

THRIVEN GLOBAL BERHAD

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

Quarterly report on consolidated results for the financial period ended 31 March 2026**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

(The figures have not been audited)

	NOTE	Current Quarter Ended 31.03.26 RM'000	Comparative Quarter Ended 31.03.25 RM'000	3 Months Cumulative To 31.03.26 RM'000	3 Months Cumulative To 31.03.25 RM'000
Revenue		15,311	4,410	15,311	4,410
Cost of sales		<u>(7,372)</u>	<u>(2,695)</u>	<u>(7,372)</u>	<u>(2,695)</u>
Gross profit		7,939	1,715	7,939	1,715
Other expenses		(4,102)	(5,162)	(4,102)	(5,162)
Other income		<u>896</u>	<u>1,953</u>	<u>896</u>	<u>1,953</u>
Profit/(loss) from operations		4,733	(1,494)	4,733	(1,494)
Finance costs		<u>(1,077)</u>	<u>(1,219)</u>	<u>(1,077)</u>	<u>(1,219)</u>
Profit/(loss) before taxation		3,656	(2,713)	3,656	(2,713)
Taxation	20	<u>211</u>	<u>(352)</u>	<u>211</u>	<u>(352)</u>
Profit/(loss) for the period		3,867	(3,065)	3,867	(3,065)
Other comprehensive income		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive profit/(loss)		<u>3,867</u>	<u>(3,065)</u>	<u>3,867</u>	<u>(3,065)</u>
Profit/(loss)/ total comprehensive profit/ (loss) attributable to:					
Owners of the Parent		3,884	(2,874)	3,884	(2,874)
Non-controlling interests		<u>(17)</u>	<u>(191)</u>	<u>(17)</u>	<u>(191)</u>
		<u>3,867</u>	<u>(3,065)</u>	<u>3,867</u>	<u>(3,065)</u>
Profit/(loss) per ordinary share (sen)					
Basic / Diluted	25	<u>0.71</u>	<u>(0.53)</u>	<u>0.71</u>	<u>(0.53)</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 2025 and the accompanying explanatory notes attached to the interim financial statements)

THRIVEN GLOBAL BERHAD

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

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	NOTE	As At 31.03.2026 RM '000 (Unaudited)	As At 31.12.2025 RM '000 (Audited)
Assets			
<i>Non-Current Assets</i>			
Property, plant and equipment		6,908	7,019
Investment properties		54,296	55,200
Inventories	22	49,172	53,492
Right-of-use assets		783	923
Deferred tax assets		390	179
		<u>111,549</u>	<u>116,813</u>
<i>Current Assets</i>			
Inventories	22	29,200	27,898
Non-current asset held for sale	22	799	5,406
Trade and other receivables		8,704	4,688
Contract assets		1,553	-
Current tax assets		348	348
Cash and bank balances		5,295	6,355
		<u>45,899</u>	<u>44,695</u>
Total Assets		<u>157,448</u>	<u>161,508</u>
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		(68,425)	(72,309)
		<u>69,148</u>	<u>65,264</u>
Non-controlling interests		(4,897)	(4,880)
Total Equity		<u>64,251</u>	<u>60,384</u>
<i>Non-Current Liabilities</i>			
Borrowings	23	46,924	47,580
Lease liabilities		655	767
Redeemable preference shares		499	499
		<u>48,078</u>	<u>48,846</u>
<i>Current Liabilities</i>			
Borrowings	23	9,237	14,355
Trade and other payables		34,129	36,457
Lease liabilities		436	437
Contract liabilities		600	-
Current tax liabilities		717	1,029
		<u>45,119</u>	<u>52,278</u>
Total Liabilities		<u>93,197</u>	<u>101,124</u>
Total Equity and Liabilities		<u>157,448</u>	<u>161,508</u>
Net assets per share attributable to owners of the Parent (RM)		<u>0.13</u>	<u>0.12</u>

(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 2025 and the accompanying explanatory notes attached to the interim financial statements)

THRIVEN GLOBAL BERHAD

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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 2026	59,587	77,986	(72,309)	65,264	(4,880)	60,384
Total comprehensive profit/(loss) for the period	-	-	3,884	3,884	(17)	3,867
At 31 March 2026	<u>59,587</u>	<u>77,986</u>	<u>(68,425)</u>	<u>69,148</u>	<u>(4,897)</u>	<u>64,251</u>
At 1 January 2025	59,587	77,986	(52,716)	84,857	(2,189)	82,668
Total comprehensive loss for the period	-	-	(2,874)	(2,874)	(191)	(3,065)
At 31 March 2025	<u>59,587</u>	<u>77,986</u>	<u>(55,590)</u>	<u>81,983</u>	<u>(2,380)</u>	<u>79,603</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 2025 and the accompanying explanatory notes attached to the interim financial statements)

