

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

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>CURRENT YEAR QUARTER 3 MONTHS AUG'22 - OCT'22 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS AUG'21 - OCT'21 RM'000</b>	<b>CURRENT YEAR TO DATE 3 MONTHS AUG'22 - OCT'22 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD 3 MONTHS AUG'21 - OCT'21 RM'000</b>
Revenue	2,362	2,793	2,362	2,793
Other Operating Income	132	22	132	22
Operating Expenses	(4,584)	(3,644)	(4,584)	(3,644)
Finance Costs	(1)	-	(1)	-
Profit/(loss) before taxation	<u>(2,091)</u>	<u>(829)</u>	<u>(2,091)</u>	<u>(829)</u>
Taxation	-	-	-	-
Profit/(loss) for the financial period	<u>(2,091)</u>	<u>(829)</u>	<u>(2,091)</u>	<u>(829)</u>
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	(1)	(2)	(1)	(2)
Total Comprehensive Expense for the financial period	<u>(2,092)</u>	<u>(831)</u>	<u>(2,092)</u>	<u>(831)</u>
Profit/(loss) for the period attributable to:				
Owners of the parent	(2,091)	(829)	(2,091)	(829)
Non-controlling interest	-	-	-	-
	<u>(2,091)</u>	<u>(829)</u>	<u>(2,091)</u>	<u>(829)</u>
Total Comprehensive Expense attributable to:				
Owners of the parent	(2,092)	(831)	(2,092)	(831)
Non-controlling interest	-	-	-	-
	<u>(2,092)</u>	<u>(831)</u>	<u>(2,092)</u>	<u>(831)</u>
Earnings/(Loss) per share (sen)				
Basic (note B12)	(0.17)	(0.08)	(0.17)	(0.08)
Diluted (note B12)	(0.17)	(0.08)	(0.17)	(0.08)

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 2022 and the accompanying explanatory notes of this interim financial reports.

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

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED)	(AUDITED)
	AS AT 31 OCT 2022 RM'000	AS AT 31 JULY 2022 RM'000
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant & equipment	186	204
Right-of-use assets	117	10
Investment property	60,974	61,318
Goodwill	7,052	7,052
Other investments	500	2,524
	68,829	71,108
<b>CURRENT ASSETS</b>		
Property development cost	18,500	18,500
Trade receivables	11,909	11,456
Other receivables	2,491	2,358
Money market instruments	8,729	-
Fixed deposits	15,439	15,290
Cash and bank balances	3,622	12,946
	60,690	60,550
<b>TOTAL ASSETS</b>	<b>129,519</b>	<b>131,658</b>
<b>EQUITY AND LIABILITIES</b>		
Equity attributable to equity holders of the parent		
Share capital	180,218	180,218
Accumulated losses	(80,210)	(78,119)
Translation reserve	4	5
Warrant reserve	15,818	15,818
Owner equity	115,830	117,922
Non-controlling interests	-	-
<b>TOTAL EQUITY</b>	<b>115,830</b>	<b>117,922</b>
<b>NON-CURRENT LIABILITIES</b>		
Lease liability	58	-
	58	-
<b>CURRENT LIABILITIES</b>		
Trade payables	11,461	12,356
Other payables	1,844	1,168
Amount owing to directors	192	94
Lease liability	60	11
Provision for taxation	74	107
	13,631	13,736
<b>TOTAL LIABILITIES</b>	<b>13,689</b>	<b>13,736</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>129,519</b>	<b>131,658</b>
Net asset per share (RM)	0.09	0.11

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 2022 and the accompanying explanatory notes of this interim financial reports.

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

(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE PERIOD ENDED 31 OCTOBER 2022

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	CURRENT YEAR TO DATE 31 OCT 2022 (Unaudited) RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 OCT 2021 (Unaudited) RM'000
<b>Cash flows from operating activities</b>		
Profit/(loss) before tax from continuing operation	(2,091)	(829)
Adjustments for:		
Non-cash items	2,221	443
Non operating items	(150)	1
Operating loss before working capital changes	<u>(20)</u>	<u>(385)</u>
Changes in working capital:		
Net changes in current assets	(586)	(4,526)
Net changes in current liabilities	(121)	2,336
<b>Cash used in operations</b>	<u>(727)</u>	<u>(2,575)</u>
Tax paid	(34)	-
<b>Net cash used in operating activities</b>	<u>(761)</u>	<u>(2,575)</u>
<b>Cash flows from investing activity</b>		
Acquisition of investment in quoted share	(1,941)	-
Proceeds from disposal other investment	2,093	-
Purchase of property, plant and equipment	-	(2)
Net changes in money market instrument	29	-
Interest received	2	-
<b>Net cash generated from/(used in) investing activity</b>	<u>183</u>	<u>(2)</u>
<b>Cash flows from financing activity</b>		
Interest paid	(1)	(1)
Repayment of lease liabilities	(15)	(15)
<b>Net cash used in financing activity</b>	<u>(16)</u>	<u>(16)</u>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	(594)	(2,593)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	12,946	10,933
Foreign exchange translation reserve	(1)	(2)
<b>CASH AND CASH EQUIVALENTS AT END OF YEAR</b>	<u>12,351</u>	<u>8,338</u>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISES</b>		
Cash and bank balances	3,622	8,338
Fixed deposits	15,439	17,036
Money market instrumtments	8,729	-
	<u>27,790</u>	<u>25,374</u>
Less: Fixed deposits with maturity more than 3 months	(15,439)	(16,886)
Less: Deposits pledged with bank	-	(150)
	<u>12,351</u>	<u>8,338</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 2022 and the accompanying explanatory notes of this interim financial reports.

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

(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE PERIOD ENDED 31 OCTOBER 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 EQUITY RM'000
<b><u>Unaudited</u></b>						
<b>At 1 August 2022</b>	180,218	5	15,818	-	(78,119)	117,922
Total comprehensive expense for the period	-	-	-	-	(2,091)	(2,091)
Foreign translation reserve		(1)	-	-	-	(1)
<b>At 31 October 2022</b>	<b>180,218</b>	<b>4</b>	<b>15,818</b>	<b>-</b>	<b>(80,210)</b>	<b>115,830</b>
<b><u>Audited</u></b>						
<b>At 1 August 2021</b>	173,302	7	15,818	1,013	(92,061)	98,079
Issuance of share capital: Pursuant to Private Placement	6,916	-	-	-	-	6,916
Total comprehensive expense for the year	-	-	-	-	12,929	12,929
Esos forfeited	-	-	-	(1,013)	1,013	-
Foreign translation reserve	-	(2)	-	-	-	(2)
<b>At 31 July 2022</b>	<b>180,218</b>	<b>5</b>	<b>15,818</b>	<b>-</b>	<b>(78,119)</b>	<b>117,922</b>

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 2022 and the accompanying explanatory notes of this interim financial reports.