



HAMMERSON

EXTRACT FROM THE REPORT AND ACCOUNTS

for the year ended 31st December 1987

expressed in Canadian dollars

See note on page 4

Consolidated Profit and Loss Account of The Hammerson Property Investment and

Development Corporation plc and Subsidiary Companies for the year ended 31st December 1987

1986 £'000		Notes	1987 £'000	1987 CS'000
127,676	Gross rental income		124,793	304,495
51,282	<i>Less</i> Rents payable and other property outgoings		48,900	119,316
76,394	Net rental income	2(a)	75,893	185,179
6,691	Gross profits from property trading	2(a)	5,143	12,549
8,672	Other income	2(b)	11,010	26,864
91,757	Net rental and other income		92,046	224,592
42,414	<i>Less</i> Cost of finance, administration and other charges	3	37,787	92,200
49,343	Profit on ordinary activities before taxation		54,259	132,392
11,421	<i>Less</i> Tax on profit on ordinary activities	4	9,841	24,012
37,922	Profit on ordinary activities after taxation		44,418	108,380
7,668	<i>Less</i> Minority interests	5	6,687	16,316
30,254	Profit attributable to shareholders before extraordinary items		37,731	92,064
1,527	Extraordinary items	6	13,984	34,121
31,781	Profit for the financial year attributable to shareholders		51,715	126,185
16,953	<i>Less</i> Dividends	7	18,600	45,384
14,828	Retained profit for the year	8	33,115	80,801
18.76p	Earnings per share	9	23.34p	56.95c

The notes referred to above and on the page opposite are those appearing in the sterling statements which carry an unqualified audit report.

Consolidated Balance Sheets of The Hammerson Property Investment and Development Corporation plc and Subsidiary Companies as at 31st December 1987

1986 £'000		Notes	1987 £'000	1987 C\$'000
	Fixed Assets			
	Tangible Assets:			
1,578,971	Land and buildings	10	1,626,925	3,969,697
1,715	Fixtures, fittings and equipment	11	1,484	3,621
<u>1,580,686</u>			<u>1,628,409</u>	<u>3,973,318</u>
37,925	Investments	14	491	1,198
<u>1,618,611</u>			<u>1,628,900</u>	<u>3,974,516</u>
	Current Assets			
44,306	Stocks—properties held for resale	12	57,363	139,966
13,667	Debtors	13	15,780	38,503
1,304	Investments	14	3,250	7,930
60,634	Cash at bank and in hand	15	43,071	105,093
<u>119,911</u>	Total current assets		<u>119,464</u>	<u>291,492</u>
181,945	Creditors—amounts falling due within one year	16/18	106,614	260,138
<u>(62,034)</u>	Net current assets/(liabilities)		<u>12,850</u>	<u>31,354</u>
1,556,577	Total assets less current liabilities		1,641,750	4,005,870
486,431	Creditors—amounts falling due after more than one year	17/18	498,067	1,215,284
99,526	Minority interests		92,489	225,673
<u>970,620</u>			<u>1,051,194</u>	<u>2,564,913</u>
	Capital and Reserves			
40,368	Called up share capital	19	40,416	98,615
213,084	Share premium account	20	212,284	517,973
649,195	Revaluation reserve	21	722,163	1,762,078
1,466	Other reserves	22	1,516	3,699
66,507	Profit and loss account	23	74,815	182,548
<u>970,620</u>	Shareholders' Funds		<u>1,051,194</u>	<u>2,564,913</u>

The financial statements were approved by the Board of Directors on 19th April 1988.

Directors { SYDNEY MASON
J.R. PARRY

The Hammerson Property Investment and Development Corporation plc is incorporated in the United Kingdom and its financial statements are prepared in pounds sterling and in accordance with generally accepted accounting principles and legislation in the United Kingdom. To comply with an undertaking to The Toronto Stock Exchange, the sterling figures of the Balance Sheet and Profit and Loss Account have been translated into Canadian dollars at the exchange rate on 31st December 1987 of £1 = C\$2.44.