

Condensed Consolidated Balance Sheet

30 September 2017



	Note	30 September 2017 (unaudited) £000	30 September 2016 (unaudited) £000	31 March 2017 (audited) £000
Non-current assets				
Investment property	9a	1,204,710	1,139,786	1,154,390
Investment property under construction	9a	49,099	34,107	36,115
Interest in leasehold properties	9a	23,074	22,034	23,601
Plant, equipment and owner-occupied property	9b	3,135	3,484	3,216
Goodwill	9c	1,433	1,433	1,433
Investment in associates	9d	8,187	6,772	7,452
Capital Goods Scheme receivable	10	2,809	4,006	4,091
Derivative financial instruments		1,252	–	–
		1,293,699	1,211,622	1,230,298
Current assets				
Inventories		272	280	283
Trade and other receivables	10	13,907	14,368	18,042
Cash and cash equivalents		5,484	5,862	6,906
		19,663	20,510	25,231
Total assets		1,313,362	1,232,132	1,255,529
Current liabilities				
Trade and other payables	11	(32,648)	(29,382)	(36,935)
Obligations under finance leases		(2,038)	(1,866)	(2,005)
Borrowings	12	(2,414)	(2,299)	(2,356)
		(37,100)	(33,547)	(41,296)
Non-current liabilities				
Derivative financial instruments		–	(4,654)	(2,964)
Borrowings	12	(306,597)	(305,514)	(299,323)
Obligations under finance leases		(21,036)	(20,168)	(21,596)
		(327,633)	(330,336)	(323,883)
Total liabilities		(364,733)	(363,883)	(365,179)
Net assets		948,629	868,249	890,350
Equity				
Called up share capital		15,848	15,777	15,788
Share premium account		46,298	45,480	45,462
Reserves		886,483	806,992	829,100
Equity shareholders' funds		948,629	868,249	890,350