

Notes to the Half Year Report (continued)

4. FINANCE COSTS

	Six months ended 30 September 2013 (unaudited) £000	Six months ended 30 September 2012 (unaudited) £000	Year ended 31 March 2013 (audited) £000
Interest on bank borrowings	5,410	5,553	11,459
Capitalised interest	(163)	(161)	(236)
Interest on finance lease obligations	513	549	1,057
Total interest payable	5,760	5,941	12,280
Change in fair value of interest rate derivatives	–	–	223
Refinancing costs	–	–	4,300
Total finance costs	5,760	5,941	16,803

5. TAX

There is no tax charge in the residual business in the period due to tax relief in relation to the restructuring of interest rate derivatives in prior periods and the utilisation of other brought forward tax losses.

6. ADJUSTED PROFIT BEFORE TAX

	Six months ended 30 September 2013 (unaudited) £000	Six months ended 30 September 2012 (unaudited) £000	Year ended 31 March 2013 (audited) £000
Profit before tax	34,521	27,242	31,876
Gain on revaluation of investment properties – Group	(17,841)	(11,521)	(9,535)
Share of gain on revaluation of investment properties – associate	(413)	(1,594)	(821)
Change in fair value of interest rate swaps – Group	(1,800)	(2)	223
Share of change in fair value of interest rate swaps – associate	(224)	(156)	(211)
VAT implementation costs	–	136	179
Refinancing costs	–	–	4,300
Share of refinancing costs in associate	–	–	499
Gains on surplus land	(8)	(183)	(1,039)
Adjusted profit before tax	14,235	13,922	25,471
Net bank and other interest	5,031	5,378	11,190
Depreciation	262	295	583
Adjusted EBITDA	19,528	19,595	37,244

Adjusted profit before tax which excludes the revaluation of investment properties, changes in fair value of interest rate derivatives, net gains and losses on surplus land, and any non-recurring items of income and expenditure, has been disclosed to give a clearer understanding of the Group's underlying trading performance.