

Consolidated Balance Sheet

31 March 2013

	Note	2013 £000	2012 £000
Non-current assets			
Investment property	13a	745,605	726,390
Investment property under construction	13a	17,277	33,905
Interests in leasehold property	13a	21,803	22,394
Plant, equipment and owner-occupied property	13b	2,750	2,637
Goodwill	13c	1,433	1,433
Investment in associate	13d	17,681	15,496
Capital Goods Scheme receivable	16	7,501	–
		814,050	802,255
Current assets			
Surplus land	15	4,593	18,035
Inventories		300	299
Trade and other receivables	16	14,450	10,943
Cash and cash equivalents		7,850	10,060
		27,193	39,337
Total assets		841,243	841,592
Current liabilities			
Trade and other payables	17	(24,421)	(25,675)
Borrowings	19	(1,937)	–
Obligations under finance leases	21	(1,952)	(1,946)
		(28,310)	(27,621)
Non-current liabilities			
Derivative financial instruments	18c	(5,494)	(15,748)
Borrowings	19	(234,948)	(282,960)
Obligations under finance leases	21	(19,851)	(20,448)
Other payables	17	(12)	(315)
		(260,305)	(319,471)
Total liabilities		(288,615)	(347,092)
Net assets		552,628	494,500
Equity			
Called up share capital	22	14,264	13,139
Share premium account		44,278	43,432
Reserves		494,086	437,929
Equity shareholders' funds		552,628	494,500

The financial statements were approved by the Board of Directors and authorised for issue on 20 May 2013. They were signed on its behalf by:

James Gibson **John Trotman**
Director Director

Company Registration No. 03625199