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

Quarterly report on consolidated results for the financial period ended 30 June 2023

## CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(The figures have not been audited)

	NOTE	Current Quarter Ended 30.06.23 RM'000	Comparative Quarter Ended 30.06.22 RM'000	6 Months Cumulative To 30.06.23 RM'000	6 Months Cumulative To 30.06.22 RM'000
Revenue		29,757	5,681	63,501	13,283
Cost of sales	_	(26,547)	(4,331)	(64,839)	(10,398)
Gross profit/(loss)		3,210	1,350	(1,338)	2,885
Other expenses		(10,851)	(4,621)	(24,062)	(9,376)
Other income	_	3,797	64	5,059	2,254
Loss from operations		(3,844)	(3,207)	(20,341)	(4,237)
Finance costs	-	(1,385)	(1,527)	(2,796)	(3,178)
Loss before taxation		(5,229)	(4,734)	(23,137)	(7,415)
Taxation	20 _	(695)	169	(1,288)	(163)
Loss for the period		(5,924)	(4,565)	(24,425)	(7,578)
Other comprehensive income	_				
Total comprehensive loss	_	(5,924)	(4,565)	(24,425)	(7,578)
Loss, total comprehensive loss attributable to:  Owners of the Parent		(6,150)	(4,721)	(25,054)	(7,439)
		, ,	· · ·	, i	, , ,
Non-controlling interests	_	226	156	629	(139)
	_	(5,924)	(4,565)	(24,425)	(7,578)
Loss per ordinary share (sen)					
Basic / Diluted	25	(1.12)	(0.86)	(4.58)	(1.36)

(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 2022 and the accompanying explanatory notes attached to the interim financial statements)

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## CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	NOTE	As At 30.06.2023 RM '000 (Unaudited)	As At 31.12.2022 RM '000 (Audited)
Assets		(0.11111111111)	(1144104)
Non-Current Assets			
Property, plant and equipment		12,107	9,921
Investment properties		84,105	85,319
Inventories		78,583	81,380
Goodwill		5,314	5,314
Deferred tax assets		4,696	3,349
		184,805	185,283
Current Assets			
Inventories		42,865	106,732
Trade and other receivables		21,301	22,271
Contract assets		9,810	8,935
Current tax assets		3	2
Cash and bank balances		18,469	11,393
		92,448	149,333
<b>Total Assets</b>		277,253	334,616
<b>Equity and Liabilities</b>			
Equity attributable to owners of the Parent			
Share capital		59,587	59,587
Capital reserve		77,986	77,986
Retained earnings		(5,922)	19,132
-		131,651	156,705
Non-controlling interests		4,530	3,901
Total Equity		136,181	160,606
Non-Current Liabilities			
Borrowings	22	30,764	27,807
Lease liabilities		1,163	1,903
Redeemable preference shares		499	499
		32,426	30,209
Current Liabilities			
Borrowings	22	53,896	52,290
Trade and other payables	22	47,292	85,671
Lease liabilities		2,075	2,406
Contract liabilities		2,075	2,100
Current tax liabilities		5,383	3,426
		108,646	143,801
Total Liabilities		141,072	174,010
<b>Total Equity and Liabilities</b>		277,253	334,616
Net assets per share attributable to owners			
of the Parent (RM)		0.24	0.29
or the rulent (terr)		0.27	0.2)

(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 2022 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 ->

	Trem district diagrams and a state of the st						
	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 2023	59,587	77,986	19,132	156,705	3,901	160,606	
Total comprehensive loss for the period	-	-	(25,054)	(25,054)	629	(24,425)	
At 30 June 2023	59,587	77,986	(5,922)	131,651	4,530	136,181	
At 1 January 2022	59,587	77,986	27,940	165,513	3,442	168,955	
Total comprehensive loss for the period	-	-	(7,439)	(7,439)	(139)	(7,578)	
Acquisition of shares from non-controlling interest of a subsidiary	-	-	(1,900)	(1,900)	1,102	(798)	
Acquisition of a new subsidiary	-	-	-	-	(7)	(7)	
At 30 June 2022	59,587	77,986	18,601	156,174	4,398	160,572	

(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 2022 and the accompanying explanatory notes attached to the interim financial statements)

