

# Consolidated Cash Flow Statement

Six months ended 30 September 2017



	Note	Six months ended 30 September 2017 (unaudited) £000	Six months ended 30 September 2016 (unaudited) £000	Year ended 31 March 2017 (audited) £000
Operating profit		83,525	64,169	109,022
Gain on the revaluation of investment properties		(47,464)	(31,577)	(43,706)
Gain on part disposal of investment property		(650)	–	–
Depreciation	9b	363	367	738
Depreciation of finance lease obligations	9a	509	557	1,196
Employee share options		1,129	1,149	2,324
<b>Cash generated from operations (pre-working capital)</b>		<b>37,412</b>	34,665	69,574
Decrease/(increase) in inventories		11	(14)	(17)
Decrease/(increase) in receivables		3,229	3,475	(1,456)
Decrease in payables		(5,630)	(7,817)	(892)
<b>Cash generated from operations</b>		<b>35,022</b>	30,309	67,209
Interest paid		(4,943)	(5,740)	(10,980)
Interest received		5	13	16
Tax paid		(221)	–	(271)
<b>Cash flows from operating activities</b>		<b>29,863</b>	24,582	55,974
<b>Investing activities</b>				
Sale of surplus land		–	300	300
Acquisition of Lock and Leave (net of cash acquired)		–	(14,239)	(14,239)
Purchase of non-current assets		(15,220)	(2,409)	(6,338)
Proceeds on part disposal of investment property		650	–	–
Receipt from Capital Goods Scheme		2,332	1,605	2,917
Dividend received from associates	9d	211	191	396
<b>Cash flows from investing activities</b>		<b>(12,027)</b>	(14,552)	(16,964)
<b>Financing activities</b>				
Issue of share capital		896	293	286
Payment of finance lease liabilities		(509)	(557)	(1,196)
Payment to cancel interest rate derivative		(3,374)	–	–
Equity dividends paid		(22,107)	(20,003)	(41,158)
Increase/(decrease) in borrowings		5,836	(1,108)	(7,243)
<b>Cash flows from financing activities</b>		<b>(19,258)</b>	(21,375)	(49,311)
<b>Net decrease in cash and cash equivalents</b>	A	<b>(1,422)</b>	(11,345)	(10,301)
<b>Opening cash and cash equivalents</b>		<b>6,906</b>	17,207	17,207
<b>Closing cash and cash equivalents</b>		<b>5,484</b>	5,862	6,906

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

Six months ended 30 September 2017



	Six months ended 30 September 2017 (unaudited) £000	Six months ended 30 September 2016 (unaudited) £000	Year ended 31 March 2017 (audited) £000
Net decrease in cash and cash equivalents	(1,422)	(11,345)	(10,301)
Cash flow from movement in debt financing	(5,836)	1,108	7,243
Change in net debt resulting from cash flows	(7,258)	(10,237)	(3,058)
<b>Movement in net debt in the period</b>	<b>(7,258)</b>	<b>(10,237)</b>	<b>(3,058)</b>
Net debt at start of period	(298,049)	(294,991)	(294,991)
<b>Net debt at end of period</b>	<b>(305,307)</b>	<b>(305,228)</b>	<b>(298,049)</b>

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