

Condensed Consolidated Balance Sheet

30 September 2015

	Note	30 September 2015 (unaudited) £000	30 September 2014 (unaudited) £000	31 March 2015 (audited) £000
Non-current assets				
Investment property	9a	1,052,510	809,125	1,007,110
Investment property under construction	9a	13,670	11,439	15,681
Interest in leasehold properties	9a	20,426	23,470	20,829
Plant, equipment and owner-occupied property	9b	3,366	2,939	3,050
Goodwill	9c	1,433	1,433	1,433
Investment in associates	9d	6,243	21,095	5,572
Capital Goods Scheme receivable	11	6,421	7,792	9,039
		1,104,069	877,293	1,062,714
Current assets				
Surplus land	10	3,341	4,762	3,315
Inventories		285	314	304
Trade and other receivables	11	13,512	11,957	16,379
Cash and cash equivalents		4,603	8,118	8,194
		21,741	25,151	28,192
Total assets		1,125,810	902,444	1,090,906
Current liabilities				
Trade and other payables	12	(29,866)	(23,370)	(32,612)
Obligations under finance leases		(1,739)	(1,940)	(1,705)
Borrowings	13	(2,189)	(72,085)	(72,136)
		(33,794)	(97,395)	(106,453)
Non-current liabilities				
Derivative financial instruments		(3,197)	(1,610)	(3,679)
Borrowings	13	(275,650)	(162,790)	(210,736)
Obligations under finance leases		(18,687)	(21,530)	(19,124)
		(297,534)	(185,930)	(233,539)
Total liabilities		(331,328)	(283,325)	(339,992)
Net assets		794,482	619,119	750,914
Equity				
Called up share capital		15,729	14,353	15,806
Share premium account		45,222	44,940	44,922
Reserves		733,531	559,826	690,186
Equity shareholders' funds		794,482	619,119	750,914