# Statement of Cash Flows

for the year ended 31 December 2024

| | Note | 2024 RM | 2023 RM |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Net income before taxation | | 1,690,791 | 4,750,890 |
| *Adjustments for:* | | | |
| Finance costs | | 28,257,386 | 31,724,922 |
| Finance income | | (793,535) | (531,247) |
| Changes in fair value of investment properties: | | | |
| - As per valuation | 3 | 9,916,059 | 2,879,278 |
| **Operating profit before changes in working capital** | | 39,070,701 | 38,823,843 |
| | | | |
| Change in trade and other receivables | | (4,874,046) | 166,673 |
| Change in trade and other payables | | (3,529,532) | 4,469,663 |
| **Net cash from operating activities** | | 30,667,123 | 43,460,179 |
| | | | |
| **Cash flows from investing activities** | | | |
| Interest received | | 793,535 | 531,247 |
| Withdrawal of security deposits in trust accounts | | 9,683,565 | - |
| Acquisition of an investment property | | (31,714,000) | - |
| Net proceeds from disposal of an investment property | | 26,850,000 | - |
| Payment of real property gains tax | | (309,800) | - |
| Enhancement of investment properties | 3 | (7,452,059) | (4,829,278) |
| **Net cash used in investing activities** | | (2,148,759) | (4,298,031) |
| | | | |
| **Cash flows from financing activities** | | | |
| Distributions paid to unitholders | | (5,234,591) | (14,861,290) |
| Interest paid | | (28,257,386) | (31,433,760) |
| Repayment of term loan | | (8,000,000) | (8,000,000) |
| **Net cash used in financing activities** | | (41,491,977) | (54,295,050) |
| | | | |
| **Net decrease in cash and cash equivalents** | | (12,973,613) | (15,132,902) |
| Cash and cash equivalents at 1 January | 6 | 16,936,661 | 32,069,563 |
| **Cash and cash equivalents at 31 December** | 6 | 3,963,048 | 16,936,661 |

The notes on pages 245 to 274 are an integral part of these financial statements.