THRIVEN GLOBAL BERHAD

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

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(The figures have not been audited)

	<-----3 Months Ended----->	
	31.03.2026	31.03.2025
	RM '000	RM '000
Cash Flows from Operating Activities		
Profit/(loss) before taxation	3,656	(2,713)
Adjustments for :-		
Depreciation of property, plant and equipment and ROU	386	648
Depreciation of investment properties	301	382
Gain on disposal of:		
- investment properties	(45)	-
Write off of lease liability	(3)	-
Reversal of impairment losses on:		
- inventories	(758)	-
- trade and other receivables	-	(82)
Finance costs	1,077	1,219
Interest income	(15)	(32)
Operating profit/(loss) before changes in working capital	<u>4,599</u>	<u>(578)</u>
Changes in working capital:		
Inventories	6,926	1,618
Trade and other receivables	(2,560)	1,511
Contract assets	(1,553)	2,108
Payables	(1,728)	(1,194)
Contract liabilities	-	(9)
Cash generated from operating activities	<u>5,684</u>	<u>3,456</u>
Interest paid	(1,061)	(1,198)
Tax paid	(312)	(450)
Tax refund	-	24
Net cash generated from operating activities	<u>4,311</u>	<u>1,832</u>
Cash Flows from Investing Activities		
Proceeds from disposal of:		
- investment properties	650	-
Purchase of property, plant and equipment	(137)	(857)
Interest received	1	32
Net cash generated/(used) from investing activities	<u>514</u>	<u>(825)</u>
Cash Flows from Financing Activities		
Repayments of borrowings	(5,339)	(1,222)
Drawdown of fixed deposits	863	-
Payment of lease liabilities	(126)	(154)
Net cash used in financing activities	<u>(4,602)</u>	<u>(1,376)</u>
Net increase/(decrease) in Cash & Cash Equivalents	223	(369)
Cash & Cash Equivalents at beginning of financial year	1,823	3,614
Cash & Cash Equivalents at end of financial period	Note A <u>2,046</u>	<u>3,245</u>
Note A :		
Included in cash and cash equivalents are the following:		
- Cash and deposits with licensed banks	5,295	6,187
- Bank overdrafts	0	(403)
- Deposits pledged	(3,249)	(2,539)
	<u>2,046</u>	<u>3,245</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 2025 and the accompanying explanatory notes attached to the interim financial statements)

FINANCIAL PERIOD ENDED 31 MARCH 2026

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 2025.

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 2025 except for the adoption of the following:-

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2026:-

Amendments to MFRS 9 and MFRS 7 MFRS 1, MFRS 7, MFRS 9, MFRS 10, and MFRS 107	<i>Amendments to the Classification and Measurement of Financial Instruments</i>
Amendments to MFRS 9 and MFRS 7	<i>Annual improvements to MFRS Accounting Standards - Volume 11</i> <i>Contracts Referencing Nature-dependent Electricity</i>

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2027:-

MFRS 18	<i>Presentation and Disclosure in Financial Statements</i>
MFRS 19	<i>Subsidiaries without Public Accountability: Disclosures</i>

MFRS Accounting Standards and amendments which have been deferred:-

Amendments to MFRS 10, MFRS 128	<i>Sale or Contribution of Assets between and Investor and its Associate or Joint Venture</i>
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The Group plan to apply the abovementioned accounting standards and amendments, where applicable, in the respective financial years when the abovementioned amendments becomes effective.

The adoption of the above is not expected to have any 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 2026.

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 2026.

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 2026.

8. PAYMENT OF DIVIDEND

No dividend was paid during the current financial period ended 31 March 2026.

9. SEGMENTAL REPORTING

a) Segment revenue and results

	Property Development RM'000	Property Investment RM'000	Food and Beverages RM'000	Investment Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
3 months ended 31 March 2026						
Total Revenue						
External Revenue	13,867	977	467	-	-	15,311
Inter-segment revenue	-	-	-	1,566	(1,566)	-
	<u>13,867</u>	<u>977</u>	<u>467</u>	<u>1,566</u>	<u>(1,566)</u>	<u>15,311</u>
Profit/(loss) from operations	<u>6,184</u>	<u>(84)</u>	<u>(143)</u>	<u>1,148</u>	<u>(2,372)</u>	<u>4,733</u>
3 months ended 31 March 2025						
Total Revenue						
External Revenue	3,173	715	522	-	-	4,410
Inter-segment revenue	-	23	-	1,746	(1,769)	-
	<u>3,173</u>	<u>738</u>	<u>522</u>	<u>1,746</u>	<u>(1,769)</u>	<u>4,410</u>
(Loss)/profit from operations	<u>(493)</u>	<u>(715)</u>	<u>(406)</u>	<u>222</u>	<u>(102)</u>	<u>(1,494)</u>

