(Incorporated in Malaysia - 182350-H)

Quarterly report on consolidated results for the financial period ended 30 September 2018 The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	NOTE	Current Quarter Ended 30.09.18 RM'000	Comparative Quarter Ended 30.09.17 RM'000	9 Months Cumulative To 30.09.18 RM'000	9 Months Cumulative To 30.09.17 RM'000
Revenue		65,358	36,987	173,154	63,177
Cost of sales	-	(51,027)	(28,290)	(133,187)	(47,041)
Gross profit		14,331	8,697	39,967	16,136
Operating expenses		(4,485)	(5,692)	(14,467)	(16,341)
Other operating income	-	71	90	509	234
Profit from operations		9,917	3,095	26,009	29
Finance cost	-	(653)	(933)	(1,838)	(3,075)
Profit/(Loss) before taxation		9,264	2,162	24,171	(3,046)
Tax expense	20 _	(2,044)	(67)	(5,843)	(642)
Profit/(Loss) for the period		7,220	2,095	18,328	(3,688)
Other comprehensive income	_	-			
Total comprehensive income/(expe for the period	nse)	7,220	2,095	18,328	(3,688)
Profit/(Loss) for the period, Total comprehensive income/(exfor the period attributable to:	xpense)				
Owners of the Company		7,141	341	17,703	(3,716)
Non-controlling interests	_	79	1,754	625	28
	-	7,220	2,095	18,328	(3,688)
Earnings/(Loss) per ordinary sha	re (sen)				
Basic / Diluted	25	1.44	0.09	3.56	(0.99)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	NOTE	(Unaudited) As At 30.09.2018 RM '000	(Audited) As At 31.12.2017 RM '000
Assets	NOIL		TAVE OUT
Non-Current Assets			
Property, plant and equipment	10	8,432	9,607
Investment properties		832	6,770
Inventories		33,740	34,758
Goodwill		5,314	5,314
		48,318	56,449
Current Assets		,	
Inventories		242,225	275,445
Trade and other receivables		59,792	62,863
Income tax recoverable		503	502
Cash and bank balances		13,610	13,745
		316,130	352,555
Total Assets		364,448	409,004
Equity and Liabilities			
Equity attributable to owners of the Company			
Share capital		49,724	44,852
Warrant reserve		14,126	14,126
Capital reserve		89,559	89,559
Retained earnings		23,887	11,056
		177,296	159,593
Non-controlling interests		(711)	(3,833)
Total Equity		176,585	155,760
Non - Current Liabilities			
Bank borrowings	22	41,472	49,545
Deferred tax liabilities		1,219	1,673
		42,691	51,218
Current Liabilities			
Bank borrowings	22	92,037	111,361
Trade and other payables	22	50,144	90,317
Other current liabilities		50,144	133
Income tax payable		2,991	215
meome tax payable		145,172	202,026
Total Liabilities		187,863	253,244
Total Equity and Liabilities		364,448	409,004
Net assets per share attributable to owners			
of the Company (RM)		0.36	0.32

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.)

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At 30 September 2017

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

<-----> Attributable to Owners of the Company ----->

--- Non-distributable -----> <- Distributable -> Share Share Warrant Capital Retained Non-controlling **Total** equity capital premium earnings **Total** interests reserves reserves RM '000 At 1 January 2018 44,852 14,126 89,559 11,056 159,593 (3,833)155,760 Total comprehensive expenses for the period 17,703 17,703 625 18,328 Issue of ordinary shares from subsidiary Issue of redeemable preference shares from subsidiary 2,493 2,493 Issue of bonus shares (4,872)4.872 49,724 14,126 89,559 23,887 177,296 (711)176,585 At 30 September 2018 At 1 January 2017 37,670 7,182 14,126 86,004 10,855 155,837 (9,629)146,208 Total comprehensive expenses for the period (3,716)28 (3,688)(3,716)

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.)

