

# Condensed Consolidated Balance Sheet

30 September 2016

	Note	30 September 2016 (unaudited) £000	30 September 2015 (unaudited) £000	31 March 2016 (audited) £000
<b>Non-current assets</b>				
Investment property	9a	1,139,786	1,052,510	1,092,210
Investment property under construction	9a	34,107	13,670	33,945
Interest in leasehold properties	9a	22,034	20,426	20,165
Plant, equipment and owner-occupied property	9b	3,484	3,366	3,405
Goodwill	9c	1,433	1,433	1,433
Investment in associates	9d	6,772	6,243	6,406
Capital Goods Scheme receivable	11	4,006	6,421	6,561
		<b>1,211,622</b>	1,104,069	1,164,125
<b>Current assets</b>				
Surplus land	10	–	3,341	300
Inventories		280	285	266
Trade and other receivables	11	14,368	13,512	16,222
Cash and cash equivalents		5,862	4,603	17,207
		<b>20,510</b>	21,741	33,995
<b>Total assets</b>		<b>1,232,132</b>	1,125,810	1,198,120
<b>Current liabilities</b>				
Trade and other payables	12	(29,382)	(29,866)	(36,122)
Obligations under finance leases		(1,866)	(1,739)	(1,722)
Borrowings	13	(2,299)	(2,189)	(2,243)
		<b>(33,547)</b>	(33,794)	(40,087)
<b>Non-current liabilities</b>				
Derivative financial instruments		(4,654)	(3,197)	(3,683)
Borrowings	13	(305,514)	(275,650)	(306,520)
Obligations under finance leases		(20,168)	(18,687)	(18,443)
		<b>(330,336)</b>	(297,534)	(328,646)
<b>Total liabilities</b>		<b>(363,883)</b>	(331,328)	(368,733)
<b>Net assets</b>		<b>868,249</b>	794,482	829,387
<b>Equity</b>				
Called up share capital		15,777	15,729	15,737
Share premium account		45,480	45,222	45,227
Reserves		806,992	733,531	768,423
<b>Equity shareholders' funds</b>		<b>868,249</b>	794,482	829,387