



STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2019

	Note	2019 RM	2018 RM
Cash flows from operating activities			
Profit before taxation		40,984,574	87,114,039
<i>Adjustments for:</i>			
Finance costs		33,167,462	36,023,502
Interest income		(1,096,842)	(1,338,781)
Changes in fair value of investment properties (net of unbilled lease income receivable)	4	(3,116,979)	(49,148,296)
Operating profit before changes in working capital		69,938,215	72,650,464
Change in trade and other receivables		6,907,456	(3,051,972)
Change in trade and other payables		(8,684,488)	13,386,858
Net cash from operating activities		68,161,183	82,985,350
Cash flows from investing activities			
Interest received		1,040,119	1,284,693
Proceeds from disposal of investment properties		35,400,000	105,000,000
Acquisition of investment property		-	(180,000,000)
Enhancement of investment properties	4	(2,683,021)	(4,451,704)
Gain on disposal of investment property		-	(3,000,000)
Net cash from/(used in) investing activities		33,757,098	(81,167,011)
Cash flows from financing activities			
Distributions paid to unitholders		(33,282,657)	(34,583,453)
Interest paid		(32,867,544)	(36,293,093)
Repayment of term loan		(25,996,000)	(93,000,000)
Net cash used in financing activities		(92,146,201)	(163,876,546)
Net increase/(decrease) in cash and cash equivalents		9,772,080	(162,058,207)
Cash and cash equivalents at 1 January	7	34,709,788	196,767,995
Cash and cash equivalents at 31 December	7	44,481,868	34,709,788