14,126

86,004

7,139

152,121

142,520

(9,601)

7,182

37,670

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	<9 Months Ended		
	30.09.2018 RM '000	30.09.2017 RM '000	
Cash Flows from Operating Activities			
Profit/(Loss) before tax	24,171	(3,046)	
Adjustments for:-			
Depreciation of property, plant and equipment	1,781	1,833	
Depreciation of investment properties	21	21	
Interest expense	1,838	3,075	
Interest income	(186)	(217)	
Operating cash flows before changes in working capital	27,625	1,666	
Changes in working capital:			
Inventories	41,429	18,474	
Receivables	3,071	(15,816)	
Payables	(16,863)	784	
Related companies	(23,443)	(2,001)	
Cash generated from operating activities	31,819	3,107	
Interest paid	(1,838)	(3,075)	
Tax paid	(3,522)	(1,299)	
Tax refund	26.450	93	
Net cash generated from/(used in) operating activities	26,459	(1,174)	
Cash Flows from Investing Activities			
Purchase of property, plant and equipment	(606)	(914)	
Development cost incurred on investment property	(1,274)	(502)	
Proceeds from changes in ownership interests in a subsidiary	2,497	-	
Interest received	186	217	
Net cash generated from/(used in) investing activities	803	(1,199)	
Cash Flows from Financing Activities			
Net repayment of borrowings	(27,950)	(2,890)	
Uplift of pledged deposits	441_	318	
Net cash used in financing activities	(27,509)	(2,572)	
Net decrease in Cash & Cash Equivalents	(247)	(4,945)	
Cash & Cash Equivalents at beginning of financial period	(6,934)	(2,943)	
Cash & Cash Equivalents at end of financial period Note A	(7,181)	(7,888)	
Note A:			
Included in cash and cash equivalents as at 30 September are the fol	lowing:		
- Cash and deposits with licensed banks	13,610	12,337	
- Bank overdrafts	(20,537)	(19,675)	
- Deposits pledged	(254)	(550)	
	(7,181)	(7,888)	

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.)

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FINANCIAL PERIOD ENDED 30 SEPTEMBER 2018

NOTES TO THE QUARTERLY FINANCIAL STATEMENTS

Explanatory Notes Pursuant to Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting

1. BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134, "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2017.

2. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies and methods of computation applied in the interim financial statements are consistent with those adopted in the most recent audited annual financial statements for the financial year ended 31 December 2017 except for the adoption of the following:-

MFRS 9 Financial Instruments (IFRS 9 as issued by IASB in July 2014)
Amendments to MFRS 1 Annual Improvements to MFRS Standards 2014-2016 Cycle

Amendments to MFRS 2 Classification and Measurement of Share-based Payment Transactions

Amendments to MFRS 128 Annual Improvements to MFRS Standards 2014-2016 Cycle

Amendments to MFRS 140 Transfers of Investment Property

The adoption of the above has no material impact on the financial statements of the Group.

3. AUDIT REPORT OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the preceding year annual financial statements was not qualified.

4. SEASONAL OR CYCLICAL FACTORS

The business of the Group is generally not subject to seasonal changes.

5. UNUSUAL ITEMS AFFECTING ASSETS, LIABILITIES, EQUITY, NET INCOME OR CASH FLOWS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current financial period ended 30 September 2018.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years that have a material effect on the results for the current financial period ended 30 September 2018.

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7. CHANGES IN DEBT AND EQUITY SECURITIES

There were no issuance or repayment of debt and equity securities, share buy-backs and share cancellations during the current financial period ended 30 September 2018 except for the new issuance of 120,543,601 ordinary shares and 60,271,743 Warrant B in relation to the bonus issue on the basis of 8 bonus shares for 25 existing shares held on 13 September 2018.

8. PAYMENT OF DIVIDEND

No dividend was paid during the current financial period ended 30 September 2018.

