

THRIVEN GLOBAL BERHAD

(Incorporated in Malaysia - 198901005042 (182350-H))

Quarterly report on consolidated results for the financial period ended 31 March 2022**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

(The figures have not been audited)

	NOTE	Current Quarter Ended 31.03.22 RM'000	Comparative Quarter Ended 31.03.21 RM'000	3 Months Cumulative To 31.03.22 RM'000	3 Months Cumulative To 31.03.21 RM'000
Revenue		7,602	43,010	7,602	43,010
Cost of sales		<u>(6,067)</u>	<u>(32,573)</u>	<u>(6,067)</u>	<u>(32,573)</u>
Gross profit		1,535	10,437	1,535	10,437
Other expenses		(4,755)	(5,874)	(4,755)	(5,874)
Other income		<u>2,190</u>	<u>616</u>	<u>2,190</u>	<u>616</u>
(Loss)/Profit from operations		(1,030)	5,179	(1,030)	5,179
Finance costs		<u>(1,651)</u>	<u>(1,708)</u>	<u>(1,651)</u>	<u>(1,708)</u>
(Loss)/Profit before taxation		(2,681)	3,471	(2,681)	3,471
Taxation	20	<u>(332)</u>	<u>(1,296)</u>	<u>(332)</u>	<u>(1,296)</u>
(Loss)/Profit for the period		(3,013)	2,175	(3,013)	2,175
Other comprehensive income		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive (loss)/profit for the period		<u>(3,013)</u>	<u>2,175</u>	<u>(3,013)</u>	<u>2,175</u>
(Loss)/Profit for the period, total comprehensive (loss)/income for the period attributable to:					
Owners of the Parent		(2,718)	1,028	(2,718)	1,028
Non-controlling interests		<u>(295)</u>	<u>1,147</u>	<u>(295)</u>	<u>1,147</u>
		<u>(3,013)</u>	<u>2,175</u>	<u>(3,013)</u>	<u>2,175</u>
(Loss)/Earnings per ordinary share (sen)					
Basic / Diluted	25	<u>(0.50)</u>	<u>0.19</u>	<u>(0.50)</u>	<u>0.19</u>

(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 2021 and the accompanying explanatory notes attached to the interim financial statements)

THRIVEN GLOBAL BERHAD

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CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	NOTE	As At 31.03.2022 RM '000 (Unaudited)	As At 31.12.2021 RM '000 (Audited)
Assets			
<i>Non-Current Assets</i>			
Property, plant and equipment		4,912	4,608
Investment properties		30,400	28,729
Inventories		29,845	29,763
Goodwill		5,314	5,314
Deferred tax assets		2,747	2,829
		73,218	71,243
<i>Current Assets</i>			
Inventories		173,232	175,427
Trade and other receivables		34,862	56,645
Contract assets		34,527	57,059
Current tax assets		256	219
Cash and bank balances		18,183	11,114
		261,060	300,464
Total Assets		334,278	371,707
Equity and Liabilities			
<i>Equity attributable to owners of the Parent</i>			
Share capital		59,587	59,587
Capital reserve		77,986	77,986
Retained earnings		24,397	27,940
		161,970	165,513
Non-controlling interests		3,177	3,442
Total Equity		165,147	168,955
<i>Non-Current Liabilities</i>			
Borrowings	22	7,000	7,000
Lease liabilities		415	385
Redeemable preference shares		2,493	2,493
		9,908	9,878
<i>Current Liabilities</i>			
Borrowings	22	93,177	106,080
Trade and other payables		54,931	76,609
Lease liabilities		5,238	4,579
Contract liabilities		3,487	3,396
Current tax liabilities		2,390	2,210
		159,223	192,874
Total Liabilities		169,131	202,752
Total Equity and Liabilities		334,278	371,707
Net assets per share attributable to owners of the Parent (RM)		0.30	0.30

(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 2021 and the accompanying explanatory notes attached to the interim financial statements)

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CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(The figures have not been audited)

	<----- Attributable to Owners of the Parent ----->					
	<----- Non-distributable ----->			<- Distributable ->		
	Share capital	Capital reserve	Retained earnings	Total	Non-controlling interests	Total equity
	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000
At 1 January 2022	59,587	77,986	27,940	165,513	3,442	168,955
Total comprehensive loss for the period	-	-	(2,718)	(2,718)	(295)	(3,013)
Acquisition of shares from non-controlling interest of a subsidiary		-	(825)	(825)	30	(795)
At 31 March 2022	<u>59,587</u>	<u>77,986</u>	<u>24,397</u>	<u>161,970</u>	<u>3,177</u>	<u>165,147</u>
At 1 January 2021	59,587	77,986	48,410	185,983	2,303	188,286
Effects on adoption of IFRIC Agenda Decision	-	-	(4,530)	(4,530)	(574)	(5,104)
At 1 January 2021, restated	<u>59,587</u>	<u>77,986</u>	<u>43,880</u>	<u>181,453</u>	<u>1,729</u>	<u>183,182</u>
Total comprehensive income for the period	-	-	1,028	1,028	1,147	2,175
At 31 March 2021	<u>59,587</u>	<u>77,986</u>	<u>44,908</u>	<u>182,481</u>	<u>2,876</u>	<u>185,357</u>

