		2015 Rm	2014 Rm
6.	**EQUITY-ACCOUNTED INVESTMENT PROFIT – NET OF TAX continued**		
6.3	**Equity-accounted investments loss – other (net of tax)**		
	Non-distributable loss from investment	(5)	–
	Interest received exceeding distributable income	–	–
	Interest received from investment	(6)	–
	Management fee received	(3)	–
	Distributable income	9	–
		(5)	–
	Refer to note 15 for detail regarding the equity-accounted investments of the Group.		
7.	**FINANCE COSTS**		
	Interest paid on financial liabilities	2 185	1 779
	Borrowing costs capitalised to investment property developments (at prime less 0.5%)	(99)	(31)
		2 086	1 748
8.	**NON-CASH CHARGES**		
	Amortisation of intangible assets	102	102
	Impairment of goodwill (note 17)	1 558	–
	Increase/(decrease) in Staff Incentive Scheme cost	63	(24)
		1 723	78
9.	**CAPITAL ITEMS**		
	Costs incurred on business acquisitions	38	51
	Other capital income	(19)	–
	Realised profit on sale of listed investment	(1 097)	–
	Bargain purchase (note 41.1)	–	(28)
		(1 078)	23
10.	**FINANCE AND OTHER INVESTMENT INCOME**		
	Banks	39	76
	Investment in joint venture – V&A Waterfront	368	332
	Investment in joint ventures – other	10	4
	Listed investments	345	–
	Long-term loans	64	66
	Long-term loans (additional interest on refinanced BEE loan)	45	31
	Other	45	36
		916	545
11.	**TAXATION**		
	Normal – current year (including withholding tax on GOZ distribution)	72	28
	Deferred taxation – other	(59)	139
	Deferred taxation – GOZ	279	21
	Deferred taxation – amortisation of intangible asset	(28)	(28)
		264	160
	The taxation charge is reconciled as follows:		
	Statutory taxation charge at 28%	2 287	1 718
	Fair value adjustments not taxable due to REIT status	(1 236)	(730)
	Exempt income	221	77
	Disallowable expenses	222	24
	Taxation rate difference and withholding tax on GOZ	(63)	50
	Qualifying distribution	(1 176)	(979)
	Effective taxation charge	264	160
	Effective taxation rate	3.25%	2.61%