

# Condensed Consolidated Balance Sheet

30 September 2014

	Note	30 September 2014 (unaudited) £000	30 September 2013 (unaudited) £000	31 March 2014 (audited) £000
<b>Non-current assets</b>				
Investment property	9a	809,125	763,690	776,390
Investment property under construction	9a	11,439	18,997	22,303
Interest in leasehold properties	9a	23,470	21,320	23,814
Plant, equipment and owner-occupied property	9b	2,939	2,963	2,985
Goodwill	9c	1,433	1,433	1,433
Investment in associates	9d	21,095	18,531	17,861
Capital Goods Scheme receivable	11	7,792	7,600	7,620
		<b>877,293</b>	834,534	852,406
<b>Current assets</b>				
Surplus land	10	4,762	5,984	6,059
Inventories		314	280	290
Trade and other receivables	11	11,957	10,737	13,531
Cash and cash equivalents		8,118	1,709	3,301
		<b>25,151</b>	18,710	23,181
<b>Total assets</b>		<b>902,444</b>	853,244	875,587
<b>Current liabilities</b>				
Trade and other payables	12	(23,370)	(19,725)	(26,818)
Obligations under finance leases		(1,940)	(1,952)	(2,034)
Borrowings	13	(72,085)	(1,985)	(1,615)
		<b>(97,395)</b>	(23,662)	(30,467)
<b>Non-current liabilities</b>				
Derivative financial instruments		(1,610)	(3,694)	(2,813)
Borrowings	13	(162,790)	(227,015)	(226,044)
Obligations under finance leases		(21,530)	(19,368)	(22,199)
		<b>(185,930)</b>	(250,077)	(251,056)
<b>Total liabilities</b>		<b>(283,325)</b>	(273,739)	(281,523)
<b>Net assets</b>		<b>619,119</b>	579,505	594,064
<b>Equity</b>				
Called up share capital		14,353	14,285	14,306
Share premium account		44,940	44,290	44,278
Reserves		559,826	520,930	535,480
<b>Equity shareholders' funds</b>		<b>619,119</b>	579,505	594,064