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## CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(The figures have not been audited)

	<6 Month	s Ended>
	30.06.2023 RM '000	30.06.2022 RM '000
<b>Cash Flows from Operating Activities</b>		
Loss before taxation	(23,137)	(7,415)
Adjustments for :-		
Depreciation of property, plant and equipment	1,357	559
Depreciation of investment properties	1,717	684
Gain on disposal of property, plant & equipment Impairment losses/(Reversal of impairment losses) on:	(120)	-
- trade and other receivables	1,860	(1,834)
- contract assets	909	(124)
Finance costs	2,796	3,178
Interest income	(231)	(84)
Operating loss before changes in working capital	(14,849)	(5,036)
Changes in working capital:		
Inventories	66,664	386
Receivables	(2,674)	53,930
Payables	(38,387)	(26,222)
Cash generated from operating activities	10,754	23,058
Interest paid	(2,680)	(3,032)
Tax paid	(679)	(443)
Net cash generated from operating activities	7,395	19,583
Cash Flows from Investing Activities		
Proceeds from disposal of property, plant and equipment	120	-
Purchase of property, plant and equipment	(2,241)	(316)
Additions to investment properties	(503)	(798)
Acquisition of non-controlling interests	-	(3)
Interest received	231	84
Net cash used in investing activities	(2,393)	(1,033)
<b>Cash Flows from Financing Activities</b>		
Repayment of redeemable preference shares to		
non-controlling interests by a subsidiary	-	(1,994)
Drawdown/(Repayment) of borrowings	5,275	(14,103)
Placement of pledged deposits	(19)	(1,030)
Payment of lease liabilities	(1,187)	(3,762)
Net cash generated from/(used in) financing activities	4,069	(20,889)
Net increase/(decrease) in Cash & Cash Equivalents	9,071	(2,339)
Cash & Cash Equivalents at beginning of financial period	5,350	5,721
Cash & Cash Equivalents at end of financial period Note	<b>A</b> 14,421	3,382
Note A:		
Included in cash and cash equivalents as at 30 June are the follow	ving:	
- Cash and deposits with licensed banks	18,469	9,819
- Bank overdrafts	(1,600)	(4,034)
- Deposits pledged	(2,448)	(2,403)
	14,421	3,382

(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 2022 and the accompanying explanatory notes attached to the interim financial statements)

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### FINANCIAL PERIOD ENDED 30 JUNE 2023

### 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 2022.

### 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 2022 except for the adoption of the following:-

MFRS 17 Insurance Contracts
Amendments to MFRS 17 Insurance Contracts

Amendments to MFRS 101 Presentation of Financial Statements

Amendments to MFRS 112 Income Taxes

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 June 2023.

## 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 June 2023.

#### 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 June 2023.

### 8. PAYMENT OF DIVIDEND

No dividend was paid during the current financial period ended 30 June 2023.

## 9. SEGMENTAL REPORTING

## a) Segment revenue and results

6 months ended 30 June 2023	Property Development RM'000	Property Investment RM'000	Food and Beverages RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
m . 1 p						
Total Revenue						
External Revenue	61,129	890	1,482	-	-	63,501
Inter-segment revenue	2,280	<u>-</u> _	-	2,820	(5,100)	
	63,409	890	1,482	2,820	(5,100)	63,501
Loss from operations	(11,318)	(2,150)	(2,528)	3,628	(7,973)	(20,341)
6 months ended 30 June 2022						
Total Revenue						
External Revenue	11,793	739	32	719	-	13,283
Inter-segment revenue	-	-	-	2,820	(2,820)	-
-	11,793	739	32	3,539	(2,820)	13,283
Loss from operations	(6,070)	(2,537)	(62)	(855)	5,287	(4,237)

## b) Segment assets and liabilities

	Property Development RM'000	Property Investment RM'000	Food and Beverages RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
As at 30 June 2023						
Segment assets	236,388	24,902	5,618	277,621	(267,276)	277,253
Segment liabilities	175,443	37,964	11,467	91,303	(175,105)	141,072
As at 31 December 2022						
Segment assets	285,802	25,455	1,106	265,783	(243,530)	334,616
Segment liabilities	241,618	35,406	3,567	52,964	(159,545)	174,010

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

There were no material events subsequent to the financial period ended 30 June 2023.