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 31 March 2026						
Segment assets	142,726	6,316	894	215,971	(208,459)	157,448
Segment liabilities	162,012	45,488	17,800	66,920	(199,023)	93,197
As at 31 December 2025						
Segment assets	137,744	6,264	580	211,479	(194,559)	161,508
Segment liabilities	162,237	44,966	17,344	63,074	(186,497)	101,124

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 31 March 2026

12. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the financial period ended 31 March 2026

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	
	31.03.2026 RM'000	31.03.2025 RM'000	31.03.2026 RM'000	31.03.2025 RM'000
Directors				
-Office rental paid/payable	<u>(13)</u>	<u>(11)</u>	<u>(13)</u>	<u>(11)</u>

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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		Increase %
	31.03.2026 RM'000	31.03.2025 RM'000	
Revenue	15,311	4,410	247.2
Profit/(loss) before taxation	3,656	(2,713)	234.8

For the 3-month period ended 31 March 2026, the Group recorded revenue of RM15.311 million, representing an increase of approximately 247.2% compared with RM4.410 million recorded in the corresponding period of the preceding year.

The higher revenue was mainly attributable to the sale of 150 out of 176 bungalow land at Desa Aman, which contributed RM12.763 million, together with the sale of one bought-back unit (B1-03-03) amounting to RM0.760 million. In addition, revenue from the car park, pickleball, hospitality, restaurant and event space operations contributed RM0.990 million, while rental income from investment properties amounted to RM0.453 million. Other revenue included a reversal of prior period accruals relating to sales commission amounting to RM0.344 million.

In comparison, revenue of RM4.410 million in the corresponding period was mainly derived from the sale of 70 out of 450 terrace house land units and the remaining completed inventories at Desa Aman.

The Group recorded a pre-tax profit of RM3.656 million for the current period, as compared with a pre-tax loss of RM2.713 million in the corresponding period. This improvement was primarily driven by the gross profit of RM8.156 million generated from the sale of the 150 bungalow land at Desa Aman, coupled with lower operating expenses following the Group's streamlining of operations.

16. COMPARISON WITH PRECEDING QUARTER'S RESULTS

	1Q 2026	4Q 2025	Increase %
	RM'000	RM'000	
Revenue	15,311	4,575	234.7
Profit/(loss) before taxation	3,656	(7,309)	150.0

For the current quarter ended 31 March 2026, the Group recorded revenue of RM15.311 million, representing an increase of approximately 234.7% compared with RM4.575 million recorded in the preceding quarter.

The higher revenue was mainly attributable to the sale of 150 out of 176 bungalow land at Desa Aman, the sale of one bought-back unit (B1-03-03), car park, pickleball, hospitality, restaurant and event space operations, rental income from investment properties, as well as a reversal of prior period accruals relating to sales commission.

In comparison, revenue in the preceding quarter was mainly derived from the sale of three inventory units at Lumi Tropicana Tower B2 Lifestyle, one Enesta Kepong Retail unit given as dividend-in-specie, recurring income from the Group's car park, pickleball, hospitality, restaurant and event space operations, and rental income from investment properties.

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16. COMPARISON WITH PRECEDING QUARTER'S RESULTS (CONTINUED)

The Group recorded a pre-tax profit of RM3.656 million for the current quarter, as compared with a pre-tax loss of RM7.309 million in the preceding quarter. This turnaround was primarily driven by the gross profit generated from the sale of bungalow land at Desa Aman, coupled with lower operating expenses.

In the preceding quarter, the Group's performance was affected by an impairment of RM1.970 million recognised on property, plant and equipment, higher operating expenses, and lower revenue, resulting in the pre-tax loss recorded for that quarter.

17. PROSPECTS

Lumi Tropicana

The remaining units within the Group's flagship development, Lumi Tropicana, continued to gain strong market traction during the year. These units are primarily located within the B2 Lifestyle Tower, which offers some of the most impressive views overlooking the Tropicana Golf & Country Club, making them particularly attractive to purchasers seeking both exclusivity and lifestyle appeal.

