

34. Cashflow from operating activities

Reconciliation of operating profit to net cash inflow from operating activities:

	Group		Company	
	2008 £m	2007 £m	2008 £m	2007 £m
Cash generated from operations				
(Loss)/profit for the financial year	(878.3)	3,528.3	(15.3)	1.6
Income tax (credit)/expense	(10.5)	(1,549.2)	(6.6)	0.7
(Loss)/profit before tax	(888.8)	1,979.1	(21.9)	2.3
Share of losses/(profits) of joint ventures (post-tax)	101.0	(179.3)	–	–
Share of loss of an associate undertaking (post-tax)	0.5	–	–	–
	(787.3)	1,799.8	(21.9)	2.3
Interest income	(29.4)	(36.4)	(14.7)	(5.7)
Interest expense	324.4	257.3	26.6	3.4
Operating (loss)/profit	(492.3)	2,020.7	(10.0)	–
Adjustments for:				
Depreciation	45.8	32.9	–	–
Profit on disposal of non-current properties	(75.4)	(118.2)	–	–
Net deficit/(surplus) on revaluation of investment properties	1,170.3	(1,307.6)	–	–
Share-based payment charge	5.0	5.6	–	–
Pension scheme charge	2.1	2.7	–	–
Changes in working capital:				
Decrease in trading properties and long-term development contracts	0.2	110.1	–	–
(Increase)/decrease in receivables	(26.3)	(127.2)	(0.3)	137.2
Increase in payables and provisions	67.1	63.4	443.5	47.2
Net cash generated from operations	696.5	682.4	433.2	184.4