

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2019

	Note	2019 RM	2018 RM
Assets			
Non-current assets			
Plant and equipment	14	363,265	345,125
Investment properties	15	2,125,182,320	2,158,708,055
Investment properties - accrued rental income	18	17,817,680	18,891,945
Lease receivables	17	773,211	1,326,763
		2,144,136,476	2,179,271,888
Current assets			
Trade and other receivables	18	5,755,440	5,969,634
Lease receivables	17	553,552	688,167
Deposits, cash and bank balances	19	63,258,890	85,775,603
		69,567,882	92,433,404
Total assets		2,213,704,358	2,271,705,292
Liabilities			
Non-current liabilities			
Borrowings	21	503,018,839	853,704,352
Derivative liabilities	16	-	428,022
Security deposits	23	19,106,575	11,168,217
Other payables	20	1,602,022	1,825,879
Deferred tax liabilities	22	12,369,961	6,132,188
		536,097,397	873,258,658
Current liabilities			
Trade and other payables	20	15,703,152	16,114,325
Derivative liabilities	16	324,238	-
Borrowings	21	332,697,543	-
Security deposits	23	5,392,610	10,042,778
		354,117,543	26,157,103
Total liabilities		890,214,940	899,415,761
Net assets value ("NAV")		1,323,489,418	1,372,289,531

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2019
(cont'd)

	Note	2019 RM	2018 RM
Unitholders' funds			
Unitholders' funds attributable to unitholders of MQREIT			
Unitholders' capital	24	1,235,876,768	1,235,876,768
Undistributed and non-distributable income		87,612,650	136,412,763
Total unitholders' funds		1,323,489,418	1,372,289,531
Net asset value ("NAV")			
	27		
Before income distribution ¹		1,323,489,418	1,372,289,531
After income distribution ²		1,287,370,331	1,331,025,885
NAV per unit			
	27		
Before income distribution ¹		1.2348	1.2804
After income distribution ²		1.2011	1.2419
Number of units in circulation			
As at 31 December (units)	24	1,071,783,000	1,071,783,000

1 Before the proposed final income distribution of 3.37 sen per unit and 3.85 sen per unit for the financial year 2019 and 2018 respectively.

2 After the proposed final income distribution of 3.37 sen per unit and 3.85 sen per unit for the financial year 2019 and 2018 respectively.