

GROUP INCOME STATEMENT

for the year ended 31 December 2013

	Note	2013 £m	2012 £m
Gross property and other income	5	160.5	150.6
Net property and other income	5	124.3	117.0
Administrative expenses		(26.4)	(24.5)
Movement in valuation of cash-settled share options		(0.3)	(0.6)
Total administrative expenses		(26.7)	(25.1)
Revaluation surplus	18	335.6	174.4
Profit on disposal of investment property	6	53.5	6.9
Profit on disposal of investment	7	–	3.9
Profit from operations		486.7	277.1
Finance income	8	0.2	0.4
Finance costs		(41.4)	(41.2)
Loan arrangement costs written off		(3.2)	–
Total finance costs	8	(44.6)	(41.2)
Movement in fair value of derivative financial instruments		38.5	(2.4)
Financial derivative termination costs	9	(13.7)	(6.9)
Share of results of joint ventures	10	0.8	1.1
Profit before tax	11	467.9	228.1
Tax (charge)/credit	16	(2.4)	4.6
Profit for the year		465.5	232.7
Attributable to:			
Equity shareholders	32	456.6	226.9
Minority interest		8.9	5.8
Earnings per share	17	446.40p	222.76p
Diluted earnings per share	17	412.72p	211.82p

GROUP STATEMENT OF COMPREHENSIVE INCOME

for the year ended 31 December 2013

	Note	2013 £m	2012 £m
Profit for the year		465.5	232.7
Actuarial gains on defined benefit pension scheme	15	–	1.2
Revaluation surplus of owner-occupied property	18	1.9	0.9
Deferred tax on revaluation surplus	29	(0.1)	0.3
Items that will not be reclassified to profit or loss		1.8	2.4
Foreign currency translation	8	–	(0.3)
Reclassification of exchange differences to income statement	7	–	(3.9)
Items that may be reclassified subsequently to profit or loss		–	(4.2)
Other comprehensive income/(expense)		1.8	(1.8)
Total comprehensive income relating to the year		467.3	230.9
Attributable to:			
Equity shareholders		458.4	225.1
Minority interest		8.9	5.8
		467.3	230.9

The notes on pages 126 to 162 form part of these financial statements.