

Statement of Cash Flows

For The Year Ended 31 December 2023

	Note	2023 RM	2022 RM
Cash flows from operating activities			
Net income before taxation		4,750,890	15,231,552
<i>Adjustments for:</i>			
Finance costs		31,724,922	26,206,023
Finance income		(531,247)	(513,169)
Net impairment loss on financial instruments		-	644,627
Changes in fair value of investment properties			
- as per valuation	4	2,879,278	1,715,432
- on assets classified as held for sale	4	-	4,740,000
Operating profit before changes in working capital		38,823,843	48,024,465
Change in trade and other receivables		166,673	3,516,370
Change in trade and other payables		4,469,663	(3,700,854)
Net cash from operating activities		43,460,179	47,839,981
Cash flows from investing activities			
Interest received		531,247	504,950
Proceeds from disposal of investment properties		-	8,245,000
Enhancement of investment properties	4	(4,829,278)	(2,255,432)
Net cash (used in)/generated from investing activities		(4,298,031)	6,494,518
Cash flows from financing activities			
Distributions paid to unitholders		(14,861,290)	(22,117,814)
Interest paid		(31,433,760)	(25,914,862)
Repayment of term loan		(8,000,000)	(8,000,000)
Net cash used in financing activities		(54,295,050)	(56,032,676)
Net decrease in cash and cash equivalents		(15,132,902)	(1,698,177)
Cash and cash equivalents at 1 January	7	32,069,563	33,767,740
Cash and cash equivalents at 31 December	7	16,936,661	32,069,563

The notes on pages 135 to 166 are an integral part of these financial statements.