From January to March 2026, the Group successfully sold 2 units at Lumi Tropicana, including one bought-back unit at Block B1. This reflects encouraging demand for the project's remaining premium units.

In addition to direct sales, the remaining renovated and fully fitted-out units continue to contribute positively to the Group's recurring income, particularly through its hospitality segment. These income-generating units have strengthened the Group's asset monetisation strategy while supporting a more sustainable revenue base.

Moving forward, the Group remains optimistic that the positive sales momentum for Lumi Tropicana will continue in the coming months.

Suite eNESTa Kepong

At Suite eNESTa Kepong, only 8 retail units remain available, of which three units are currently generating rental yields ranging from 4.50% to 7.00%.

Strategically located adjacent to the MRT Jinjang Station, these retail units benefit from strong accessibility and visibility, making them attractive to business owners and investors. This connectivity also positions Suite eNESTa Kepong as a potential commercial hub with promising prospects for both rental income and future sales.

Northern Region - Desa Aman, Kedah

The Group's township development in Desa Aman, Kedah, known as eNESTa Avenue, achieved 100% sales of its inventories by the second quarter of 2025. Over the years, the township has been a successful development for the Group, contributing healthy profit margins while strengthening the Group's branding and market presence.

In the first quarter of 2026, the Group completed the sale of 150 out of 176 bungalow land parcels in Desa Aman. The sale of the remaining 27 Malay Reserve lots is expected to be completed by the second quarter of 2026.

This land sale is aligned with the Group's broader strategy to pare down borrowings, reduce borrowing costs, and strengthen its overall financial position.

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17. PROSPECTS (CONTINUED)

Hospitality

The Group's hospitality division provides short-term accommodation for both business and leisure travellers. During the period, the division recorded an improvement in both daily rates and booking volume, reflecting stronger demand for its hospitality offerings. Moving forward, the Group expects this segment to continue contributing recurring income, which will help support the Group's operating expenses and strengthen overall revenue stability.

LMP Lifestyle Retail

The highly anticipated pickleball activities at Lumi Market Place (LMP) officially commenced in June 2025, further enhancing the vibrancy and lifestyle appeal of the development. This was complemented by the opening of new food and beverage and retail offerings, namely Frangipani and BilaBila Mart.

Together with the existing Savage outlet and LMP Event space rental at LMP, these new offerings have contributed to higher visitor traffic and stronger revenue generation for the Group. The increased footfall has also translated into improved car park collections, in line with the Group's objective of activating Lumi Tropicana as a lifestyle-driven destination.

The Group expects the level of activities to increase further in the second quarter of 2026. In addition, the anticipated improvement in the occupancy rate of the hospitality division is expected to further strengthen recurring income and overall performance.

Section 13 Development Land

The Group has strategically reserved its valuable 1.99-acre land parcel at Section 13 for future development into a prime commercial hub, potentially comprising hotels, offices and other complementary commercial components.

Pending the future development of the site, part of the premises has been tenanted to established operators, including the popular restaurant "Flour, Fire & Stones" and pickleball operators, generating rental income of approximately RM0.11 million per month.

In addition, the Group continues to benefit from the increasing visitor traffic at the site through car park collections. Moving forward, the Group intends to further unlock the value of this land parcel by transforming it into a prestigious commercial hub in the near future.

Thriven Asera, Bagan Jermal Project

The Group's Bagan Jermal project is at an advanced stage of preparation for launch. The proposed development will comprise 293 residential units within a 19-storey building, with an estimated Net Development Value of over RM145 million.

Key development milestones, including the necessary approvals, sales gallery and site preparation works, have been completed. The project is currently earmarked for launch in the third quarter of 2026.

The development is expected to benefit from several strong selling points, including its seafront views, proximity to the upcoming Bagan Luar LRT station, and modern facilities designed to complement the needs of residents within this developing region.

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17. PROSPECTS (CONTINUED)

Overall

For the period ended 31 March 2026, the Group's revenue and income were mainly derived from the sale of 150 out of 176 bungalow land at Desa Aman, the sale of one bought-back unit, recurring income from its car park, restaurant, hospitality and pickleball operations, as well as rental income from investment properties.

As the Group transitions from the completion of the final phases of Desa Aman towards the launch of future developments, efforts will be intensified to identify and evaluate new property development opportunities. This will complement the development potential within the Group's existing land bank and support its longer-term growth strategy.

The improved operations at LMP within Lumi Tropicana are expected to continue contributing positively to the Group's revenue and recurring income. At the same time, continued sales momentum for the investment properties and remaining inventories at Lumi Tropicana and eNESTA kepong retail is expected to unlock the embedded value of these quality homes and commercial lots.

