

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2023

	Note	2023 RM	2022 RM
Cash flows from operating activities			
Income before taxation		73,231,055	49,692,010
Adjustments for:			
Finance costs	10	38,074,638	30,839,995
Depreciation of plant and equipment	14	24,671	99,750
Fair value adjustments	15	1,963,893	22,326,272
Unbilled lease income receivable/(lease income recognised in prior years)	5	(954,156)	1,581,592
Allowance for impairment of trade receivables	17(a)	5,839	43,264
Reversal for impairment of trade receivables	17(a)	(5,839)	(146,466)
Finance income	7	(2,978,081)	(2,364,017)
Operating cash flows before changes in working capital		109,362,020	102,072,400
Changes in working capital:			
Increase in trade and other receivables		(1,271,005)	(308,992)
Increase/(decrease) in security deposits		15,977,941	(4,690,560)
(Decrease)/increase in trade and other payables		(1,049,022)	857,274
Net cash flows generated from operating activities		123,019,934	97,930,122
Cash flows from investing activities			
Additions to investment properties	15	(461,809,737)	(3,607,864)
Additions to plant and equipment	14	-	(4,665)
Changes in deposits with licensed financial institutions		35,252,506	3,987,245
Interest received		2,915,806	1,872,815
Net cash flows (used in)/generated from investing activities		(423,641,425)	2,247,531
Cash flows from financing activities			
Distribution to unitholders		(70,844,857)	(79,097,586)
Drawdown of borrowings	20	362,000,000	207,000,000
Repayment of borrowings	20	-	(207,000,000)
Proceeds from issuance/placements of new units	23	92,790,000	-
Expenses paid on issuance/placements of new units	23	(2,096,957)	-
Finance costs paid	20	(36,599,653)	(29,970,308)
Transaction costs paid	20	(1,694,416)	(900,555)
Net cash flows generated from/(used in) financing activities		343,554,117	(109,968,449)
Net increase/(decrease) in cash and cash equivalents		42,932,626	(9,790,796)
Cash and cash equivalents at 1 January		10,376,339	20,167,135
Cash and cash equivalents at 31 December	18	53,308,965	10,376,339

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