FINANCIAL RECORD

	2020	2019	2018	2017	2016
EPRA earnings (£m)	**97**	111	88	71	61
EPRA earnings per share (pence)	**26**	39	34	30	28
IFRS (loss)/profit before tax (£m)	**(120)**	(101)	246	229	201
IFRS (loss)/profit per share (pence)	**(32)**	(32)	91	95	101
EPRA net tangible assets (NTA)/net assets (NAV) (£m)	**3,266**	3,087	2,085	1,740	1,557
EPRA NTA/NAV per share (pence)[1]	**818**	847	790	720	646
IFRS net assets (£m)	**3,235**	3,072	2,073	1,729	1,452
IFRS NAV per share (pence)	**809**	845	787	717	653
LTV (%)	**34%**	37%	29%	31%	34%
Managed portfolio value (£m)	**7,838**	7,702	4,994	4,612	4,327

1. EPRA NTA for 2020 and 2019. EPRA NAV for 2018 and prior.