

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2022

	Note	2022 RM	2021 RM
Cash flows from operating activities			
Income before taxation		49,692,010	68,795,599
Adjustments for:			
Finance costs	10	30,839,995	31,087,822
Depreciation of plant and equipment	14	99,750	172,416
Fair value adjustments	15	22,326,272	14,658,665
Lease income recognised in prior years	5	1,581,592	1,042,254
Allowance for impairment of trade receivables	17	43,264	440,577
Reversal for impairment of trade receivables	17	(146,466)	(374,511)
Finance income	7	(2,364,017)	(2,639,082)
Write off of investment property	15	-	765,000
Gain on divestment of investment property		-	(3,754,026)
Operating cash flows before changes in working capital		102,072,400	110,194,714
Changes in working capital:			
Increase in trade and other receivables		(308,992)	(416,460)
Decrease in security deposits		(4,690,560)	(1,060,791)
Increase in trade and other payables		857,274	1,743,778
Net cash flows generated from operating activities		97,930,122	110,461,241
Cash flows from investing activities			
Additions to investment properties	15	(3,607,864)	(657,919)
Net proceeds from divestment of investment property		-	41,850,000
Additions to plant and equipment	14	(4,665)	(35,413)
Changes in deposits with licensed financial institutions		3,987,245	(3,265,053)
Interest received		1,872,815	2,138,448
Net cash flows generated from investing activities		2,247,531	40,030,063
Cash flows from financing activities			
Distribution to unitholders		(79,097,586)	(75,882,237)
Drawdown of borrowings	21	207,000,000	258,380,616
Repayment of borrowings	21	(207,000,000)	(300,000,000)
Finance costs paid	21	(29,970,308)	(27,123,513)
Transaction costs paid	21	(900,555)	(554,078)
Net cash flows used in financing activities		(109,968,449)	(145,179,212)
Net (decrease)/increase in cash and cash equivalents		(9,790,796)	5,312,092
Cash and cash equivalents at 1 January		20,167,135	14,855,043
Cash and cash equivalents at 31 December	18	10,376,339	20,167,135

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.