9. SEGMENTAL REPORTING

a) Segment revenue and results

9 months ended 30 September 2018	Property Development RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
Total Revenue				
External Revenue	172,466	688	-	173,154
Inter-segment revenue	-	9,273	(9,273)	-
	172,466	9,961	(9,273)	173,154
Profit/(Loss) from operations	24,672	651	686	26,009
9 months ended 30 September 2017				
Total Revenue				
External Revenue	62,475	702	-	63,177
Inter-segment revenue		7,050	(7,050)	<u> </u>
	62,475	7,752	(7,050)	63,177
Profit/(Loss) from operations	2,667	4,539	(7,177)	29

b) Segment assets and liabilities

beginent assets and nabilities				
	Property Development RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
As at 30 September 2018				
Segment assets	369,001	256,305	(260,858)	364,448
Segment liabilities	279,670	68,168	(159,975)	187,863
As at 31 December 2017				
Segment assets	406,915	243,657	(241,568)	409,004
Segment liabilities	337,843	57,042	(141,641)	253,244

Segmental information relating to geographical areas of operations is not presented as the Group operates only in Malaysia.

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10. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The carrying amount of property, plant and equipment is at cost less accumulated depreciation and impairment losses.

11. MATERIAL SUBSEQUENT EVENTS

There were no material events subsequent to the financial period ended 30 September 2018.

12. CHANGES IN THE COMPOSITION OF THE GROUP

- a) On 17 May 2018, Verdant Parc Sdn. Bhd. ("VPSB"), a wholly-owned subsidiary of the Company was incorporated with a paid-up capital of RM100, divided into 100 ordinary shares. VPSB is currently dormant and its intended principal activity is property development.
- b) The subsidiaries of the Company, Bakat Stabil Sdn. Bhd. ("BSSB") and Thriven Properties Sdn Bhd have entered an agreement with Strategic Year Holdings Limited ("SYHL") and Mr. Yin Kin Bong Joseph ("JY") for the subscription of new ordinary shares of BSSB.

On 10 August 2018, the transaction were completed. BSSB has ceased to be a wholly-owned subsidiary of the Company arising from the dilution of the Company's existing ordinary equity interest in BSSB from 100% to approximately 93.3%.

13. CHANGES IN CONTINGENT LIABILITIES / CAPITAL COMMITMENTS

There were no material changes in contingent liabilities and capital commitments as at the date of this report.

14. RELATED PARTY TRANSACTIONS

	3rd Quarter Ended		9 Months Ended	
	30.9.2018 RM'000	30.9.2017 RM'000	30.9.2018 RM'000	30.9.2017 RM'000
Directors				
-Revenues recognised from the sale of properties under construction	1,194	700	5,186	1,789
Other related parties				
Non-controlling interests of subsidiaries				
- Interest expense	-	(3,641)	-	(1,934)
- Project management fee expense	-	(127)	-	(67)

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Explanatory Notes Pursuant to paragraph 9.22 of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad

15. REVIEW OF PERFORMANCE

Revenue Profit/(Loss) before taxation

9 Month	s Ended	
30.9.2018	30.9.2017	Increase
RM'000	RM'000	%
173,154	63,177	174
24,171	(3,046)	NA

The Group achieved revenues of RM173.15 million, which was 174% higher than the corresponding period's revenues of RM63.18 million. The higher revenues were due to stronger progress billings and new sales attributable to our development in Tropicana and Kepong respectively. With the higher revenues attained in the third quarter of 2018, the Group managed to turn around the pre-tax loss of RM3.05 million from the corresponding period to a pre-tax profit of RM24.17 million.

16. COMPARISON WITH PRECEDING OUARTER'S RESULTS

Revenue Profit before taxation

3Q 2018 RM'000		
65,358	68,080	-4
9,264	10,362	-11

The Group recorded lower revenues of RM65.36 million for the current quarter under review in comparison with the preceding quarter's revenues of RM68.08 million mainly due to slower construction progress for our Kepong projects as compared to preceding quarter's construction progress. Accordingly with the lower revenues in the current quarter under review, the Group reported a lower pre-tax profit of RM9.26 million as compared to the preceding quarter's pre-tax profit of RM10.36 million.

17. PROSPECTS

Lumi Tropicana

Lumi Tropicana achieved an average take up rate exceeding 80% for the units launched (including Wellness Tower). With steady construction progress, we expect to complete selling the bulk of the remaining unsold units in 2019. Meanwhile, the last of four towers comprising the remaining 186 units of serviced residences is to be launched in the first half of 2019. The Phase 1's structural framework has reached the top for the Play and Action Towers, whereas for Phase 2, construction has reached up to level 10 of Wellness Tower.

