>	<u>117,922</u>
<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	-	15,818	-	-	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	<u>173,302</u>	<u>7</u>	<u>15,818</u>	<u>1,013</u>	<u>(92,690)</u>	<u>97,450</u>	<u>-</u>	<u>97,450</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 2021 and the accompanying explanatory notes of this interim financial reports.