Overall, the Group will continue to execute its strategy with discipline, focusing on operational efficiency, asset monetisation and sustainable growth. This includes the planned launch of Thriven Asera at Bagan Jermal in 2026, while actively pursuing other viable property development opportunities to strengthen the Group's future earnings base.

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

	1st Quarter Ended		3 months Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Profit/(loss) before tax is arrived at after charging/(crediting) the following:-				
Depreciation of:				
- investment properties	301	382	301	382
- property, plant and equipment	387	648	387	648
Employee benefits	2,395	-	2,395	-
Reversal of impairment losses on:				
- trade and other receivables	0	(82)	0	(82)
- inventory	-	-	(758)	-
Gain on disposal of investment property	45	-	45	-
Finance costs:				
- bank borrowings	350	531	350	531
- other non-financial institution borrowings (arising from sale and leaseback arrangement)	694	651	694	651
- lease liabilities	16	21	16	21
- others	17	16	17	16
Rental income	(26)	-	(26)	-
Other interest income	(15)	(32)	(15)	(32)

20. TAXATION

	1st Quarter Ended		3 months Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Tax expense				
Income tax	-	417	-	417
Deferred tax	(211)	(65)	(211)	(65)
Total tax expense charged	<u>(211)</u>	<u>352</u>	<u>(211)</u>	<u>352</u>

The effective tax rates of the Group for the current financial period were higher than the statutory tax rate of 24% mainly due to the losses at certain companies which reduced the profit before tax of the Group and effects of the reversal of deferred tax asset.

21. CORPORATE PROPOSALS

There were no corporate proposals announced but not completed during the financial period ended 31 March 2026

22. INVENTORIES

The breakdown of the Group's inventories are as follows:-

	31.03.2026	31.12.2025
	RM'000	RM'000
Non-current assets:		
Properties held for development	49,172	53,492
	<u>49,172</u>	<u>53,492</u>
Current assets:		
Properties held for development	23,787	21,993
Completed properties	5,388	5,886
Food ingredients	25	19
Non-current asset held for sale	799	5,406
	<u>29,999</u>	<u>33,304</u>

23. BORROWINGS

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

	31.03.2026	31.12.2025
	RM'000	RM'000
Borrowings denominated in Ringgit Malaysia:		
Long Term - Secured	46,924	47,580
Short Term - Secured	9,237	14,355
	<u>56,161</u>	<u>61,935</u>

Long 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.

The Group's revolving credit facilities are classified under current liabilities as the facilities are available on the basis of monthly rollover.

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24. CHANGES IN MATERIAL LITIGATION

The Company had previously announced that its wholly-owned subsidiary, Mayfair Ventures Sdn. Bhd. ("Mayfair"), is involved in ongoing arbitration proceedings initiated by Setiakon Builders Sdn. Bhd. ("Setiakon").

The hearing for the arbitration proceedings is tentatively scheduled to be held from 7 September 2026 to 11 September 2026, with a site visit expected to take place in June 2026. The witnesses who will attend the hearing have been identified, and the relevant list has been provided to Mayfair's solicitors.

Based on prudence and without prejudice to Mayfair's position in the arbitration proceedings, Mayfair had recognised a provision of late payment interest amounting to RM2,783,050.

The Company will make further announcements as and when there are material developments in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

25. DIVIDENDS

The Directors do not recommend any dividend for the financial period ended 31 March 2026.

26. PROFIT/(LOSS) PER ORDINARY SHARE

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

	1st Quarter Ended		3 months Ended	
	31.03.2026	31.03.2025	31.03.2026	31.03.2025
	RM'000	RM'000	RM'000	RM'000
Profit/(loss) for the period	3,867	(3,065)	3,867	(3,065)
Add: Non-controlling interests	17	191	17	191
Profit/(loss) attributable to the owners of Parent	<u>3,884</u>	<u>(2,874)</u>	<u>3,884</u>	<u>(2,874)</u>
Weighted average number of ordinary shares in issue ('000) ("WAVOS")	<u>546,944</u>	<u>546,944</u>	<u>546,944</u>	<u>546,944</u>
Profit/(loss) per ordinary share (sen)	<u>0.71</u>	<u>(0.53)</u>	<u>0.71</u>	<u>(0.53)</u>

The diluted profit or loss per ordinary share for the current and previous financial period is equal to the basic profit or loss per ordinary share for the respective financial period as there are no dilutive potential ordinary shares as at 31 March 2026 and 31 March 2025.