(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 2021 and the accompanying explanatory notes attached to the interim financial statements)

THRIVEN GLOBAL BERHAD

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CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(The figures have not been audited)

	<-----3 Months Ended----->	
	31.03.2022	31.03.2021
	RM '000	RM '000
Cash Flows from Operating Activities		
(Loss)/Profit before taxation	(2,681)	3,471
Adjustments for :-		
Depreciation of property, plant and equipment	269	522
Depreciation of investment properties	245	1,327
(Reversal of impairment losses)/Impairment losses on:		
- trade and other receivables	(1,805)	765
- contract assets	(125)	-
Finance costs	1,651	1,708
Interest income	(72)	(80)
Operating (loss)/profit before changes in working capital	<u>(2,518)</u>	<u>7,713</u>
Changes in working capital:		
Inventories	2,112	5,216
Receivables	45,450	(22,983)
Payables	(21,234)	(977)
Cash generated from operating activities	<u>23,810</u>	<u>(11,031)</u>
Interest paid	(1,580)	(1,568)
Tax paid	(175)	(1,487)
Net cash generated from/(used in) operating activities	<u>22,055</u>	<u>(14,086)</u>
Cash Flows from Investing Activities		
Purchase of property, plant and equipment	(48)	(285)
Additions to investment properties	(354)	-
Interest received	72	80
Net cash used in investing activities	<u>(330)</u>	<u>(205)</u>
Cash Flows from Financing Activities		
(Repayment)/Drawdowns of borrowings	(12,962)	13,184
Placement of pledged deposits	(3)	(397)
Payment of lease liabilities	(1,754)	(1,750)
Net cash (used in)/generated from financing activities	<u>(14,719)</u>	<u>11,037</u>
Net increase/(decrease) in Cash & Cash Equivalents	7,006	(3,254)
Cash & Cash Equivalents at beginning of financial period	5,721	5,603
Cash & Cash Equivalents at end of financial period	<u>12,727</u>	<u>2,349</u>

Note A :

Included in cash and cash equivalents as at 31 March are the following:

- Cash and deposits with licensed banks	18,183	11,391
- Bank overdrafts	(4,080)	(3,440)
- Deposits pledged	(1,376)	(5,602)
	<u>12,727</u>	<u>2,349</u>

(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 2021 and the accompanying explanatory notes attached to the interim financial statements)

FINANCIAL PERIOD ENDED 31 MARCH 2022

NOTES TO THE QUARTERLY FINANCIAL STATEMENTS

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

1. BASIS OF PREPARATION

The condensed consolidated 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 2021.

2. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies and methods of computation applied in the condensed consolidated interim financial statements are consistent with those adopted in the most recent annual audited consolidated financial statements for the financial year ended 31 December 2021 except for the adoption of the following:-

Annual Improvements to MFRS Standards 2018 - 2020

Amendments to MFRS 3 *Reference to the Conceptual Framework*

Amendments to MFRS 116 *Property, Plant and Equipment - Proceeds before Intended Use*

Amendments to MFRS 137 *Onerous Contracts - Cost of Fulfilling a Contract*

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 31 March 2022.

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 31 March 2022.

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 31 March 2022.

8. PAYMENT OF DIVIDEND

No dividend was paid during the current financial period ended 31 March 2022.

9. SEGMENTAL REPORTING

a) Segment revenue and results

	Property Development RM'000	Property Investment RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
3 months ended 31 March 2022					
Total Revenue					
External Revenue	6,943	304	355	-	7,602
Inter-segment revenue	-	-	1,410	(1,410)	-
	<u>6,943</u>	<u>304</u>	<u>1,765</u>	<u>(1,410)</u>	<u>7,602</u>
(Loss)/Profit from operations	<u>(1,385)</u>	<u>(1,275)</u>	<u>(239)</u>	<u>1,869</u>	<u>(1,030)</u>
3 months ended 31 March 2021					
Total Revenue					
External Revenue	42,568	143	299	-	43,010
Inter-segment revenue	-	-	1,410	(1,410)	-
	<u>42,568</u>	<u>143</u>	<u>1,709</u>	<u>(1,410)</u>	<u>43,010</u>
Profit/(Loss) from operations	<u>4,683</u>	<u>(1,074)</u>	<u>1,520</u>	<u>50</u>	<u>5,179</u>

b) Segment assets and liabilities

	Property Development RM'000	Property Investment RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
As at 31 March 2022					
Segment assets	364,061	25,100	299,531	(354,414)	334,278
Segment liabilities	234,518	31,288	109,670	(206,345)	169,131
As at 31 December 2021					
Segment assets	418,420	24,954	320,571	(392,238)	371,707
Segment liabilities	296,871	29,349	100,095	(223,563)	202,752

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

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

Save as below, there were no other material events subsequent to the financial period ended 31 March 2022.

