

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2018

	Note	2018 RM	2017 RM
Cash flows from operating activities			
Net income before taxation		87,114,039	74,253,926
<i>Adjustments for:</i>			
Borrowing costs		36,023,502	15,327,652
Interest income		(1,338,781)	(791,896)
Changes in fair value of investment properties (net of unbilled lease income receivable)	4	(49,148,296)	(42,603,621)
Operating income before changes in working capital		72,650,464	46,186,061
Changes in working capital:			
Trade and other receivables		(3,051,972)	9,026,121
Trade and other payables		5,013,938	(12,007,645)
Net cash generated from operating activities		74,612,430	43,204,537
Cash flows from investing activities			
Interest received		1,284,693	767,432
Proceeds from disposal of investment properties		105,000,000	-
Acquisition of investment property		(180,000,000)	-
Deposit for acquisition of investment property		-	(275,000,000)
Enhancement of investment properties	4	(4,451,704)	(1,696,379)
Gain on disposal of investment property		(3,000,000)	-
Net cash used in investing activities		(81,167,011)	(275,928,947)
Cash flows from financing activities			
Distributions paid to unitholders		(26,562,962)	(24,004,575)
Interest paid		(36,293,093)	(15,227,460)
Payment of financing expenses		(1,369,094)	(1,567,035)
Drawdown of term loan		-	450,000,000
Repayment of term loan		(91,278,477)	-
Net cash (used in)/generated from financing activities		(155,503,626)	409,200,930
Net (decrease)/increase in cash and cash equivalents		(162,058,207)	176,476,520
Cash and cash equivalents at 1 January	8	196,767,995	20,291,475
Cash and cash equivalents at 31 December	8	34,709,788	196,767,995