

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2022

	Note	2022 RM	2021 RM
Cash flows from operating activities			
Profit before taxation		15,231,552	31,585,238
<i>Adjustments for:</i>			
Finance costs		26,206,023	24,024,911
Finance income		(513,169)	(308,025)
Net impairment loss on financial instruments		644,627	5,558,924
Changes in fair value of investment properties			
- as per valuation	4	1,715,432	(981,226)
- on assets classified as held for sale	8	4,740,000	-
		48,024,465	59,897,822
Operating profit before changes in working capital			
Change in trade and other receivables		3,516,370	(834,324)
Change in trade and other payables		(3,700,854)	(3,177,951)
		47,834,981	55,885,547
Net cash from operating activities			
Cash flows from investing activities			
Interest received		504,950	272,651
Proceeds from disposal of investment properties		8,245,000	-
Enhancement of investment properties	4	(2,255,432)	(3,532,981)
		6,494,518	(3,260,330)
Net cash from/(used in) investing activities			
Cash flows from financing activities			
Distributions paid to unitholders		(22,117,814)	(32,671,317)
Interest paid		(25,914,862)	(23,760,863)
Repayment of term loan		(8,000,000)	-
		(56,032,676)	(56,432,180)
Net cash used in financing activities			
Net decrease in cash and cash equivalents		(1,698,177)	(3,807,063)
Cash and cash equivalents at 1 January	7	33,767,740	37,574,803
Cash and cash equivalents at 31 December	7	32,069,563	33,767,740

The notes on pages 115 to 147 are an integral part of these financial statements.