- On 22 April 2022, the Company entered into a Share Purchase and Shareholders' Agreement to acquire 95 ordinary shares in Bizbox Sdn. Bhd. ("Bizbox") for a total purchase consideration of RM1.00 from Teh Yi Yin ("Vendor"). Upon completion of the acquisition of shares, Bizbox is now a 95% owned subsidiary of the Company. The remaining 5% equity interest of Bizbox is held by the Vendor.
- On 27 April 2022, the Company entered into a Share Purchase Agreement to acquire 3,360 ordinary shares in Bakat Stabil Sdn. Bhd. ("BSSB") from a non-controlling interest for a total consideration of RM3,360.00. This resulted in an increase in equity interest in BSSB from 93.33% to 98.66%.

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12. CHANGES IN THE COMPOSITION OF THE GROUP

Save as below, there were no changes in the composition of the Group for the current quarter under review.

- (a) On 22 February 2022, the Company has completed the acquisition of the remaining 15% equity interest in Thriven NCR Sdn. Bhd. ("TNCR") for a total purchase consideration of RM795,005. Upon the completion of the acquisition, TNCR is now a wholly owned subsidiary of the Company.
- (b) On 28 February 2022, the Company subscribed 100 ordinary shares for a total cash consideration of RM100, representing 100% of the issued share capital of a newly incorporated company, Provido Sdn. Bhd..
- (c) On 4 March 2022, the Company subscribed 100 ordinary shares for a total cash consideration of RM100, representing 100% of the issued share capital of a newly incorporated company, Foreli Sdn. Bhd..

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

	1st Quarter Ended		3 months Ended	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
	RM'000	RM'000	RM'000	RM'000
Directors				
-Revenues recognised from the sale of properties under construction	-	304	-	304
-Office rental paid/payable	(14)	-	(14)	-

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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

	3 months Ended		Decrease %
	31.03.2022 RM'000	31.03.2021 RM'000	
Revenue	7,602	43,010	(82.3)
(Loss)/Profit before taxation	(2,681)	3,471	(177.2)

The Group recorded revenues of RM7.60 million, which was approximately 82% lower than the corresponding period's figure of RM43.01 million. The lower sales which resulted in lower revenues for the period ended 31 March 2022. Accordingly, the Group report a pre-tax loss of RM2.68 million as compared to the corresponding period's pre-tax profit of RM3.47 million.

16. COMPARISON WITH PRECEDING QUARTER'S RESULTS

	1Q 2022	4Q 2021	Decrease %
	RM'000	RM'000	
Revenue	7,602	10,023	(24.2)
Loss before taxation	(2,681)	(14,550)	(81.6)

The Group recorded lower revenues of RM7.60 million as compared to the preceding quarter's revenues of RM10.02 million. Higher revenue reported in the preceding quarter was principally due to full recognition of Lumi Tropicana Phase 2 upon vacant possession in December 2021.

Despite lower revenue achieved, the Group reported a lower pre-tax loss of RM2.68 million in comparison to the preceding quarter's pre-tax loss of RM14.55 million. The decrease in losses primarily due to the additional cost recorded on the final account for Lumi Tropicana Phase 1 during the preceding quarter under review.

17. PROSPECTS

Lumi Tropicana

Our Lumi Tropicana project has achieved an overall average take up rate of approximately 77% for all the units launched with notice of vacant possession issued to buyers for Phase 1 and Phase 2. We are now aggressively selling the remaining Phase 1 units and intend to actively market our unsold Phase 2 units both for long term rental and sale.

Kepong

In Kepong, the external building works for Suite eNESTa Kepong has been completed and vacant possession handover is expected by the second quarter of 2022. The project has achieved take up rate of approximately 80% and we are commencing on a marketing program to sell our remaining unsold Suite eNESTa Kepong units over the next 6 to 12 months.

Northern Region

Based on past encouraging sales responses, the Group is launching a series of affordable housing projects, including a new phase of affordable single storey terrace and semi-detached houses (under the name Enesta Avenue) to meet the local market demand. The buyers' interest in Enesta Avenue are strong, and we believe that this trend will continue.

