

# Appendix 5

## Finance review

### EPRA net asset value

	2010 £m	per share p	2009 £m	per share p
Net assets	1,494.7		1,163.9	
Less minority interest	(45.9)		(36.7)	
Net assets attributable to equity shareholders	1,448.8	1,432	1,127.2	1,117
Adjustment for:				
Deferred tax on revaluation surplus	8.9		8.1	
Less share of minority interest	(0.3)		(0.3)	
Fair value of derivative financial instruments	25.4		23.0	
(Less)/add share of minority interest	(0.4)		0.4	
Fair value adjustment to Secured Bonds	19.4		20.2	
Total adjustments	53.0		51.4	
<b>EPRA adjusted net assets<sup>1</sup></b>	<b>1,501.8</b>	<b>1,484</b>	1,178.6	1,168

<sup>1</sup> Undiluted basis

### Like-for-like rental income

	Properties owned throughout the two years £m	Acquisitions £m	Disposals £m	Development property £m	Total £m
<b>2010</b>					
Rental income	109.7	3.4	0.1	5.5	118.7
Property expenditure	(6.2)	(0.4)	(0.1)	(1.4)	(8.1)
<b>Net rental income</b>	<b>103.5</b>	<b>3.0</b>	<b>-</b>	<b>4.1</b>	<b>110.6</b>
Surrender premiums	0.7	-	-	-	0.7
Other income	1.7	-	-	-	1.7
<b>Net property income</b>	<b>105.9</b>	<b>3.0</b>	<b>-</b>	<b>4.1</b>	<b>113.0</b>
2009					
Rental income	107.1	-	10.9	5.7	123.7
Property expenditure	(8.7)	-	(1.0)	(0.8)	(10.5)
Net rental income	98.4	-	9.9	4.9	113.2
Surrender premiums	0.1	-	-	-	0.1
Other income	1.5	-	-	-	1.5
Net property income	100.0	-	9.9	4.9	114.8
<b>Increase based on gross rental income</b>	<b>2.4%</b>				
<b>Increase based on net rental income</b>	<b>5.2%</b>				
<b>Increase based on net property income</b>	<b>5.9%</b>				

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#### Net debt

	2010 £m	2009 £m
Cash	(7.2)	(19.0)
Bank overdraft	5.6	5.9
Revolving bank facilities	661.0	503.0
Unsecured loan	31.4	31.1
Loan notes	1.1	1.4
Secured Bonds 2026	175.0	175.0
Fair value and issue costs	17.9	18.6
Leasehold liabilities	7.4	7.4
Bank loan arrangement costs <sup>1</sup>	(4.4)	(2.6)
<b>Net debt</b>	<b>887.8</b>	<b>720.8</b>

<sup>1</sup> The comparative figure has been restated for the presentational changes outlined in note 1.

#### Gearing and interest cover ratio

	2010	2009
Balance sheet gearing <sup>1</sup> (%)	59.4	61.9
Loan to value ratio (%)	35.7	36.4
Interest cover ratio (%)	328	330

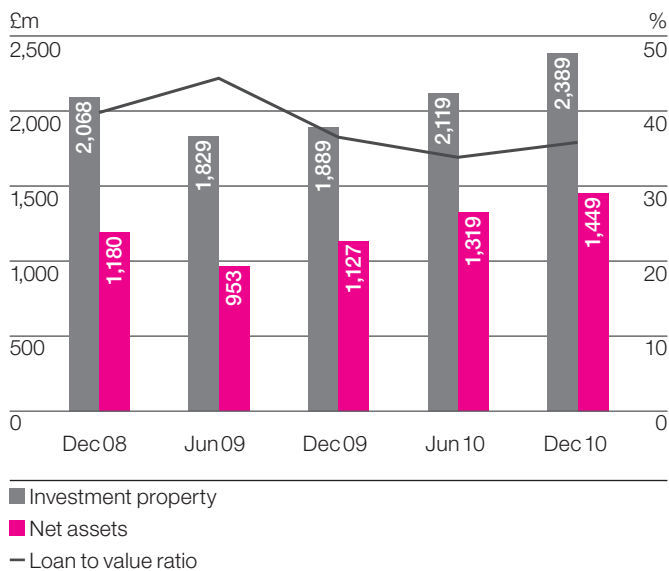
<sup>1</sup> The comparative figure has been restated for the presentational changes outlined in note 1.

