

Consolidated Balance Sheet

Year ended 31 March 2018

	Note	2018 £000	2017 £000
Non-current assets			
Investment property	14a	1,245,142	1,154,390
Investment property under construction	14a	58,157	36,115
Interests in leasehold property	14a	22,929	23,601
Plant, equipment and owner-occupied property	14b	3,092	3,216
Intangible assets	14c	1,433	1,433
Investment in associates	14d	9,276	7,452
Capital Goods Scheme receivable	16	2,385	4,091
Derivative financial instruments	18c	1,704	–
		1,344,118	1,230,298
Current assets			
Inventories		283	283
Trade and other receivables	16	18,586	18,042
Cash and cash equivalents		6,853	6,906
		25,722	25,231
Total assets		1,369,840	1,255,529
Current liabilities			
Trade and other payables	17	(36,828)	(36,935)
Borrowings	19	(2,474)	(2,356)
Obligations under finance leases	21	(2,061)	(2,005)
		(41,363)	(41,296)
Non-current liabilities			
Derivative financial instruments	18c	–	(2,964)
Borrowings	19	(326,461)	(299,323)
Obligations under finance leases	21	(20,868)	(21,596)
		(347,329)	(323,883)
Total liabilities		(388,692)	(365,179)
Net assets		981,148	890,350
Equity			
Share capital	22	15,857	15,788
Share premium account		46,362	45,462
Reserves		918,929	829,100
Equity shareholders' funds		981,148	890,350

The financial statements were approved by the Board of Directors and authorised for issue on 21 May 2018. They were signed on its behalf by:

James Gibson **John Trotman**
Director Director

Company Registration No. 03625199