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17. PROSPECTS (CONTINUED)

Lumi Market Place and Lumi Hospitality

One of the Group's intended core businesses is lifestyle retail. Lumi Market Place ("LMP") is Thriven's first foray into this business segment.

LMP is a dedicated food and beverage ("F&B") space located within Lumi Tropicana with over 30,000 square feet of garden space fronting LMP, suitable for events. It is proposed that LMP should have a strong design element and coherent concept to focus on F&B outlets as well as curated weekend food markets or events to create interest in the space and a reason for people to visit. We expect LMP operations to commence in the third quarter of 2022. Management is also actively building up its lifestyle retail business by partnering with experienced professionals in the industry.

In addition to the lifestyle retail business, the Group has kickstarted operation of its hospitality division since Quarter 4 of 2020, by operating short stay accommodations catering to business and leisure travellers as well as providing rental management services for owners. The business is progressing well with strong demand during the school holidays and festive seasons.

Overall

For the financial year ending 31 December 2022 ("FY2022"), the Group's revenues will continue to be underpinned by new sales and unbilled sales of more than RM30 million from our on-going developments to be delivered during the next financial year. For the central region, we will focus on delivering vacant possession for another prime location project - Suite eNESTa Kepong.

In property development the Group plans to deploy more resources to further expand our involvement in the affordable housing segment as a key growth driver particularly in Desa Aman which continues to see resilient demand.

The completion of our flagship project Lumi Tropicana is testament to the Group's commitment to delivering homes which offer value exceeding their price point. With improving market sentiment, coupled with commencement of operations at LMP as the final jigsaw piece for the Luminous lifestyle we envisioned for Lumi Tropicana, sales take-up rates are predicted to improve. We are also expanding our portfolio under the property investment and hospitality divisions by retaining and marketing unsold units for recurring rental income via both short-stay accommodations and long-term rental arrangements.

18. VARIANCE FROM PROFIT FORECAST OR PROFIT GUARANTEE

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

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19. (LOSS)/PROFIT BEFORE TAXATION

	1st Quarter Ended		3 Months Ended	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
	RM'000	RM'000	RM'000	RM'000
(Loss)/Profit before tax is arrived at after charging/(crediting) the following:-				
Depreciation of property, plant and equipment	269	522	269	522
Depreciation of investment properties	245	1,327	245	1,327
(Reversal of impairment losses)/Impairment losses on:				
- trade and other receivables	(1,805)	765	(1,805)	765
- contract assets	(125)	-	(125)	-
Finance costs:				
- bank borrowings	865	861	865	861
- Other non-financial institution borrowings (arising from sale and leaseback arrangement)	608	608	608	608
- lease liabilities	71	140	71	140
- others	107	99	107	99
Interest income	(72)	(80)	(72)	(80)

20. TAXATION

	1st Quarter Ended		3 Months Ended	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
	RM'000	RM'000	RM'000	RM'000
Tax expense				
Income tax	249	1,482	249	1,482
Deferred tax	83	(186)	83	(186)
Total tax expense charged in current period	332	1,296	332	1,296

Despite the losses during the current period, the Group recorded tax expenses of RM249k which was mainly derived from profitable subsidiaries.

21. CORPORATE PROPOSALS

There were no corporate proposals announced but not completed during the financial period ended 31 March 2022.

22. BORROWINGS

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

	31.03.2022	31.12.2021
	RM'000	RM'000
Borrowings denominated in Ringgit Malaysia:		
Long Term - Secured	7,000	7,000
Short Term - Secured	93,177	106,080
	<u>100,177</u>	<u>113,080</u>

Short term borrowings include other borrowing from a non-financial institution which represents proceeds received from a sale and leaseback arrangement that is accounted for as a financial liability.

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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 31 March 2022.

25. (LOSS)/EARNINGS 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:-

	1st Quarter Ended		3 Months Ended	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
	RM'000	RM'000	RM'000	RM'000
(Loss)/Profit for the period	(3,013)	2,175	(3,013)	2,175
Add: Non-controlling interests	295	(1,147)	295	(1,147)
(Loss)/Profit attributable to the owners of the Parent	<u>(2,718)</u>	<u>1,028</u>	<u>(2,718)</u>	<u>1,028</u>
Weighted average number of ordinary shares in issue ('000) ("WAVOS")	<u>546,944</u>	<u>546,943</u>	<u>546,944</u>	<u>546,943</u>
Basic (loss)/earnings per ordinary share (sen) ("EPS")	<u>(0.50)</u>	<u>0.19</u>	<u>(0.50)</u>	<u>0.19</u>

The diluted loss per ordinary share for the current and previous financial period is equal to the basic (loss)/earnings per ordinary share for the respective financial period as there are no dilutive potential ordinary shares as at 31 March 2022 and 31 March 2021.