

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 December 2021

	Note	2021 RM	2020 RM
Cash flows from operating activities			
Income before taxation		68,795,599	73,782,756
Adjustments for:			
Finance costs	10	31,087,822	35,370,825
Depreciation of plant and equipment	14	172,416	214,269
Fair value adjustments	15	14,658,665	5,497,890
Unbilled lease income	5	1,042,254	1,678,282
Allowance for impairment of trade receivables	17	440,577	778,425
Reversal for impairment of trade receivables	17	(374,511)	(741,289)
Finance income	7	(2,639,082)	(2,912,894)
Written off of investment property	15	765,000	-
Gain on divestment of investment property		(3,754,026)	-
Operating cash flows before changes in working capital		110,194,714	113,668,264
Changes in working capital:			
(Increase)/decrease in trade and other receivables		(416,460)	1,541,812
Increase in trade and other payables		682,987	3,154,642
Net cash flows generated from operating activities		110,461,241	118,364,718
Cash flows from investing activities			
Additions to investment properties	15	(657,919)	(1,166,155)
Net proceeds from divestment of investment property		41,850,000	-
Additions to plant and equipment	14	(35,413)	(119,640)
Changes in deposits with licensed financial institutions		(3,265,053)	(19,745,120)
Interest received		2,138,448	2,164,685
Net cash flows generated from/(used in) investing activities		40,030,063	(18,866,230)
Cash flows from financing activities			
Distribution to unitholders		(75,882,237)	(72,881,244)
Drawdown of borrowings	21	258,380,616	341,000,000
Repayment of borrowings	21	(300,000,000)	(335,000,000)
Finance costs paid	21	(27,123,513)	(30,040,152)
Transaction costs paid	21	(554,078)	(620,340)
Net cash flows used in financing activities		(145,179,212)	(97,541,736)
Net increase in cash and cash equivalents		5,312,092	1,956,752
Cash and cash equivalents at 1 January		14,855,043	12,898,291
Cash and cash equivalents at 31 December	18	20,167,135	14,855,043

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.