

Consolidated Cash Flow Statement

Six months ended 30 September 2016

	Note	Six months ended 30 September 2016 (unaudited) £000	Six months ended 30 September 2015 (unaudited) £000	Year ended 31 March 2016 (audited) £000
Operating profit		64,169	63,825	122,609
Gain on the revaluation of investment properties		(31,577)	(34,794)	(58,001)
Gains on surplus land		–	–	(4,754)
Depreciation	9b	367	319	663
Depreciation of finance lease obligations	9a	557	473	967
Employee share options		1,149	1,329	2,539
Cash generated from operations (pre-working capital)		34,665	31,152	64,023
(Increase)/decrease in inventories		(14)	19	38
Decrease in receivables		3,475	3,258	369
(Decrease)/increase in payables		(7,817)	(3,840)	1,785
Cash generated from operations		30,309	30,589	66,215
Interest paid		(5,740)	(4,903)	(10,763)
Interest received		13	9	15
Cash flows from operating activities		24,582	25,695	55,467
Investing activities				
Sale of surplus land		300	–	7,835
Acquisition of Lock and Leave (net of cash acquired)	19	(14,239)	–	–
Purchase of non-current assets		(2,409)	(7,645)	(44,509)
Additions to surplus land		–	(26)	(66)
Receipt from Capital Goods Scheme		1,605	–	184
Dividend received from associates	9d	191	89	270
Cash flows from investing activities		(14,552)	(7,582)	(36,286)
Financing activities				
Issue of share capital		293	365	378
Payment of finance lease liabilities		(557)	(473)	(967)
Equity dividends paid		(20,003)	(17,541)	(36,443)
Repayment of Lloyds bridging loan		–	(70,000)	(70,000)
Drawing of M&G loan		–	70,000	70,000
(Decrease)/increase in borrowings		(1,108)	(4,055)	26,864
Cash flows from financing activities		(21,375)	(21,704)	(10,168)
Net (decrease)/increase in cash and cash equivalents	A	(11,345)	(3,591)	9,013
Opening cash and cash equivalents		17,207	8,194	8,194
Closing cash and cash equivalents		5,862	4,603	17,207

A. Reconciliation of net cash flow to movement in net debt

Six months ended 30 September 2016

	Six months ended 30 September 2016 (unaudited) £000	Six months ended 30 September 2015 (unaudited) £000	Year ended 31 March 2016 (audited) £000
Net (decrease)/increase in cash and cash equivalents	(11,345)	(3,591)	9,013
Cash flow from movement in debt financing	1,108	4,055	(26,864)
Change in net debt resulting from cash flows	(10,237)	464	(17,851)
Movement in net debt in the period	(10,237)	464	(17,851)
Net debt at start of period	(294,991)	(277,140)	(277,140)
Net debt at end of period	(305,228)	(276,676)	(294,991)

Net debt is gross bank borrowings less cash and cash equivalents, and excluding finance leases.