

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2019

	Note	2019 RM	2018 RM
Cash flows from operating activities			
Income before taxation		35,359,678	79,262,437
Adjustments for:			
Finance costs	10	39,594,458	40,590,429
Depreciation of plant and equipment	14	156,668	76,758
Changes in fair value of investment properties	15	35,656,417	4,584,695
Unbilled lease income	5	1,074,265	849,536
Allowance for impairment of trade receivables	18	1,646,311	899,357
Reversal for impairment of trade receivables	18	(2,508,646)	(91,953)
Finance income	7	(3,222,627)	(4,327,333)
Gain on divestment of investment property		-	(2,196,632)
Operating cash flows before changes in working capital		107,756,524	119,647,294
Changes in working capital:			
Decrease/(increase) in trade and other receivables		1,713,504	(980,243)
Increase/(decrease) in trade and other payables		692,586	(12,933,093)
Net cash flows generated from operating activities		110,162,614	105,733,958
Cash flows from investing activities			
Additions to investment properties	15	(2,130,682)	(3,833,631)
Proceed from divestment of QB8		-	28,000,000
Purchase of plant and equipment	14	(174,808)	(249,450)
Changes in lease receivable	17	688,167	730,820
Changes in deposits in financial institution		23,278,401	(62,105,576)
Interest received		2,717,909	3,686,860
Net cash flows generated from/(used in) investing activities		24,378,987	(33,770,977)
Cash flows from financing activities			
Distribution to unitholders		(78,025,802)	(89,765,221)
Proceeds from borrowings	21	35,000,000	117,000,000
Repayment of borrowings	21	(54,000,000)	(117,000,000)
Proceeds from issuance/placements of new units	24	-	3,974,420
Expenses paid on issuance/placements of new units	24	-	(12,196)
Finance costs paid		(36,754,111)	(38,531,283)
Net cash flows used in financing activities		(133,779,913)	(124,334,280)
Net increase/(decrease) in cash and cash equivalents		761,688	(52,371,299)
Cash and cash equivalents at 1 January		12,136,603	64,507,902
Cash and cash equivalents at 31 December	19	12,898,291	12,136,603

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