Kepong

In Kepong, all the non-bumiputra units for both Kepong projects (Residensi ENESTA Kepong and Suite eNESTa Kepong) have been sold, with an average take up rate exceeding 75%. The Group expects further sales for the Kepong developments upon the approval for release of more units from the bumiputra quota to non-bumiputra by the relevant authorities.

Northern Region

Continuing the positive trend from prior years, sales demand in Desa Aman remains robust. We have received a strong sales response for the newly launched low medium cost apartments (Residensi ENESTA Desa Aman) in November 2018. Aside from the projects in Desa Aman, our joint venture affordable housing development in Behrang, Perak is expected to commence in the year 2019.

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17. PROSPECTS (CONTINUED)

Overall

The Group's projects have a total gross development value of approximately RM2 billion. On the back of strong sales responses received from our developments launched in 2017, the Group has built up unbilled sales of more than RM380 million to be delivered over the next three (3) financial years, with good prospects of continuing this encouraging sales trend. Hence, our current active project portfolio (as elaborated above), is expected to contribute positively to the Group's future financial performance.

18. VARIANCE FROM PROFIT FORECAST OR PROFIT GUARANTEE

Not applicable as there was no profit forecast or profit guarantee issued.

19. PROFIT/(LOSS) BEFORE TAXATION

	3rd Quarter Ended		9 Months Ended	
	30.9.2018	30.9.2017	30.9.2018	30.9.2017
	RM'000	RM'000	RM'000	RM'000
Profit/(Loss) before tax is arrived at after				
charging/(crediting) the following:-				
Depreciation of property, plant and equipment	591	610	1.781	1,833
Depreciation of investment properties	7	7	21	21
Reversal of amortisation of goodwill	(696)	-	-	-
Interest expense	653	933	1,838	3,075
Interest income	(67)	(69)	(186)	(217)

20. TAX EXPENSES

	3rd Quart	3rd Quarter Ended		Ended
	30.9.2018 RM'000	30.9.2017 RM'000	30.9.2018 RM'000	30.9.2017 RM'000
Tax expenses				
Income tax	2,231	1,330	6,296	1,976
Deferred tax	(187)	(1,263)	(453)	(1,334)
Total tax expenses charged in current period	2,044	67	5,843	642

The effective tax rate of the Group is higher than the statutory income tax rate of 24% mainly due to the taxable profit of certain subsidiaries of the Company is unable to utilise the unused tax losses of other subsidiaries.

21. CORPORATE PROPOSALS

a) Proposed private placement of up to 10% of the total number of issued shares of Thriven Global Berhad ("Proposed Private Placement")

On 27 February 2018, Thriven Global Berhad ("the Company" or "Thriven") proposed to undertake a private placement of up to 10% of the total number of issued shares of Thriven to third party investor(s) to be identified later.

The Proposed Private Placement entails an issuance of up to 10% of the total number of issued shares of Thriven. The actual number of Placement Shares to be issued pursuant to the Proposed Private Placement will depend on the total issued Shares of the Company on a date to be determined later upon obtaining all the relevant approvals, and hence, will range from 37,669,913 to 56,504,868 new Thriven shares.

Bursa Malaysia Securities Berhad had vide its letter dated 12 March 2018, resolved to approve the listing and quotation of up to 56,504,868 new Thriven shares to be issued pursuant to the Proposed Private Placement.

Bursa Malaysia Securities Berhad had vide its letter dated 3 September 2018, resolved to grant an extension of time until 11 March 2019 for Thriven to complete the Proposed Private Placement.

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21. CORPORATE PROPOSALS (CONTINUED)

b) Proposed bonus issue of up to 180,815,579 new ordinary shares in Thriven ("Thriven Share(s)" or "Share(s)") ("Bonus Share(s)") on the basis of 8 bonus shares for every 25 existing Thriven shares held on an entitlement date to be determined and announced later ("Proposed Bonus Issue")

On 6 July 2018, on behalf of the Board of Directors of Thriven ("Board"), UOB Kay Hian Securities (M) Sdn Bhd ("UOBKH") has announced that the Company proposes to undertake a proposed bonus issue of up to 180,815,579 new Thriven Shares on the basis of 8 Bonus Shares for every 25 existing Thriven Shares held on an entitlement date to be determined and announced later.