#### Hedging and borrowing costs

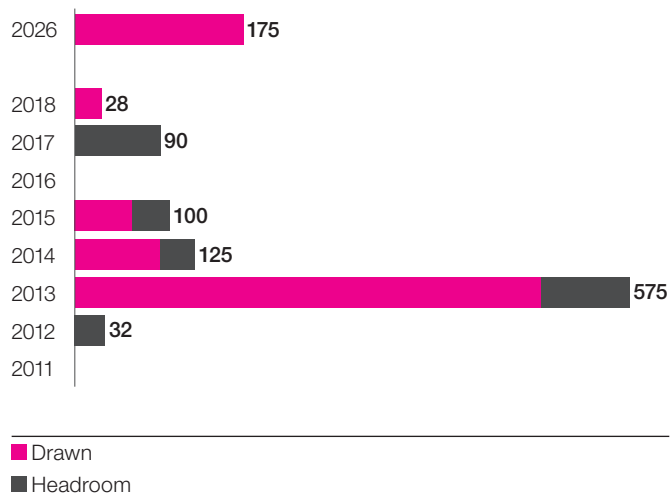
	2010 adjusted <sup>1</sup> £m	2010 £m	2009 £m
Bank loans			
Floating rate	189.4	259.4	126.1
Capped	10.0	10.0	10.0
Swapped	493.0	423.0	398.0
Total	692.4	692.4	534.1
Floating rate loan notes	1.1	1.1	1.4
Fixed rate Secured Bonds 2026	175.0	175.0	175.0
Total	868.5	868.5	710.5
Hedged and fixed rate (%)	78	70	82
Weighted average cost of debt (%)	4.54	4.34	5.00
Weighted average cost of bank debt (%)	4.05	3.90	4.65
Weighted average maturity of facilities (years)	5.2	5.2	5.3
Weighted average maturity of swaps (years)	6.2	6.1	4.0

<sup>1</sup> Including additional £70m swap entered into in January 2011

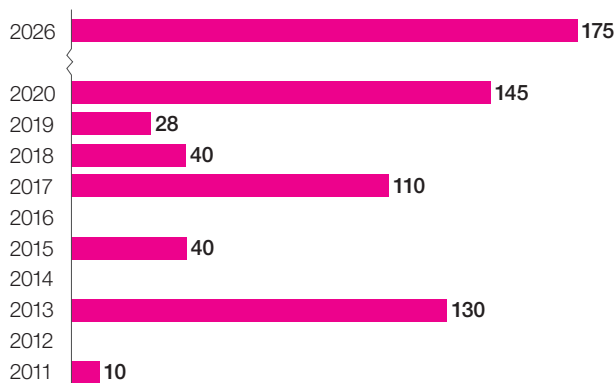
Investment property, net assets and gearing



Maturity profile of debt facilities £m

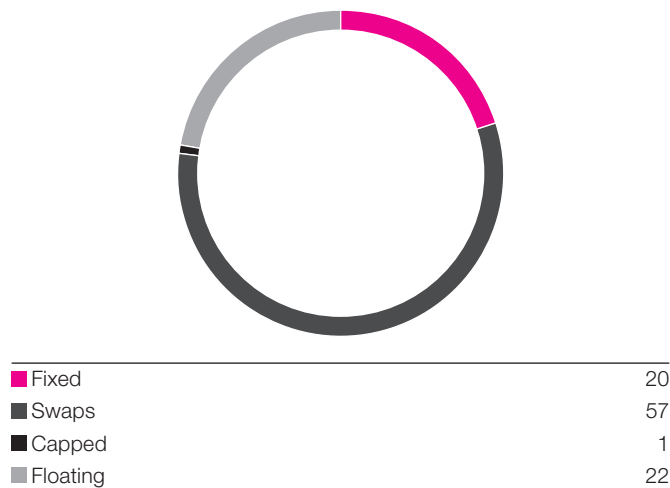


Maturity profile of fixed and hedged debt<sup>1</sup> £m



<sup>1</sup> Including additional £70m swap entered into in January 2011

Hedging profile<sup>1</sup> %



<sup>1</sup> Including additional £70m swap entered into in January 2011