

Consolidated statement of cash flows

for the year ended 31 December 2007

	Note	2007 £m	2006 £m
Operating activities			
Operating profit before changes in working capital and provisions	40(a)	(6.8)	(137.5)
Decrease/(increase) in trade and other receivables		1.4	(24.4)
(Increase)/decrease in trading properties		(69.5)	10.4
Increase in trade and other payables		50.9	7.3
Decrease in employee benefits		(4.4)	(4.9)
Increase in provisions		21.4	148.8
Cash flow from operations			
Interest paid		(7.0)	(0.3)
Income taxes paid		(45.1)	(47.2)
Interest received		(38.4)	(30.5)
		25.7	22.4
Net cash flows from operating activities		(64.8)	(55.6)
Investing activities			
Proceeds from sale of investment property		189.3	371.9
Acquisition of investment property		(206.8)	(192.7)
Development of investment property		(31.1)	(20.3)
Proceeds from sale of other property, plant and equipment		0.8	–
Acquisition of other property, plant and equipment		(2.1)	(2.6)
Proceeds from sale of other financial assets		21.9	24.9
Acquisition of other financial assets		(14.7)	(14.5)
Net cash flow (to)/from joint ventures and associates		(27.1)	15.9
Proceeds from sale of joint ventures and associates		60.0	–
Acquisition of Group undertakings		–	(161.9)
Dividends received		1.3	1.1
Net cash flows from investing activities		(8.5)	21.8
Financing activities			
Proceeds from additional borrowings		47.9	108.0
Repayment of borrowings		(64.4)	(19.9)
Shares redeemed		(15.2)	–
Minority shares issued by subsidiaries		–	35.5
Dividends paid		(26.2)	(9.9)
Net cash flows from financing activities		(57.9)	113.7
Net increase in cash and cash equivalents		(131.2)	79.9
Cash and cash equivalents at 1 January		450.8	384.3
Effect of exchange rate fluctuation on cash held		3.7	(13.4)
Cash and cash equivalents at 31 December	30	323.3	450.8

The Company had no cash or cash equivalents during the current and prior year and accordingly no cash flow is presented.