

CONSOLIDATED BALANCE SHEET

as at 30 September 2019

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	Notes	30 September 2019 £'000	30 September 2018 £'000
Non-current assets			
Investment properties	11	52,937	86,918
Property, plant and equipment	12	3,958	4,508
Investments in joint ventures and associates	13	121,262	103,418
Deferred tax assets	14	2,565	2,788
Trade and other receivables	16	45,898	20,445
		226,620	218,077
Current assets			
Trading properties	15	306,998	273,770
Trade and other receivables	16	18,463	29,039
Cash and cash equivalents	19	24,441	16,638
		349,902	319,447
Total assets		576,522	537,524
Non-current liabilities			
Borrowings	18	(128,265)	(73,973)
Deferred tax liabilities	14	(8,509)	(6,851)
		(136,774)	(80,824)
Current liabilities			
Borrowings	18	(1,000)	(20,891)
Trade and other payables	17	(35,715)	(46,786)
		(36,715)	(67,677)
Total liabilities		(173,489)	(148,501)
Net assets		403,033	389,023
Equity			
Share capital	20	29,030	29,009
Share premium account		169,163	168,881
Capital redemption reserve		849	849
Own shares		(4,086)	(4,748)
Other reserve		113,785	113,785
Retained earnings		94,292	81,247
Total equity		403,033	389,023
NAV per share	22	275.3p	268.3p
EPRA NAV per share	22	360.3p	331.8p
EPRA NNAV per share	22	339.5p	315.9p

The financial statements were approved by the Board and authorised for issue on 27 November 2019 and were signed on its behalf by:



Nigel Hugill
Director



David Wood
Director

Registered in Scotland No. SC149799