

12. EARNINGS AND NET ASSETS PER SHARE

Earnings per ordinary share

	Year ended 31 March 2015			Year ended 31 March 2014		
	Earnings £m	Shares million	Pence per share	Earnings £m	Shares million	Pence per share
Basic	105.6	145.7	72.5	59.5	139.9	42.5
Dilutive share options	–	1.2	(0.6)	–	1.2	(0.3)
Diluted	105.6	146.9	71.9	59.5	141.1	42.2
Adjustments:						
Gain on revaluation of investment properties	(64.5)	–	(43.9)	(28.3)	–	(20.1)
Change in fair value of interest rate derivatives	2.3	–	1.6	(2.7)	–	(1.9)
Profit on disposal of surplus land	(1.3)	–	(0.9)	–	–	–
Share of associate non-recurring (gains)/losses	(2.3)	–	(1.6)	0.4	–	0.3
EPRA – diluted	39.8	146.9	27.1	28.9	141.1	20.5
EPRA – basic	39.8	145.7	27.3	28.9	139.9	20.7

The calculation of basic earnings is based on profit after tax for the year. The weighted average number of shares used to calculate diluted earnings per share has been adjusted for the conversion of share options.

EPRA earnings and earnings per ordinary share before non-recurring items, movements on revaluation of investment properties, gains on surplus land, the change in fair value of interest rate derivatives, and share of associate non-recurring gains and losses (including deferred tax on revaluation surpluses) have been disclosed to give a clearer understanding of the Group's underlying trading performance.

The European Public Real Estate Association ("EPRA") has issued recommended bases for the calculation of net assets per share information and this is shown in the table below:

	31 March 2015 £000	31 March 2014 £000
Basic net asset value	750,914	594,064
Exercise of share options	452	483
EPRA NNNAV	751,366	594,547
Adjustments:		
Fair value of derivatives	3,679	2,813
Fair value of derivatives – share of associate	46	(26)
Share of deferred tax in associates	425	–
EPRA NAV	755,516	597,334
Basic net assets per share (pence)	484.0	423.9
EPRA NNNAV per share (pence)	478.5	418.5
EPRA NAV per share (pence)	481.1	420.5
EPRA NAV (as above) (£000)	755,516	597,334
Valuation methodology assumption (see note 14) (£000)	45,927	37,057
Adjusted net asset value (£000)	801,443	634,391
Adjusted net assets per share (pence)	510.4	446.5

	No. of shares	No. of shares
Shares in issue	158,055,735	143,061,147
Own shares held in treasury	(1,418,750)	(1,418,750)
Own shares held in EBT	(1,500,000)	(1,500,000)
Basic shares in issue used for calculation	155,136,985	140,142,397
Exercise of share options	1,896,437	1,926,527
Diluted shares used for calculation	157,033,422	142,068,924

Net assets per share are shareholders' funds divided by the number of shares at the year end. The shares currently held in the Group's Employee Benefit Trust and in treasury are excluded from both net assets and the number of shares. Adjusted net assets per share include the effect of those shares issuable under employee share option schemes and the effect of alternative valuation methodology assumptions (see note 14).