

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

QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TO DATE	CORRESPONDING PERIOD
	3 MONTHS	3 MONTHS	12 MONTHS	12 MONTHS
	MAY'25 - JUL'25	MAY'24 - JULY'24	AUG'24 - JUL'25	AUG'23 - JUL'24
	RM'000	RM'000	RM'000	RM'000
Revenue	6,594	4,438	8,665	9,837
Cost of sales	(4,479)	(4,085)	(5,614)	(8,707)
Gross profit	2,115	353	3,051	1,130
Other operating income	40	3,676	1,241	4,297
Operating expenses	(178)	(2,753)	(2,138)	(4,056)
Other operating expenses	-	(6,557)	-	(6,557)
Profit/(Loss) from operation	1,977	(5,281)	2,154	(5,186)
Finance Costs	-	(1)	(1)	(7)
Profit/(Loss) before taxation	1,977	(5,282)	2,153	(5,193)
Taxation	22	(215)	11	(215)
Profit/(Loss) for the financial period	1,999	(5,497)	2,164	(5,408)
Other Comprehensive Income				
- Foreign exchange translation from the foreign operations	-	-	-	-
Total comprehensive income/(expense) for the financial period	1,999	(5,497)	2,164	(5,408)
Profit/(Loss) for the period attributable to:				
Owners of the parent	1,999	(5,497)	2,164	(5,408)
Non-controlling interest	-	-	-	-
	1,999	(5,497)	2,164	(5,408)
Total comprehensive income/(expenses) attributable to:				
Owners of the parent	1,999	(5,497)	2,164	(5,408)
Non-controlling interest	-	-	-	-
	1,999	(5,497)	2,164	(5,408)
Earning/(Loss) per share (sen)				
Basic (note B13)	0.16	(0.44)	0.17	(0.43)

These unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 July 2024 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED)	(AUDITED)
	AS AT 31 JULY 2025 RM'000	AS AT 31 JULY 2024 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	14	23
Right-of-use assets	-	141
Land held for property development	2,500	2,500
Investment property	90,990	90,990
	<u>93,504</u>	<u>93,654</u>
CURRENT ASSETS		
Trade receivables	3,111	5,269
Other receivables, deposits and prepayments	13,188	7,049
Current tax assets	194	189
Fixed deposits with cooperative	15,919	15,484
Cash and bank balances	855	1,709
	<u>33,267</u>	<u>29,700</u>
TOTAL ASSETS	<u>126,771</u>	<u>123,354</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	111,038	196,038
Retained earnings/(Accumulated losses)	4,742	(82,422)
Owner equity	<u>115,780</u>	<u>113,616</u>
TOTAL EQUITY	<u>115,780</u>	<u>113,616</u>
NON-CURRENT LIABILITIES		
Deferred tax liabilities	<u>2,829</u>	<u>2,829</u>
CURRENT LIABILITIES		
Trade payables	3,421	4,068
Other payables and accruals	4,741	2,685
Lease liabilities	-	135
Current tax liabilities	-	21
	<u>8,162</u>	<u>6,909</u>
TOTAL LIABILITIES	<u>10,991</u>	<u>9,738</u>
TOTAL EQUITY AND LIABILITIES	<u>126,771</u>	<u>123,354</u>
Net asset per share (RM)	0.09	0.09

The unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 July 2024 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	SHARE CAPITAL RM'000	(ACCUMULATED LOSSES)/RETAINED EARNINGS RM'000	TOTAL EQUITY RM'000
<u>Unaudited</u>			
At 1 August 2024		196,038 (82,422)	113,616
Transactions with owners			
Share Capital Reduction		(85,000) (85,000)	85,000 85,000
Total comprehensive income for the period		-	2,164 2,164
At 31 July 2025		111,038 <hr/>	4,742 <hr/> 115,780

	SHARE CAPITAL RM'000	WARRANT RESERVE RM'000	ACCUMULATED LOSSES RM'000	TOTAL EQUITY RM'000
<u>Audited</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	-	-	(5,408)	(5,408)
At 31 July 2024	196,038	-	(82,422)	113,616

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 2024 and the accompanying explanatory notes of this interim financial reports.

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QUARTERLY REPORT FOR THE PERIOD ENDED 31 JULY 2025
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT PERIOD TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31 JULY 2025 (Unaudited) RM'000	31 JULY 2024 (Audited) RM'000
Cash flows from operating activities		
Profit/(Loss) before tax	2,153	(5,193)
Adjustments for:		
Non-cash items	(719)	3,011
Non operating items	(434)	(672)
Operating profit/(loss) before working capital changes	<hr/> 1,000	<hr/> (2,854)
Changes in working capital:		
Net changes in current assets	(3,172)	680
Net changes in current liabilities	1,409	3,109
Cash (used in)/generated from operations	<hr/> (763)	<hr/> 935
Tax paid	(31)	(6)
Tax refunded	15	-
Net cash (used in)/generated from operating activities	<hr/> (779)	<hr/> 929
Cash flows from investing activity		
Acquisition of right-of-use assets	-	(15)
Proceeds from disposal of property, plant and equipment	-	120
Purchase of property, plant and equipment	-	(16)
Net cash generated from investing activity	<hr/> -	<hr/> 89
Cash flows from financing activity		
Repayment to directors	-	(31)
Proceeds of exercise of Warrants	-	2
Interest paid	(1)	(7)
Repayment of lease liabilities	(74)	(184)
Net cash used in financing activity	<hr/> (75)	<hr/> (220)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(854)	798
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,709	911
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<hr/> 855	<hr/> 1,709
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISSES		
Fixed deposits with cooperatorative	15,919	15,484
Cash and bank balances	855	1,709
	<hr/> 16,774	<hr/> 17,193
Less: Fixed deposits with cooperatorative with maturity more than 3 months	(15,919)	(15,484)
	<hr/> 855	<hr/> 1,709

The unaudited condensed statement of cashflows should be read in conjunction with the audited financial statements for the financial year ended 31 July 2024 and the accompanying explanatory notes of this interim financial reports.