

# Condensed Consolidated Cash Flow Statement

Six months ended 30 September 2014

	Note	Six month ended 30 September 2014 (unaudited) £000	Six months ended 30 September 2013 (unaudited) £000	Year ended 31 March 2014 (audited) £000
Operating profit		39,480	37,415	67,887
Gain on the revaluation of investment properties		(15,274)	(17,841)	(28,350)
Gains on surplus land		(1,318)	(8)	–
Depreciation		266	262	526
Depreciation of finance lease obligations	9a	473	483	974
Employee share options		851	707	1,437
(Increase)/decrease in inventories		(24)	20	10
Decrease/(increase) in receivables		2,236	2,657	(1,652)
(Decrease)/increase in payables		(3,819)	(4,365)	2,458
<b>Cash generated from operations</b>		<b>22,871</b>	19,330	43,290
Interest paid		(5,065)	(5,358)	(10,558)
Interest received		6	13	20
<b>Cash flows from operating activities</b>		<b>17,812</b>	13,985	32,752
<b>Investing activities</b>				
Disposal of surplus land		2,815	–	–
Additions to non-current assets		(6,268)	(3,279)	(8,460)
Additions to surplus land		(200)	(56)	(136)
Receipt from Capital Goods Scheme		–	–	756
Net investment in associates	9d	(1,920)	–	–
<b>Cash flows from investing activities</b>		<b>(5,573)</b>	(3,335)	(7,840)
<b>Financing activities</b>				
Issue of share capital		709	33	42
Payment of finance lease liabilities		(473)	(483)	(974)
Payments to cancel interest rate derivatives		(1,408)	–	–
Refinancing fees		(2,472)	–	–
Equity dividends paid		(11,774)	(8,384)	(19,591)
Increase/(decrease) in borrowings		7,996	(7,957)	(8,938)
<b>Cash flows from financing activities</b>		<b>(7,422)</b>	(16,791)	(29,461)
<b>Net increase/(decrease) in cash and cash equivalents</b>	A	<b>4,817</b>	(6,141)	(4,549)
<b>Opening cash and cash equivalents</b>		<b>3,301</b>	7,850	7,850
<b>Closing cash and cash equivalents</b>		<b>8,118</b>	1,709	3,301

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

Six months ended 30 September 2014

	Six months ended 30 September 2014 (unaudited) £000	Six months ended 30 September 2013 (unaudited) £000	Year ended 31 March 2014 (audited) £000
Net increase/(decrease) in cash and cash equivalents	4,817	(6,141)	(4,549)
Cash flow from movement in debt financing	(7,996)	7,957	8,938
Change in net debt resulting from cash flows	(3,179)	1,816	4,389
<b>Movement in net debt in the period</b>	<b>(3,179)</b>	1,816	4,389
Net debt at start of period	(226,067)	(230,456)	(230,456)
<b>Net debt at end of period</b>	<b>(229,246)</b>	(228,640)	(226,067)

Net debt is defined as gross bank borrowings less cash and cash equivalents.