### 12. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the financial period ended 30 June 2023.

### 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

	2nd Quart	2nd Quarter Ended		s Ended
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000
Directors				
-Office rental paid/payable	(14)_	(14)	(28)	(28)

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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 Loss before taxation

6 months Ended		Increase/
30.06.2023	30.06.2022	(Decrease)
RM'000	RM'000	%
63,501	13,283	378.1
(23,137)	(7,415)	(212.0)

The Group recorded revenue of RM63.50 million, approximately 378.1% higher than the figure of RM13.28 million from the previous corresponding period, mainly due to higher sales for the period under review. Despite the higher revenue achieved, the Group reported a higher pre-tax loss of RM23.14 million compared to the pre-tax loss of RM7.42 million from the corresponding period. The increase in losses can be attributed to the inclusion of the Q1 2023 total comprehensive loss, which amounted to RM18.5 million. This comprehensive loss was predominantly driven by elevated cost of sales incurred by the Group during the period under review.

## 16. COMPARISON WITH PRECEDING QUARTER'S RESULTS

Revenue Loss before taxation

2Q 2023 RM'000	1Q 2023 RM'000	
		%
29,757	33,744	(11.8)
(5,229)	(17,908)	70.8

The group recorded revenue of RM29.76 million and pre-tax loss of RM5.23 million in the current quarter under review as compared to revenue of RM33.74 million and pre-tax loss of RM17.91 million in the preceding quarter. The lower sales in the current quarter resulted in the lower revenue. Despite the lower revenue achieved, the Group managed to report a lower loss before taxation during the quarter under review.

## 17. PROSPECTS

#### Lumi Tropicana

Our Lumi Tropicana project has achieved an overall average take-up rate of approximately 96% 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, Suite eNESTa Kepong project has been completed and achieved a take-up rate of approximately 94% and we are commencing a marketing program to sell our remaining unsold Suite eNESTa Kepong units over the next 6 to 12 months.

## Northern Region

Building on the positive sales responses from the past, the Group has recently introduced a range of affordable housing projects, including a new phase of affordable single-storey terrace and semi-detached houses known as Enesta Avenue. There has been a significant level of buyer interest in Enesta Avenue, and we anticipate that this trend will persist in the future.

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### 17. PROSPECTS (CONTINUED)

### Northern Region (continued)

In addition to the projects in Desa Aman, the Group is preparing to launch a new development of serviced apartments in Bandar Butterworth, Pulau Pinang. The serviced apartment complex will feature 293 units housed in a 19-storey building. We are currently planning to launch this project in the latter part of Q3 2023.

### Lumi Market Place

Lifestyle retail is a core business of the Group, and their recent expansion in this area includes the introduction of Lumi Market Place ("LMP"). LMP is a dedicated F&B space located within Lumi Tropicana, featuring an expansive internal dining area measuring 180 meters and over 30,000 square feet of garden space, perfect for hosting events. To generate interest and attract visitors, LMP has a strong design element and a cohesive concept focused on F&B outlets, along with curated weekend food markets and events. Operations for LMP commenced in Quarter 3 of 2022, and the management is actively collaborating with experienced professionals in the industry to build up their lifestyle retail business.

Under the LMP umbrella, our customers can enjoy a remarkable selection of five outlets: W.E.P, Akari, Bite Club, Savage, and Provido, a Boutique Grocer. Each of these F&B establishments offers delectable cuisine sourced from local kitchens, infused with flavors from around the world, ensuring an unforgettable experience for our customers' taste buds.

The garden space at LMP is truly unique, thanks to its strategic location and lush greenery. We firmly believe that we possess a significant advantage over our competitors in terms of delivering high-quality events at competitive prices. Our stunning and tranquil garden space is ideal for various activities, including pop-up markets, weddings, ceremonies, and product launches.

With a highly experienced F&B team, our group is poised to make a substantial impact in the lifestyle retail sector in the upcoming year. We are dedicated to providing our customers with unparalleled experiences that surpass their expectations and leave them yearning for more.

