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

QUARTERLY REPORT FOR THE SIXTH QUARTER ENDED 31 JANUARY 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TO DATE	CORRESPONDING PERIOD
	3 MONTHS NOV'25 - JAN'26 RM'000	3 MONTHS NOV'24 - JAN'25 RM'000	18 MONTHS AUG'24 - JAN'26 RM'000	18 MONTHS AUG'23 - JAN'25 RM'000
Revenue	2,358	N/A	13,081	N/A
Cost of sales	(2,044)	N/A	(9,464)	N/A
Gross profit	314	N/A	3,617	N/A
Other operating income	770	N/A	2,146	N/A
Operating expenses	(1,833)	N/A	(4,167)	N/A
Other operating expenses	(430)	N/A	(430)	N/A
(Loss)/Profit from operation	(1,179)	N/A	1,166	N/A
Finance Costs	(2)	N/A	(5)	N/A
(Loss)/Profit before taxation	(1,181)	N/A	1,161	N/A
Taxation	(8)	N/A	3	N/A
(Loss)/Profit for the financial period	(1,189)	N/A	1,164	N/A
Other Comprehensive Income				
- Foreign exchange translation from the foreign operations	-	N/A	-	N/A
Total comprehensive (loss)/income for the financial period	(1,189)	N/A	1,164	N/A
(Loss)/Profit for the period attributable to:				
Owners of the parent	(1,189)	N/A	1,164	N/A
Non-controlling interest	-	N/A	-	N/A
	(1,189)	N/A	1,164	N/A
Total comprehensive income attributable to:				
Owners of the parent	(1,189)	N/A	1,164	N/A
Non-controlling interest	-	N/A	-	N/A
	(1,189)	N/A	1,164	N/A
Earning per share (sen)				
Basic (note B13)	(0.08)	N/A	0.09	N/A

Note:-
As announced on 26 June 2025, the financial year end of the Group has been changed from 31 July 2025 to 31 January 2026.
As such, there will be no comparative financial information available for the preceding year corresponding periods.

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.

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

QUARTERLY REPORT FOR THE SIXTH QUARTER ENDED 31 JANUARY 2026

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) AS AT 31 JANUARY 2026 RM'000	(AUDITED) AS AT 31 JULY 2024 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	40	23
Right-of-use assets	200	141
Land held for property development	2,500	2,500
Investment property	94,176	90,990
	96,916	93,654
CURRENT ASSETS		
Trade receivables	4,648	5,269
Other receivables, deposits and prepayments	5,061	7,049
Current tax assets	96	189
Fixed deposits	-	15,484
Cash and bank balances	17,724	1,709
	27,529	29,700
TOTAL ASSETS	**124,445**	**123,354**
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	113,466	196,038
Retained earnings/(Accumulated losses)	3,742	(82,422)
Owner equity	117,208	113,616
TOTAL EQUITY	117,208	113,616
NON-CURRENT LIABILITIES		
Deferred tax liabilities	2,829	2,829
Lease liabilities	73	-
	2,902	2,829
CURRENT LIABILITIES		
Trade payables	1,774	4,068
Other payables and accruals	2,440	2,685
Lease liabilities	121	135
Current tax liabilities	-	21
	4,335	6,909
TOTAL LIABILITIES	7,237	9,738
TOTAL EQUITY AND LIABILITIES	**124,445**	**123,354**
Net asset per share (RM)	0.08	0.09

Note: -
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 finanical reports.

TRIVE PROPERTY GROUP BERHAD (Registration No. 200401029337 (667845-M))
(Incorporated in Malaysia)
QUARTERLY REPORT FOR THE SIXTH QUARTER ENDED 31 JANUARY 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	SHARE CAPITAL RM'000	SHARE OPTION RESERVE RM'000	(ACCUMULATED LOSSES)/RETAINED EARNINGS RM'000	TOTAL EQUITY RM'000
Unaudited				
At 1 August 2024	196,038	-	(82,422)	113,616
Transactions with owners				
Share Capital Reduction	(85,000)	-	85,000	-
Grant Of Shares Option Scheme	-	234	-	234
Exercise Of Share Options	2,428	(234)	-	2,194
	(82,572)	-	85,000	2,428
Total comprehensive income for the period	-	-	1,164	1,164
At 31 January 2026	113,466	-	3,742	117,208

Note: -
As announced on 26 June 2025, the financial year end of the Group has been changed from 31 July 2025 to 31 January 2026.
As such, there will be no comparative financial information available for the preceding year corresponding periods.

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

TRIVE PROPERTY GROUP BERHAD (Registration No. 200401029337 (667845-M))
(Incorporated in Malaysia)
QUARTERLY REPORT FOR THE SIXTH QUARTER ENDED 31 JANUARY 2026
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	18 MONTHS PERIOD ENDED	
	CURRENT	PRECEDING YEAR
	PERIOD TO DATE 31 JAN 2026 (Unaudited) RM'000	CORRESPONDING PERIOD 31 JAN 2025 (Unaudited) RM'000
Cash flows from operating activities		
Profit before tax	1,161	N/A
Adjustments for:		
Non-cash items	(1,034)	N/A
Non operating items	(508)	N/A
Operating loss before working capital changes	(381)	N/A
Changes in working capital:		
Net changes in current assets	3,208	N/A
Net changes in current liabilities	(2,539)	N/A
Cash generated from operations	288	N/A
Tax paid	(43)	N/A
Tax refunded	117	N/A
Net cash generated from operating activities	362	N/A
Cash flows from investing activity		
Acquisition of right-of-use assets	(9)	N/A
Purchase of property, plant and equipment	(32)	N/A
Additional of investment properties	(3,186)	N/A
Withdraw of fixed deposits	16,812	N/A
Net cash generated from investing activity	13,585	N/A
Cash flows from financing activity		
Proceeds of exercise of share issuance scheme	2,194	N/A
Interest paid	(5)	N/A
Repayment of lease liabilities	(121)	N/A
Net cash generated from financing activity	2,068	N/A
NET INCREASE IN CASH AND CASH EQUIVALENTS	16,015	N/A
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	1,709	N/A
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	17,724	N/A
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISES		
Cash and bank balances	17,724	N/A

Note: -
As announced on 26 June 2025, the financial year end of the Group has been changed from 31 July 2025 to 31 January 2026.
As such, there will be no comparative financial information available for the preceding year corresponding periods.

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