

Condensed Consolidated Balance Sheet

30 September 2018

	Note	30 September 2018 (unaudited) £000	30 September 2017 (unaudited) £000	31 March 2018 (audited) £000
Non-current assets				
Investment property	9a	1,290,204	1,204,710	1,245,142
Investment property under construction	9a	63,341	49,099	58,157
Interest in leasehold properties	9a	22,359	23,074	22,929
Plant, equipment and owner-occupied property	9b	2,975	3,135	3,092
Intangible assets	9c	1,433	1,433	1,433
Investment in associates	9d	9,852	8,187	9,276
Capital Goods Scheme receivable	10	2,177	2,809	2,385
Derivative financial instruments		1,623	1,252	1,704
		1,393,964	1,293,699	1,344,118
Current assets				
Inventories		298	272	283
Trade and other receivables	10	13,629	13,907	18,586
Cash and cash equivalents		6,051	5,484	6,853
		19,978	19,663	25,722
Total assets		1,413,942	1,313,362	1,369,840
Current liabilities				
Trade and other payables	11	(32,227)	(32,648)	(36,828)
Borrowings	12	(2,535)	(2,414)	(2,474)
Obligations under finance leases		(2,064)	(2,038)	(2,061)
		(36,826)	(37,100)	(41,363)
Non-current liabilities				
Borrowings	12	(271,990)	(306,597)	(326,461)
Obligations under finance leases		(20,295)	(21,036)	(20,868)
		(292,285)	(327,633)	(347,329)
Total liabilities		(329,111)	(364,733)	(388,692)
Net assets		1,084,831	948,629	981,148
Equity				
Called up share capital		16,664	15,848	15,857
Share premium account		111,260	46,298	46,362
Reserves		956,907	886,483	918,929
Equity shareholders' funds		1,084,831	948,629	981,148