

Statement of Cash Flows

For the financial year ended 31 December 2017

	Note	2017 RM	2016 RM
Cash flows from operating activities			
Income before taxation		69,910,172	62,770,042
Adjustments for:			
Finance costs	10	40,512,779	33,036,112
Depreciation of plant and equipment	14	69,456	58,166
Changes in fair value of investment properties	15	19,571,540	1,318,292
Unbilled lease income	5	(1,388,125)	(4,861,095)
Allowance for impairment of trade receivables	18	504,017	614,944
Reversal for impairment of trade receivables	18	(796,725)	(334,677)
Finance income		(3,590,093)	(2,383,623)
Operating cash flows before changes in working capital		124,793,021	90,218,161
Changes in working capital:			
Decrease/(increase) in trade and other receivables		13,466,077	(12,070,410)
(Decrease)/increase in trade and other payables		(10,108,943)	27,741,395
Net cash flows generated from operating activities		128,150,155	105,889,146
Cash flows from investing activities			
Additions to investment properties	15	(383,415)	(648,657,197)
Purchase of plant and equipment	14	(16,203)	(47,270)
Changes in lease receivable	17	692,759	(1,027,961)
Changes in deposits in financial institution		(7,300,049)	160,678
Interest received		2,161,417	1,623,044
Net cash flows used in investing activities		(4,845,491)	(647,948,706)
Cash flows from financing activities			
Distribution to unitholders		(72,623,712)	(56,878,766)
Proceeds from borrowings	22	189,744,653	161,034,547
Repayment of borrowings	22	(190,000,000)	-
Proceeds from issuance/placements of new units	23	-	487,942,800
Expenses paid on issuance/placements of new units	23	(25,317)	(7,279,296)
Finance costs paid		(35,710,292)	(33,411,729)
Net cash flows (used in)/generated from financing activities		(108,614,668)	551,407,556
Net increase in cash and cash equivalents		14,689,996	9,347,996
Cash and cash equivalents at 1 January		49,817,906	40,469,910
Cash and cash equivalents at 31 December	19	64,507,902	49,817,906

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