

# Statements of cash flows

	Group 2007 £m	Group 2006 £m	Company 2007 £m	Company 2006 £m
<b>Cash flows from operating activities</b>				
Operating profit	52.0	927.7	639.9	405.5
Adjustments for non-cash items:				
Unrealised net revaluation gains on investment property	316.5	(558.5)	-	-
Unrealised gains on transfer of trading property	-	(33.1)	-	-
Profit on sale of investment property	(37.4)	(28.0)	-	-
Depreciation and amortisation	0.3	0.2	-	-
Amortisation of lease incentives and other direct costs	(1.6)	10.3	-	-
<b>Cash flows from operations before changes in working capital</b>	<b>329.8</b>	<b>318.6</b>	<b>639.9</b>	<b>405.5</b>
Change in trade and other receivables	(6.4)	(10.9)	(596.8)	(870.3)
Change in trading property	8.5	9.7	-	-
Change in current asset investments	(39.2)	3.0	-	-
Change in trade and other payables	(65.1)	(0.5)	13.7	(3.5)
<b>Cash generated from operations</b>	<b>227.6</b>	<b>319.9</b>	<b>56.8</b>	<b>(468.3)</b>
Interest paid	(222.0)	(198.6)	(5.7)	(11.0)
Interest received	9.8	2.9	66.3	34.0
Tax paid	(12.9)	(6.6)	-	-
<b>Cash flows from operating activities</b>	<b>2.5</b>	<b>117.6</b>	<b>117.4</b>	<b>(445.3)</b>
<b>Cash flows from investing activities</b>				
Purchase and development of property	(575.5)	(653.9)	-	-
Sale of property	459.2	127.3	-	-
Purchase of subsidiary companies	(80.0)	-	-	-
Sale of investments and other fixed assets	-	-	-	15.0
Sale of interests in joint ventures and subsidiary companies	-	-	8.2	186.3
<b>Cash flows from investing activities</b>	<b>(196.3)</b>	<b>(526.6)</b>	<b>8.2</b>	<b>201.3</b>
<b>Cash flows from financing activities</b>				
Issue and repurchase of shares	(3.1)	341.4	(3.1)	341.4
Borrowings drawn	382.6	902.0	-	-
Borrowings repaid	(197.0)	(486.0)	-	-
Equity dividends paid	(122.1)	(97.4)	(122.1)	(97.4)
<b>Cash flows from financing activities</b>	<b>60.4</b>	<b>660.0</b>	<b>(125.2)</b>	<b>244.0</b>
Net (decrease)/increase in cash and cash equivalents	(133.4)	251.0	0.4	-
Cash and cash equivalents at 1 January	321.8	70.8	-	-
<b>Cash and cash equivalents at 31 December</b>	<b>188.4</b>	<b>321.8</b>	<b>0.4</b>	<b>-</b>

Notes on pages 28 to 54 form part of these consolidated financial statements.