

# CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2018

	Note	2018 RM	2017 RM
<b>Cash flows from operating activities</b>			
Income before taxation		79,262,437	69,910,172
Adjustments for:			
Finance costs	10	40,590,429	40,512,779
Depreciation of plant and equipment	14	76,758	69,456
Changes in fair value of investment properties	15	4,584,695	19,571,540
Unbilled lease income	5	849,536	(1,388,125)
Allowance for impairment of trade receivables	18	899,357	504,017
Reversal for impairment of trade receivables	18	(91,953)	(796,725)
Finance income		(4,327,333)	(3,590,093)
Gain on divestment of investment property		(2,196,632)	-
<b>Operating cash flows before changes in working capital</b>		119,647,294	124,793,021
Changes in working capital:			
(Increase)/Decrease in trade and other receivables		(980,243)	13,466,077
Decrease in trade and other payables		(12,933,093)	(10,108,943)
<b>Net cash flows generated from operating activities</b>		105,733,958	128,150,155
<b>Cash flows from investing activities</b>			
Additions to investment properties	15	(3,833,631)	(383,415)
Proceed from divestment of QB8		28,000,000	-
Purchase of plant and equipment	14	(249,450)	(16,203)
Changes in lease receivable	17	730,820	692,759
Changes in deposits in financial institution		(62,105,576)	(7,300,049)
Interest received		3,686,860	2,161,417
<b>Net cash flows used in investing activities</b>		(33,770,977)	(4,845,491)
<b>Cash flows from financing activities</b>			
Distribution to unitholders		(89,765,221)	(72,623,712)
Proceeds from borrowings	22	117,000,000	189,744,653
Repayment of borrowings	22	(117,000,000)	(190,000,000)
Proceeds from issuance/placements of new units	25	3,974,420	-
Expenses paid on issuance/placements of new units	25	(12,196)	(25,317)
Finance costs paid	22	(38,531,283)	(35,710,292)
<b>Net cash flows used in financing activities</b>		(124,334,280)	(108,614,668)
<b>Net (decrease)/increase in cash and cash equivalents</b>		(52,371,299)	14,689,996
<b>Cash and cash equivalents at 1 January</b>		64,507,902	49,817,906
<b>Cash and cash equivalents at 31 December</b>	19	12,136,603	64,507,902

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