

CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31 March 2007

	Note	2007 £m	2006 £m
Cash generated from operations	19	479	455
Interest paid		(334)	(392)
Interest received		11	13
UK corporation tax paid			(10)
Foreign tax paid		(2)	(3)
Distributions received – funds and joint ventures		32	25
– other investments		18	16
Net cash inflow from operating activities		204	104
Cash flows from investing activities			
Purchase of investment properties and development expenditure		(655)	(402)
Sale of investment properties		711	1,889
Foreign tax paid on property sales			(8)
Purchase of investments		(8)	(3)
Sale of investments		10	
Investment in and loans to funds and joint ventures		(203)	(21)
Capital distributions received from funds, joint ventures and other investments		113	277
Sale of shares and loans repaid by funds and joint ventures		6	69
Purchase of subsidiary companies (net of cash acquired)*		(13)	(815)
Net cash (outflow) inflow from investing activities		(39)	986
Cash flows from financing activities			
Issue of ordinary shares		10	4
Purchase of ESOP shares		(16)	(10)
Dividends paid		(91)	(84)
Issue of Meadowhall Finance PLC securitised debt		840	
Redemption of MSC (Funding) PLC securitised debt		(897)	
Issue of British Land debentures		263	
Amounts paid on exchange of British Land debentures		(240)	
Redemption of British Land debentures		(20)	
Issue of BL Superstores Finance PLC securitised debt			753
Redemption of BLSSP (Funding) PLC securitised debt			(705)
Repayment of debt acquired with subsidiary companies		(305)	(398)
Increase (decrease) in bank and other borrowings		354	(669)
Net cash outflow from financing activities		(102)	(1,109)
Net increase (decrease) in cash and cash equivalents		63	(19)
Cash and cash equivalents at 1 April 2006		128	147
Cash and cash equivalents at 31 March 2007		191	128
Cash and cash equivalents consists of:			
Cash and short-term deposits		198	133
Overdrafts		(7)	(5)
		191	128

* Properties of £588m acquired through corporate structures in the year ended 31 March 2007.