

## Consolidated Cash Flow Statement

Year ended 31 March 2014

	Note	2014 £000	2013 £000
Operating profit		67,887	48,028
Gain on the revaluation of investment properties	13a, 14	(28,350)	(9,535)
Gains on surplus land	15	–	(1,039)
Depreciation	13b	526	583
Depreciation of finance lease capital obligations	13a	974	933
Employee share options	6	1,437	1,376
Decrease/(increase) in inventories		10	(1)
Increase in receivables		(1,652)	(1,016)
Increase in payables		2,458	2,696
<b>Cash generated from operations</b>		<b>43,290</b>	42,025
Interest paid		(10,558)	(11,873)
Interest received		20	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		(8,460)	(5,745)
Additions to surplus land		(136)	(1,969)
Receipt from Capital Goods Scheme		756	–
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		42	36,764
Payment of finance lease liabilities	13a	(974)	(933)
Equity dividends paid	11	(19,591)	(13,543)
Refinancing fees		–	(5,096)
Payments to cancel interest rate derivatives		–	(10,477)
Reduction in borrowings		(8,938)	(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		(4,549)	(2,210)
Cash outflow from decrease in debt financing		8,938	45,694
Change in net debt resulting from cash flows		4,389	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		(230,456)	(273,940)
Net debt at the end of the year	18	(226,067)	(230,456)