

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2024

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>CURRENT YEAR</u> <u>QUARTER</u> <u>3 MONTHS</u> <u>MAY'24 - JUL'24</u> <u>RM'000</u>	<u>PRECEDING YEAR</u> <u>CORRESPONDING</u> <u>QUARTER</u> <u>3 MONTHS</u> <u>MAY'23 - JUL'23</u> <u>RM'000</u>	<u>CURRENT YEAR</u> <u>TO DATE</u> <u>12 MONTHS</u> <u>AUG'23 - JULY'24</u> <u>RM'000</u>	<u>PRECEDING YEAR</u> <u>CORRESPONDING</u> <u>PERIOD</u> <u>12 MONTHS</u> <u>AUG'22 - JUL'23</u> <u>RM'000</u>
Revenue	4,438	2,250	9,837	9,144
Cost of sales	(4,067)	(2,979)	(8,689)	(8,947)
Gross profit	371	(729)	1,148	197
Other operating income	3,676	174	4,297	5,182
Operating expenses	(2,897)	(3,620)	(4,052)	(5,664)
Other operating expenses	(6,073)	(16,088)	(6,221)	(18,238)
Profit/(Loss) from operation	(4,923)	(20,263)	(4,828)	(18,523)
Finance Costs	(1)	(1)	(7)	(5)
Profit/(Loss) before taxation	(4,924)	(20,264)	(4,835)	(18,528)
Taxation	(215)	82	(215)	(378)
Profit/(Loss) for the financial period	(5,139)	(20,182)	(5,050)	(18,906)
Other Comprehensive expense				
- Foreign exchange translation from the foreign operations	-	-	-	(5)
Total comprehensive income/(loss) for the financial period	(5,139)	(20,182)	(5,050)	(18,911)
Profit/(Loss) for the period attributable to:				
Owners of the parent	(5,139)	(20,182)	(5,050)	(18,906)
Non-controlling interest	-	-	-	-
	(5,139)	(20,182)	(5,050)	(18,906)
Total comprehensive income/(loss) attributable to:				
Owners of the parent	(5,139)	(20,182)	(5,050)	(18,911)
Non-controlling interest	-	-	-	-
	(5,139)	(20,182)	(5,050)	(18,911)
Earning/(Loss) per share (sen)				
Basic (note B12)	(0.41)	(1.60)	(0.40)	(1.50)
Diluted (note B12)	(0.41)	(1.60)	(0.40)	(1.50)

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 2023 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2024

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT	AS AT
	31 JULY 2024	31 JULY 2023
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	23	134
Right-of-use assets	141	71
Land held for property development	2,500	2,500
Investment property	90,990	88,000
Goodwill	-	4,809
	<u>93,654</u>	<u>95,514</u>
CURRENT ASSETS		
Trade receivables	5,592	4,779
Other receivables	7,049	9,734
Current tax assets	189	153
Fixed deposits	15,484	14,839
Cash and bank balances	1,710	911
	<u>30,024</u>	<u>30,416</u>
TOTAL ASSETS	<u>123,678</u>	<u>125,930</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	196,038	180,218
Accumulated losses	(82,064)	(77,014)
Warrant reserve	-	15,818
Owner equity	<u>113,974</u>	<u>119,022</u>
TOTAL EQUITY	<u>113,974</u>	<u>119,022</u>
NON-CURRENT LIABILITIES		
Deferred tax liabilities	2,829	2,530
Lease liabilities	-	11
	<u>2,829</u>	<u>2,541</u>
CURRENT LIABILITIES		
Trade payables	4,068	3,048
Other payables	2,651	1,182
Lease liabilities	135	62
Current tax liabilities	21	75
	<u>6,875</u>	<u>4,367</u>
TOTAL LIABILITIES	<u>9,704</u>	<u>6,908</u>
TOTAL EQUITY AND LIABILITIES	<u>123,678</u>	<u>125,930</u>
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 2023 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2024

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	SHARE CAPITAL RM'000	TRANSLATION RESERVE RM'000	WARRANT RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) RM'000	TOTAL EQUITY RM'000
<u>Unaudited</u>					
At 1 August 2023	180,218	-	15,818	(77,014)	119,022
Transactions with owners					
Proceeds from Warrants C	2	-	-	-	2
Expiry of Warrants C	15,818	-	(15,818)	-	-
	15,820	-	(15,818)	-	2
Total comprehensive loss for the period	-	-	-	(5,050)	(5,050)
At 31 July 2024	196,038	-	-	(82,064)	113,974

	SHARE CAPITAL RM'000	TRANSLATION RESERVE RM'000	WARRANT RESERVE RM'000	ACCUMULATED PROFIT / (LOSSES) (RESTATED) RM'000	TOTAL EQUITY RM'000
<u>Audited</u>					
At 1 August 2022	180,218	5	15,818	(58,108)	137,933
Total comprehensive loss for the financial period	-	-	-	(18,906)	(18,906)
Foreign translation reserve	-	(5)	-	-	(5)
At 31 July 2023	180,218	-	15,818	(77,014)	119,022

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 2023 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2024

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT PERIOD TO DATE 31 JULY 2024 (Unaudited) RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31 JULY 2023 (Audited) RM'000
Cash flows from operating activities		
Loss before tax	(4,835)	(18,528)
Adjustments for:		
Non-cash items	3,232	17,005
Non operating items	(672)	(331)
Operating loss before working capital changes	<u>(2,275)</u>	<u>(1,854)</u>
Changes in working capital:		
Net changes in current assets	693	(1,028)
Net changes in current liabilities	2,491	(9,350)
Cash generated from/(used in) operations	<u>909</u>	<u>(12,232)</u>
Tax paid	(8)	(103)
Net cash generated from/(used in) operating activities	<u>901</u>	<u>(12,335)</u>
Cash flows from investing activity		
Acquisition of right-of-use assets	(261)	-
Acquisition on other investments	-	(5,811)
Interest received	-	1
Proceeds from disposal of other investments	-	6,060
Proceeds from disposal of property, plant and equipment	120	120
Purchase of property, plant and equipment	(16)	-
Net cash used/generated from in investing activity	<u>(157)</u>	<u>370</u>
Cash flows from financing activity		
Interest paid	(7)	-
Net (repayment) of lease liabilities	62	(65)
Net cash generated from/(used in) financing activity	<u>55</u>	<u>(65)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	799	(12,030)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	911	12,946
Foreign exchange translation reserve	-	(5)
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>1,710</u>	<u>911</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISES		
Fixed deposits	15,484	14,839
Cash and bank balances	<u>1,710</u>	<u>911</u>
Less: Fixed deposits with maturity more than 3 months	<u>(15,484)</u>	<u>(14,839)</u>
	<u>1,710</u>	<u>911</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 2023 and the accompanying explanatory notes of this interim financial reports.