

# Notes to the financial statements

## 7 Non-GAAP performance measures

The adjustments made to reported profit before tax to arrive at underlying profit before tax are:

	2009 £m	2008 £m
<b>Underlying profit before tax</b>	<b>543</b>	488
Profit on sale of properties	57	7
Investment property fair value movements	(124)	–
Financing fair value movements <sup>1</sup>	(10)	(4)
One-off items for the financial year comprised:		
Costs relating to approach from Delta Two	–	(7)
Costs associated with Office of Fair Trading dairy inquiry	–	(27)
Fair value gain on other financial asset	–	22
<b>Total adjustments</b>	<b>(77)</b>	(9)
<b>Profit before tax</b>	<b>466</b>	479

<sup>1</sup> Financing fair value movements for the financial year comprised £(7) million for the Group (2008: £(4) million) and £(3) million for the joint ventures (2008: £nil).