

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JANUARY 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER 3 MONTHS NOV'22 - JAN'23 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS NOV'21 - JAN'22 RM'000	CURRENT YEAR TO DATE 6 MONTHS AUG'22 - JAN'23 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 6 MONTHS AUG'21 - JAN'22 RM'000
Revenue	2,264	1,784	4,626	4,577
Other Operating Income	27,431	2,083	27,563	2,105
Operating Expenses	(2,855)	(2,512)	(7,439)	(6,156)
Finance Costs	(1)	-	(2)	-
Profit/(loss) before taxation	<u>26,839</u>	<u>1,355</u>	<u>24,748</u>	<u>526</u>
Taxation	(2,726)	-	(2,726)	-
Profit/(loss) for the financial period	<u>24,113</u>	<u>1,355</u>	<u>22,022</u>	<u>526</u>
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	-	-	(1)	(2)
Total Comprehensive Expense for the financial period	<u>24,113</u>	<u>1,355</u>	<u>22,021</u>	<u>524</u>
Profit/(loss) for the period attributable to:				
Owners of the parent	24,113	1,355	22,022	526
Non-controlling interest	-	-	-	-
	<u>24,113</u>	<u>1,355</u>	<u>22,022</u>	<u>526</u>
Total Comprehensive Expense attributable to:				
Owners of the parent	24,113	1,355	22,021	524
Non-controlling interest	-	-	-	-
	<u>24,113</u>	<u>1,355</u>	<u>22,021</u>	<u>524</u>
Earnings/(Loss) per share (sen)				
Basic (note B12)	1.91	0.12	1.74	0.05
Diluted (note B12)	1.91	0.12	1.74	0.05

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 JANUARY 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 31 JAN 2023 RM'000	AS AT 31 JULY 2022 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	167	204
Right-of-use assets	102	10
Investment property	88,000	61,318
Goodwill	7,052	7,052
Other investments	625	2,524
	95,946	71,108
CURRENT ASSETS		
Property development cost	18,500	18,500
Trade receivables	11,391	11,456
Other receivables	2,500	2,358
Fixed deposits	15,439	15,290
Cash and bank balances	12,045	12,946
	59,875	60,550
TOTAL ASSETS	155,821	131,658
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	180,218	180,218
Accumulated losses	(56,097)	(78,119)
Translation reserve	4	5
Warrant reserve	15,818	15,818
Owner equity	139,943	117,922
TOTAL EQUITY	139,943	117,922
NON-CURRENT LIABILITIES		
Deferred tax liabilities	2,726	-
Lease liability	42	-
	2,768	-
CURRENT LIABILITIES		
Trade payables	11,423	12,356
Other payables	1,535	1,168
Amount owing to directors	40	94
Lease liability	61	11
Provision for taxation	51	107
	13,110	13,736
TOTAL LIABILITIES	15,878	13,736
TOTAL EQUITY AND LIABILITIES	155,821	131,658
Net asset per share (RM)	0.11	0.10

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 JANUARY 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT YEAR TO DATE 31 JAN 2023 (Unaudited) RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 31 JAN 2022 (Unaudited) RM'000
Cash flows from operating activities		
Profit/(loss) before tax from continuing operation	24,748	526
Adjustments for:		
Non-cash items	(25,024)	(1,237)
Non operating items	(153)	1
Operating loss before working capital changes	<u>(429)</u>	<u>(710)</u>
Changes in working capital:		
Net changes in current assets	(224)	(5,752)
Net changes in current liabilities	(620)	2,878
Cash used in operations	<u>(1,273)</u>	<u>(3,584)</u>
Tax paid	(57)	-
Net cash used in operating activities	<u>(1,330)</u>	<u>(3,584)</u>
Cash flows from investing activity		
Proceeds from disposal of property, plant and equipment	100	-
Purchase of property, plant and equipment	-	(5)
Net changes in investment in quoted share	165	-
Net changes in money market instrument	43	-
Interest received	154	-
Net cash generated from/(used in) investing activity	<u>462</u>	<u>(5)</u>
Cash flows from financing activity		
Interest paid	(2)	(1)
Proceeds from issuance of shares	-	6,917
Repayment of lease liabilities	(30)	(30)
Net cash (used in)/generated from financing activity	<u>(32)</u>	<u>6,886</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(900)	3,297
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	12,946	10,933
Foreign exchange translation reserve	(1)	(2)
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>12,045</u>	<u>14,228</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISES		
Fixed deposits	15,439	17,036
Cash and bank balances	8,058	14,228
Money market instruments	3,987	-
	<u>27,484</u>	<u>31,264</u>
Less: Fixed deposits with maturity more than 3 months	(15,439)	(16,886)
Less: Deposits pledged with bank	-	(150)
	<u>12,045</u>	<u>14,228</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 JANUARY 2023

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
<u>Unaudited</u>						
At 1 August 2022	180,218	5	15,818	-	(78,119)	117,922
Total comprehensive expense for the period	-	-	-	-	22,022	22,022
Foreign translation reserve		(1)	-	-	-	(1)
At 31 JANUARY 2023	180,218	4	15,818	-	(56,097)	139,943
<u>Audited</u>						
At 1 August 2021	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)
At 31 July 2022	180,218	5	15,818	-	(78,119)	117,922

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.