

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

QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER 3 MONTHS FEB'23 - APR'23 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 3 MONTHS FEB'22 - APR'22 RM'000	CURRENT YEAR TO DATE 9 MONTHS AUG'22 - APR'23 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 6 MONTHS AUG'21 - APR'22 RM'000
Revenue	2,268	2,650	6,894	7,227
Other Operating Income	101	1,457	27,664	3,540
Operating Expenses	(573)	(3,143)	(8,012)	(9,299)
Other operating expenses	(2,150)	-	(2,150)	-
Profit/(loss) from operation	(354)	964	24,396	1,468
Finance Costs	(2)	-	(4)	-
Profit/(loss) before taxation	(356)	964	24,392	1,468
Taxation	-	-	(2,726)	-
Profit/(loss) for the financial period	(356)	964	21,666	1,468
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	-	(1)	(1)	(3)
Total Comprehensive Expense for the financial period	(356)	963	21,665	1,465
Profit/(loss) for the period attributable to:				
Owners of the parent	(356)	964	21,666	1,468
Non-controlling interest	-	-	-	-
	(356)	964	21,666	1,468
Total Comprehensive Expense attributable to:				
Owners of the parent	(356)	963	21,665	1,465
Non-controlling interest	-	-	-	-
	(356)	963	21,665	1,465
Earnings/(Loss) per share (sen)				
Basic (note B12)	(0.03)	0.08	1.71	0.13
Diluted (note B12)	(0.03)	0.08	1.71	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 2022 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 30 APR 2023 RM'000	AS AT 31 JULY 2022 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	150	204
Right-of-use assets	87	10
Investment property	89,064	61,318
Goodwill	7,052	7,052
Other investments	375	2,524
	<u>96,728</u>	<u>71,108</u>
CURRENT ASSETS		
Property development cost	18,500	18,500
Trade receivables	12,701	11,456
Other receivables	2,334	2,358
Current tax assets	5	-
Fixed deposits	15,620	15,290
Cash and bank balances	10,655	12,946
	<u>59,815</u>	<u>60,550</u>
TOTAL ASSETS	<u>156,543</u>	<u>131,658</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	180,218	180,218
Accumulated losses	(56,453)	(78,119)
Translation reserve	4	5
Warrant reserve	15,818	15,818
Owner equity	<u>139,587</u>	<u>117,922</u>
TOTAL EQUITY	<u>139,587</u>	<u>117,922</u>
NON-CURRENT LIABILITIES		
Deferred tax liabilities	2,726	-
Lease liability	27	-
	<u>2,753</u>	<u>-</u>
CURRENT LIABILITIES		
Trade payables	12,585	12,356
Other payables	1,484	1,168
Amount owing to directors	40	94
Lease liability	61	11
Provision for taxation	33	107
	<u>14,203</u>	<u>13,736</u>
TOTAL LIABILITIES	<u>16,956</u>	<u>13,736</u>
TOTAL EQUITY AND LIABILITIES	<u>156,543</u>	<u>131,658</u>
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.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 2023

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT YEAR TO DATE 30 APR 2023 (Unaudited) RM'000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 30 APR 2022 (Unaudited) RM'000
Cash flows from operating activities		
Profit before tax from continuing operation	24,392	1,468
Adjustments for:		
Non-cash items	(24,629)	(2,146)
Non operating items	(333)	(142)
Operating loss before working capital changes	<u>(570)</u>	<u>(820)</u>
Changes in working capital:		
Net changes in current assets	(1,221)	(6,738)
Net changes in current liabilities	491	1,868
Cash used in operations	<u>(1,300)</u>	<u>(5,690)</u>
Interest received	337	146
Interest paid	(4)	(4)
Tax paid	(80)	(15)
Net cash used in operating activities	<u>(1,047)</u>	<u>(5,563)</u>
Cash flows from investing activity		
Additions to investment property	(1,064)	(5)
Distribution income on money market instruments	96	-
Proceeds from disposal of property, plant and equipment	100	-
Placement of fixed deposit	(330)	-
Net cash used in investing activity	<u>(1,198)</u>	<u>(5)</u>
Cash flows from financing activity		
Proceeds from issuance of shares	-	6,917
Repayment of lease liabilities	(45)	(46)
Net cash (used in)/generated from financing activity	<u>(45)</u>	<u>6,871</u>
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(2,290)	1,303
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	12,946	12,679
Foreign exchange translation reserve	(1)	(1)
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>10,655</u>	<u>13,981</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISES		
Fixed deposits	15,620	15,441
Cash and bank balances	<u>10,655</u>	<u>13,830</u>
	26,275	29,271
Less: Fixed deposits with maturity more than 3 months	<u>(15,620)</u>	<u>(15,290)</u>
	<u>10,655</u>	<u>13,981</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.

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QUARTERLY REPORT FOR THE PERIOD ENDED 30 APRIL 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	-	-	-	-	21,666	21,666
Foreign translation reserve		(1)	-	-	-	(1)
At 30 April 2023	<u>180,218</u>	<u>4</u>	<u>15,818</u>	<u>-</u>	<u>(56,453)</u>	<u>139,587</u>
<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	<u>180,218</u>	<u>5</u>	<u>15,818</u>	<u>-</u>	<u>(78,119)</u>	<u>117,922</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 2022 and the accompanying explanatory notes of this interim financial reports.