

# Condensed Consolidated Balance Sheet

30 September 2013

	Note	30 September 2013 (unaudited) £000	30 September 2012 (unaudited) £000	31 March 2013 (audited) £000
<b>Non-current assets</b>				
Investment property	9a	763,690	745,485	745,605
Investment property under construction	9a	18,997	17,898	17,277
Interest in leasehold properties	9a	21,320	21,951	21,803
Plant, equipment and owner-occupied property	9b	2,963	2,615	2,750
Goodwill	9c	1,433	1,433	1,433
Investment in associate	9d	18,531	18,380	17,681
Capital Goods Scheme receivable	11	7,600	7,501	7,501
		<b>834,534</b>	815,263	814,050
<b>Current assets</b>				
Surplus land	10	5,984	7,566	4,593
Inventories		280	326	300
Trade and other receivables	11	10,737	11,478	14,450
Cash and cash equivalents		1,709	8,230	7,850
		<b>18,710</b>	27,600	27,193
<b>Total assets</b>		<b>853,244</b>	842,863	841,243
<b>Current liabilities</b>				
Trade and other payables	12	(19,725)	(21,612)	(24,421)
Obligations under finance leases		(1,952)	(1,946)	(1,952)
Borrowings	13	(1,985)	(179,214)	(1,937)
		<b>(23,662)</b>	(202,772)	(28,310)
<b>Non-current liabilities</b>				
Derivative financial instruments		(3,694)	(6,573)	(5,494)
Borrowings	13	(227,015)	(95,917)	(234,948)
Obligations under finance leases		(19,368)	(20,005)	(19,851)
Other payables	12	–	(32)	(12)
		<b>(250,077)</b>	(122,527)	(260,305)
<b>Total liabilities</b>		<b>(273,739)</b>	(325,299)	(288,615)
<b>Net assets</b>		<b>579,505</b>	517,564	552,628
<b>Equity</b>				
Called up share capital		14,285	13,173	14,264
Share premium account		44,290	44,374	44,278
Reserves		520,930	460,017	494,086
<b>Equity shareholders' funds</b>		<b>579,505</b>	517,564	552,628