On 27 July 2018, UOBKH announced that Bursa Malaysia Securities Berhad ("Bursa Securities") has, vide its letter dated 27 July 2018, resolved to approve the following:-

- (i) listing of and quotation for up to 180,815,579 new ordinary shares ("Bonus Shares") to be issued pursuant to the Proposed Bonus Issue;
- (ii) listing of and quotation for up to 60,271,859 additional Warrants B to be issued arising from the adjustments to be made pursuant to the Proposed Bonus Issue; and
- (iii) listing of and quotation for up to 60,271,859 new ordinary shares to be issued arising from the exercise of the additional Warrants B,

on the Main Market of Bursa Securities.

On 14 September 2018, UOBKH on behalf of Thriven's Board, announced that the above Proposed Bonus Issue has been completed.

c) Subscription and Shareholders' Agreement ("Agreement") with Strategic Year Holdings Limited ("SYHL"), Mr. Yin Kin Bong Joseph ("JY"), Thriven Properties Sdn. Bhd. ("TPSB") and Bakat Stabil Sdn. Bhd. ("BSSB") for the subscription of an additional 58,798 ordinary shares in BSSB, proposed allotment of 62,998 ordinary shares and 2,493 redeemable preference shares ("RPS") in BSSB, a wholly-owned subsidiary of the Company

On 20 July 2018, the Company, BSSB and TPSB have entered into the Agreement with SYHL and JY, where the Company is subscribing for an additional 58,798 ordinary shares in BSSB, a wholly-owned subsidiary of the Company ("Subscription") for a total consideration of RM58,798, subject to the terms and conditions as stipulated in the Agreement with SYHL and JY.

As a result from the Proposals, BSSB would cease to be a wholly-owned subsidiary of the Company arising from the dilution of the Company's existing ordinary equity interest in BSSB from 100% to approximately 93.3%. SYHL and JY shall pay a total sum of RM4,200,000 into BSSB by:-

- (i) subscribing 4,200 new ordinary shares of BSSB for RM4,200 to be paid in cash;
- (ii) subscribing 2,493 new RPS of BSSB for RM2,493,000 to be paid in cash; and
- (ii) advancing a sum of RM1,702,800 to BSSB via the loan agreement dated 20 July 2018 entered into between SYHL, JY and BSSB.

On 10 August 2018, the above transactions were completed and BSSB is currently 93.3% owned by the Company.

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22. BANK BORROWINGS

The details of the Group's bank borrowings are as follows:-

	30.9.2018 RM'000	31.12.2017 RM'000
Short Term - Secured	92,037	111,361
Long Term - Secured	41,472	49,545
	133,509	160,906

23. CHANGES IN MATERIAL LITIGATION

Neither the Company nor any of its subsidiaries is engaged in any material litigation or arbitration, either as plaintiff or defendant as at date of this report, which would have a material effect on the financial position of the Group.

24. DIVIDENDS

The Directors do not recommend any dividend for the financial period ended 30 September 2018.

25. EARNINGS/(LOSS) PER ORDINARY SHARE

The calculation of basic earnings per ordinary share was based on the profit attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding, calculated as follows:-

	3rd Quart	3rd Quarter Ended		Ended
	30.9.2018 RM'000	30.9.2017 RM'000	30.9.2018 RM'000	30.9.2017 RM'000
Profit/(Loss) for the period Add back: Non-controlling interest	7,220 (79)	2,095 (1,754)	18,328 (625)	(3,688) (28)
Profit/(Loss) attributable to the owners of the Company	7,141	341	17,703	(3,716)
Weighted average number of ordinary shares in	497,243	376,699	497,243	376,699
Basic earnings/(loss) per ordinary share (sen)	1.44	0.09	3.56	(0.99)

There are no dilution effects for the bonus issue of warrants on the ordinary shares due to the warrants' exercise price of 48 sen being out-of-the-money since their listing on 13 October 2015. Accordingly, the diluted earning/(loss) per ordinary share for the year is equal to the basic earning/(loss) per ordinary share.