

Unaudited income statement		Six months ended 30 September 2016			Six months ended 30 September 2015		
		Notes	Revenue profit £m	Capital and other items £m	Total £m	Revenue profit £m	Capital and other items £m
Revenue	4	352.3	24.2	376.5	364.3	5.9	370.2
Costs	5	(111.6)	(11.1)	(122.7)	(119.2)	(4.7)	(123.9)
		240.7	13.1	253.8	245.1	1.2	246.3
Profit on disposal of investment properties		-	9.0	9.0	-	5.8	5.8
Loss on disposal of investment in joint venture		-	(1.9)	(1.9)	-	-	-
Net (deficit)/surplus on revaluation of investment properties	11	-	(277.4)	(277.4)	-	394.5	394.5
<b>Operating (loss)/profit</b>		240.7	(257.2)	(16.5)	245.1	401.5	646.6
Share of post-tax profit from joint ventures	12	13.0	19.9	32.9	11.1	133.8	144.9
Interest income	6	17.5	-	17.5	16.5	2.2	18.7
Interest expense	6	(78.7)	(48.6)	(127.3)	(88.5)	(11.4)	(99.9)
Revaluation of redemption liabilities		-	(1.6)	(1.6)	-	(2.4)	(2.4)
<b>(Loss)/profit before tax</b>		192.5	(287.5)	(95.0)	184.2	523.7	707.9
Taxation		-	(0.8)	(0.8)	-	0.2	0.2
<b>(Loss)/profit for the period attributable to owners of the parent</b>		192.5	(288.3)	(95.8)	184.2	523.9	708.1

**Earnings per share attributable to owners of the parent (pence):**

Basic (loss)/earnings per share	8		(12.1)	89.7
Diluted (loss)/earnings per share	8		(12.1)	89.3

Unaudited statement of comprehensive income		Six months ended 30 September 2016		Six months ended 30 September 2015	
Notes		Total £m	Total £m		
<b>(Loss)/profit for the period attributable to owners of the parent</b>		<b>(95.8)</b>	<b>708.1</b>		

**Items that may be subsequently reclassified to the income statement:**

Share of joint ventures' fair value movements on interest-rate swaps treated as cash flow hedges	12	(0.2)	0.3
Revaluation of other investments		(0.2)	0.2

**Items that will not be subsequently reclassified to the income statement:**

Re-measurement (loss)/gain on defined benefit pension scheme		(11.0)	5.0
Deferred tax on re-measurement loss/(gain) on defined benefit pension scheme		1.9	(0.9)

<b>Other comprehensive (loss)/income for the period attributable to owners of the parent</b>	<b>(9.5)</b>	<b>4.6</b>
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<b>Total comprehensive (loss)/income for the period attributable to owners of the parent</b>	<b>(105.3)</b>	<b>712.7</b>
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