

## Consolidated Cash Flow Statement

Year ended 31 March 2014

	Note	2014 £000	2013 £000
Operating profit		<b>67,887</b>	48,028
Gain on the revaluation of investment properties	13a, 14	<b>(28,350)</b>	(9,535)
Gains on surplus land	15	–	(1,039)
Depreciation	13b	<b>526</b>	583
Depreciation of finance lease capital obligations	13a	<b>974</b>	933
Employee share options	6	<b>1,437</b>	1,376
Decrease/(increase) in inventories		<b>10</b>	(1)
Increase in receivables		<b>(1,652)</b>	(1,016)
Increase in payables		<b>2,458</b>	2,696
<b>Cash generated from operations</b>		<b>43,290</b>	42,025
Interest paid		<b>(10,558)</b>	(11,873)
Interest received		<b>20</b>	34
<b>Cash flows from operating activities</b>		<b>32,752</b>	30,186
<b>Investing activities</b>			
Sale of surplus land		–	15,864
Purchase of non-current assets		<b>(8,460)</b>	(5,745)
Additions to surplus land		<b>(136)</b>	(1,969)
Receipt from Capital Goods Scheme		<b>756</b>	–
Investment in associate	13d	–	(1,567)
<b>Cash flows from investing activities</b>		<b>(7,840)</b>	6,583
<b>Financing activities</b>			
Issue of share capital		<b>42</b>	36,764
Payment of finance lease liabilities	13a	<b>(974)</b>	(933)
Equity dividends paid	11	<b>(19,591)</b>	(13,543)
Refinancing fees		–	(5,096)
Payments to cancel interest rate derivatives		–	(10,477)
Reduction in borrowings		<b>(8,938)</b>	(45,694)
<b>Cash flows from financing activities</b>		<b>(29,461)</b>	(38,979)
<b>Net decrease in cash and cash equivalents</b>		<b>(4,549)</b>	(2,210)
<b>Opening cash and cash equivalents</b>		<b>7,850</b>	10,060
<b>Closing cash and cash equivalents</b>		<b>3,301</b>	7,850

## Reconciliation of Net Cash Flow to Movement in Net Debt

Year ended 31 March 2014

	Note	2014 £000	2013 £000
Net decrease in cash and cash equivalents in the year		<b>(4,549)</b>	(2,210)
Cash outflow from decrease in debt financing		<b>8,938</b>	45,694
Change in net debt resulting from cash flows		<b>4,389</b>	43,484
<b>Movement in net debt in the year</b>		<b>4,389</b>	43,484
Net debt at the start of the year		<b>(230,456)</b>	(273,940)
Net debt at the end of the year	18	<b>(226,067)</b>	(230,456)