

Notes to the Financial Statements (continued)

Year ended 31 March 2013

10. ADJUSTED PROFIT BEFORE TAX AND ADJUSTED EBITDA

	2013 £000	2012 £000
Profit/(loss) before tax	31,876	(35,551)
(Gain)/loss on revaluation of investment properties – wholly owned	(9,535)	51,381
– in associate	(821)	480
Change in fair value of interest rate derivatives – Group	223	7,965
– in associate	(211)	(135)
VAT implementation costs	179	–
Refinancing costs	4,300	–
Share of refinancing costs in associate	499	–
Gains on surplus land	(1,039)	(497)
Adjusted profit before tax	25,471	23,643
Net bank and other interest	11,190	10,049
Depreciation	583	550
Adjusted EBITDA	37,244	34,242

Adjusted profit before tax which excludes gains and losses on the revaluation of investment properties, changes in fair value of interest rate derivatives, net gains and losses on surplus land, and non-recurring items of income and expenditure have been disclosed to give a clearer understanding of the Group's underlying trading performance. The adjusted profit before tax of £25,471,000 (2012: £23,643,000) equates to EPRA earnings, as there is no tax charge in the year.

11. DIVIDENDS

	2013 £000	2012 £000
Amounts recognised as distributions to equity holders in the year:		
Final dividend for the year ended 31 March 2012 of 5.5p (2011: 5p) per share.	7,057	6,460
Interim dividend for the year ended 31 March 2013 of 5p (2012: 4.5p) per share.	6,486	5,763
	13,543	12,223
Proposed final dividend for the year ended 31 March 2013 of 6p (2012: 5.5p) per share.	8,384	7,057

Subject to approval by shareholders at the Annual General Meeting to be held on 19 July 2013, the final dividend will be paid on 24 July 2013. The ex-div date is 12 June 2013 and the record date is 14 June 2013.

The Property Income Dividend ("PID") payable for the year is 8 pence per share.

12. EARNINGS/(LOSS) AND NET ASSETS PER SHARE

Earnings/(loss) per ordinary share

	Year ended 31 March 2013			Year ended 31 March 2012		
	Earnings £m	Shares million	Pence per share	Earnings £m	Shares million	Pence per share
Basic	31.9	130.9	24.4	(35.6)	128.4	(27.7)
Dilutive share options	–	1.3	(0.3)	–	1.3	0.3
Diluted	31.9	132.2	24.1	(35.6)	129.7	(27.4)
<i>Adjustments:</i>						
(Gain)/loss on revaluation of investment properties	(9.5)	–	(7.2)	51.4	–	39.6
Change in fair value of interest rate derivatives	0.2	–	0.2	8.0	–	6.1
Gains on surplus land	(1.0)	–	(0.8)	(0.5)	–	(0.4)
VAT implementation costs	0.2	–	0.1	–	–	–
Refinancing costs	4.3	–	3.3	–	–	–
Share of associate's non-recurring (gains)/losses	(0.6)	–	(0.4)	0.3	–	0.3
EPRA – diluted	25.5	132.2	19.3	23.6	129.7	18.2
EPRA – basic	25.5	130.9	19.5	23.6	128.4	18.4

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