

Condensed Consolidated Balance Sheet

30 September 2008

	Note	30 Sept 2008 (unaudited) £'000	30 Sept 2007 (unaudited) Restated £'000	31 March 2008 (audited) Restated £'000
Non-current assets				
Investment property	9a	717,700	649,420	750,910
Development property	9a	83,610	131,959	104,139
Interest in leasehold properties	9a	21,982	24,027	22,274
Plant, equipment and owner-occupied property	9b	3,119	3,070	3,256
Goodwill	9c	1,433	1,433	1,433
Investment in associate	9e	9,637	–	5,454
Deferred tax asset	12	768	530	1,535
		838,249	810,439	889,001
Current assets				
Inventories		344	362	331
Trade and other receivables	10	6,307	7,743	7,465
Derivative financial instruments		–	151	–
Cash and cash equivalents		1,264	919	1,671
Assets classified as held for sale	9d	11,975	7,891	16,336
		19,890	17,066	25,803
Total assets		858,139	827,505	914,804
Current liabilities				
Trade and other payables	11	(17,205)	(20,138)	(21,898)
Obligations under finance leases		(1,958)	(2,094)	(1,958)
Current tax liabilities		(90)	(175)	(90)
Derivative financial instruments		(1,057)	–	(2,870)
		(20,310)	(22,407)	(26,816)
Non-current liabilities				
Bank borrowings	13	(294,051)	(250,015)	(282,897)
Obligations under finance leases		(20,024)	(21,933)	(20,316)
Other payables	11	(3,889)	(5,116)	(3,889)
		(317,964)	(277,064)	(307,102)
Total liabilities		(338,274)	(299,471)	(333,918)
Net assets		519,865	528,034	580,886
Equity				
Called up share capital	16	11,555	11,525	11,551
Share premium account	16	41,676	41,393	41,645
Reserves	16	466,634	475,116	527,690
Equity shareholders' funds		519,865	528,034	580,886

Please see note 1 for details of the restatement.