## Lumi Hospitality

Thriven has diversified its business by launching its hospitality division in Quarter 4 of 2020. This new venture involves providing short-term accommodation to both business and leisure travellers, as well as rental management services for property owners. So far, the hospitality division has shown promising growth, particularly during peak travel seasons such as school holidays and festive periods, indicating a strong demand for the services it offers.

Lumi Hospitality takes pride in providing comprehensive service residences at the coveted Lumi Tropicana, a thriving destination in the heart of Petaling Jaya. Our dedicated on-site hospitality team guarantees a stress-free stay, as we ensure the highest standards of cleanliness and comfort.

Looking towards the future, the Group is optimistic about the performance of Lumi Hospitality. The growing demand for inbound leisure, domestic and international tourism is expected to normalize in the coming years, creating a favourable market environment for our business. We are committed to maintaining our high standards of service and enhancing our offerings to meet the evolving needs of our guests.

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## 17. PROSPECTS (CONTINUED)

### Overall

For the financial year ending on December 31, 2023 ("FY2023"), the Group's revenue are consistently supported by new sales and unbilled sales totaling approximately RM29 million from our ongoing developments, which will be delivered in the next financial year.

In the property development sector, the Group is planning to allocate more resources to further expand our involvement in the affordable housing segment, as it serves as a key growth driver, especially in Desa Aman, which continues to experience resilient demand.

The successful completion of our flagship project, Lumi Tropicana, is a testament to the Group's commitment to delivering homes that provide value exceeding their price point. With an improving market sentiment and the commencement of operations at LMP, the final piece of the puzzle in creating the envisioned Luminous lifestyle for Lumi Tropicana, we anticipate an improvement in sales uptake rates. Additionally, we are expanding our portfolio in the property investment and hospitality divisions by retaining and marketing unsold units for recurring rental income through 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.

## 19. LOSS BEFORE TAXATION

	2nd Quarter Ended		6 months Ended	
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000
Loss before tax is arrived at after charging/(crediting) the following:-				
Depreciation of property, plant and equipment	830	290	1,357	559
Depreciation of investment properties	1,230	439	1,717	684
Impairment losses/(Reversal of impairment losses)	on:			
- trade and other receivables	906	(29)	1,860	(1,834)
- contract assets	566	1	909	(124)
Gain on disposal of property, plant & equipment	(20)	_	(120)	-
Finance costs:				
- bank borrowings	1,244	787	1,331	1,652
- Other non-financial institution borrowings				
(arising from sale and leaseback arrangement)	651	607	1,302	1,215
- lease liabilities	(534)	75	116	146
- others	24	58	47	165
Interest income	(218)	(13)	(231)	(84)

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### 20. TAXATION

	2nd Quarter Ended		6 month	s Ended
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000
Tax expense				
Income tax	1,386	80	2,633	329
Deferred tax	(691)	(249)	(1,345)	(166)
Total tax expense charged in current year	695	(169)	1,288	163

The effective tax rates of the Group was higher than the statutory tax rate of 24%, principally due to losses from other subsidiaries which reduced the profit before tax of the Group and non-deductibility of certain expenses including depreciation and amortisation on properties, plant and equipment and investment properties.

### 21. CORPORATE PROPOSALS

There were no corporate proposals announced but not completed during the financial period ended 30 June 2023.

### 22. BORROWINGS

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

	30.06.2023 RM'000	31.12.2022 RM'000
Borrowings denominated in Ringgit Malaysia:		
Long Term - Secured	30,764	27,807
Short Term - Secured	53,896	52,290
	84,660	80,097

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.

## 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 June 2023.

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# 25. 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:-

	2nd Quarter Ended		6 months Ended	
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000
Loss for the period	(5,924)	(4,565)	(24,425)	(7,578)
Add: Non-controlling interests	(226)	(156)	(629)	139
Loss attributable to the owners of the Parent	(6,150)	(4,721)	(25,054)	(7,439)
Weighted average number of ordinary shares in issue ('000) ("WAVOS")	546,944	546,943	546,944	546,944
Basic loss per ordinary share (sen)	(1.12)	(0.86)	(4.58)	(1.36)

The diluted loss per ordinary share for the current and previous financial period is equal to the basic loss per ordinary share for the respective financial period as there are no dilutive potential ordinary shares as at 30 June 2023 and 30 June 2022.