

GROUP CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2014

	Notes	2014 £000	2013 £000
Operating activities			
Profit on ordinary activities before tax		36,880	20,219
Finance income	6	(977)	(434)
Finance costs	7a	35,252	26,450
Provision for early loan repayment fee	7b	1,187	950
Amortisation of cash flow hedge reserve	7c	-	571
Fair value loss/(gain) on derivatives	7c	2,454	(12,003)
Fair value loss on convertible bond	7d	4,462	-
Operating profit before financing costs		79,258	35,753
Adjustments to reconcile Group operating profit to net cash flows from operating activities:			
Revaluation gain on property portfolio	11	(29,204)	(2,313)
Profit on termination of finance lease	5	-	(638)
Fixed rent uplift		(1,025)	(905)
Convertible bond issue costs		2,426	-
(Increase)/decrease in trade and other receivables		(447)	4,402
Increase/(decrease) in trade and other payables		(1,985)	383
Cash generated from operations		49,023	36,682
Taxation paid	8	(23)	(89)
Net cash flow from operating activities		49,000	36,593
Investing activities			
Payments to acquire investment properties		(54,921)	(44,560)
Proceeds from disposal of investment properties		525	-
Proceeds from disposal of finance lease	5	-	3,768
Subsidiaries acquired		-	(13,939)
Interest received on developments		478	188
Bank interest received		40	48
Net cash flow used in investing activities		(53,878)	(54,495)
Financing activities			
Proceeds from issue of shares		-	68,500
Cost of share issue		(15)	(2,728)
Cost of share issue - PPP		-	(540)
Term bank loan drawdowns		164,922	120,718
Term bank loan repayments		(176,343)	(195,740)
Proceeds of bond issues		92,500	60,000
Bond issue costs		(2,560)	(1,320)
Swap interest paid		(7,667)	(7,661)
Non utilisation fees		(990)	(1,023)
Loan arrangement fees		(3,092)	(1,274)
Interest paid		(24,078)	(18,328)
Breakage fee on Aviva debt		(14,327)	(2,380)
Equity dividends paid net of scrip dividend	10	(20,688)	(16,130)
Net cash flow from financing activities		7,662	2,094
Increase/(decrease) in cash and cash equivalents for the year		2,784	(15,808)
Cash and cash equivalents at start of year		9,288	25,096
Cash and cash equivalents at end of year	14	12,072	9,288