

# 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.