

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022

| | Note | 2022 RM | 2021 RM |
|----------------------------------|------|----------------------|----------------------|
| Assets | | | |
| Non-current assets | | | |
| Plant and equipment | 14 | 36,548 | 131,633 |
| Investment properties | 15 | 2,047,174,431 | 2,065,892,839 |
| Accrued rental income | 17 | 13,525,569 | 15,107,161 |
| Lease receivables | 16 | - | 91,788 |
| | | 2,060,736,548 | 2,081,223,421 |
| Current assets | | | |
| Trade and other receivables | 17 | 6,128,944 | 5,373,984 |
| Lease receivables | 16 | 91,788 | 240,915 |
| Deposits, cash and bank balances | 18 | 79,759,866 | 93,537,907 |
| | | 85,980,598 | 99,152,806 |
| Total assets | | 2,146,717,146 | 2,180,376,227 |
| Liabilities | | | |
| Non-current liabilities | | | |
| Borrowings | 21 | 804,493,923 | 675,656,454 |
| Security deposits | 23 | 14,832,962 | 11,716,798 |
| Other payables | 20 | 907,693 | 1,108,964 |
| Deferred tax liabilities | 22 | 9,551,020 | 12,132,721 |
| | | 829,785,598 | 700,614,937 |
| Current liabilities | | | |
| Trade and other payables | 20 | 20,579,440 | 19,200,716 |
| Borrowings | 21 | - | 129,992,582 |
| Security deposits | 23 | 5,310,213 | 12,702,222 |
| | | 25,889,653 | 161,895,520 |
| Total liabilities | | 855,675,251 | 862,510,457 |
| Net asset value ("NAV") | | 1,291,041,895 | 1,317,865,770 |

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2022
(cont'd)

| | Note | 2022 RM | 2021 RM |
|--|------|----------------------|----------------------|
| Unitholders' funds | | | |
| Unitholders' funds attributable to unitholders of SENTRAL | | | |
| Unitholders' capital | 24 | 1,235,876,768 | 1,235,876,768 |
| Undistributed and non-distributable income | | 55,165,127 | 81,989,002 |
| Total unitholders' funds | | 1,291,041,895 | 1,317,865,770 |
| Net asset value ("NAV") | | | |
| | 27 | | |
| Before income distribution ¹ | | 1,291,041,895 | 1,317,865,770 |
| After income distribution ² | | 1,254,386,916 | 1,275,208,806 |
| NAV per unit | | | |
| | 27 | | |
| Before income distribution ¹ | | 1.2046 | 1.2296 |
| After income distribution ² | | 1.1704 | 1.1898 |
| Number of units in circulation | | | |
| As at 31 December (units) | 27 | 1,071,783,000 | 1,071,783,000 |

1 Before the proposed final income distribution of 3.42 sen per unit and 3.98 sen per unit for the financial year 2022 and 2021 respectively.

2 After the proposed final income distribution of 3.42 sen per unit and 3.98 sen per unit for the financial year 2022 and 2021 respectively.

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