

<b>Unaudited balance sheet</b>		<b>30 September</b>	<b>31 March</b>
	<b>Notes</b>	<b>2016</b>	<b>2016</b>
		<b>£m</b>	<b>£m</b>
<b>Non-current assets</b>			
Investment properties	11	12,182.4	12,357.7
Intangible assets		36.6	38.1
Other property, plant and equipment		12.9	5.1
Net investment in finance leases		166.4	182.6
Investments in joint ventures	12	1,707.9	1,668.2
Other investments		13.6	13.8
Trade and other receivables		99.7	86.1
Pension surplus		14.4	25.2
<b>Total non-current assets</b>		<b>14,233.9</b>	<b>14,376.8</b>
<b>Current assets</b>			
Trading properties and long-term development contracts	13	127.0	123.4
Trade and other receivables		420.5	445.4
Derivative financial instruments		5.3	-
Monies held in restricted accounts and deposits		17.8	19.7
Cash and cash equivalents		16.9	24.7
<b>Total current assets</b>		<b>587.5</b>	<b>613.2</b>
<b>Total assets</b>		<b>14,821.4</b>	<b>14,990.0</b>
<b>Current liabilities</b>			
Borrowings	15	(368.2)	(18.7)
Trade and other payables		(315.3)	(289.3)
Provisions		(3.3)	(18.5)
Derivative financial instruments		(0.6)	(0.7)
<b>Total current liabilities</b>		<b>(687.4)</b>	<b>(327.2)</b>
<b>Non-current liabilities</b>			
Borrowings	15	(2,578.9)	(2,854.3)
Trade and other payables		(29.6)	(28.5)
Provisions		-	(5.5)
Derivative financial instruments		(36.5)	(31.2)
Redemption liabilities		(35.7)	(34.9)
Deferred tax		(7.4)	(9.5)
<b>Total non-current liabilities</b>		<b>(2,688.1)</b>	<b>(2,963.9)</b>
<b>Total liabilities</b>		<b>(3,375.5)</b>	<b>(3,291.1)</b>
<b>Net assets</b>		<b>11,445.9</b>	<b>11,698.9</b>
<b>Equity</b>			
<b>Capital and reserves attributable to owners of the parent</b>			
Ordinary shares		80.1	80.1
Share premium		790.6	790.2
Capital redemption reserve		30.5	30.5
Own shares		(10.4)	(13.8)
Share-based payments		6.3	11.1
Retained earnings		10,548.8	10,800.8
<b>Total equity</b>		<b>11,445.9</b>	<b>11,698.9</b>