

Balance Sheets

As at 30 June 2009

	Notes	Consolidated		Company	
		2009 \$M	2008 \$M	2009 \$M	2008 \$M
Current assets					
Cash and cash equivalents	11	1,176.3	65.1	350.2	–
Trade and other receivables	12	121.2	164.5	3,339.1	3,101.5
Income tax receivable	28	–	27.5	0.2	28.8
Inventories	13	758.3	1,235.1	–	–
Other financial assets	14	191.1	–	–	–
Other assets	15	47.5	55.9	–	–
		2,294.4	1,548.1	3,689.5	3,130.3
Non-current assets held for sale	16	156.9	149.6	–	–
Total current assets		2,451.3	1,697.7	3,689.5	3,130.3
Non-current assets					
Trade and other receivables	17	46.4	39.6	–	–
Inventories	18	2,122.2	2,177.9	–	–
Investment properties	19	8,084.1	8,610.1	–	–
Other financial assets	20	68.0	21.2	182.2	182.2
Property, plant and equipment	21	259.4	264.0	–	–
Investments accounted for using the equity method	22	1,057.9	1,299.1	–	–
Intangible assets	23	108.4	440.7	–	–
Deferred tax assets	33	41.2	3.0	86.4	–
Other assets	24	221.6	107.4	–	–
Total non-current assets		12,009.2	12,963.0	268.6	182.2
Total assets		14,460.5	14,660.7	3,958.1	3,312.5
Current liabilities					
Trade and other payables	25	317.5	459.9	0.2	–
Interest-bearing loans and borrowings	26	203.5	617.8	3,087.0	2,816.0
Retirement living resident obligations ¹	27	610.6	474.8	–	–
Income tax payable	28	0.6	–	–	–
Provisions	29	107.9	51.1	–	–
Other liabilities	30	799.8	373.2	2.4	7.5
Total current liabilities		2,039.9	1,976.8	3,089.6	2,823.5
Non-current liabilities					
Other payables	31	118.4	155.2	0.1	–
Interest-bearing loans and borrowings	32	2,806.3	2,819.0	–	–
Retirement living resident obligations ²	27	368.0	391.9	–	–
Deferred tax liabilities	33	–	117.0	–	–
Provisions	34	7.9	16.0	4.6	13.1
Other liabilities	36	427.5	701.2	–	–
Total non-current liabilities		3,728.1	4,200.3	4.7	13.1
Total liabilities		5,768.0	6,177.1	3,094.3	2,836.6
Net assets		8,692.5	8,483.6	863.8	475.9
Securityholders' funds					
Issued capital	37	8,497.4	5,821.3	803.8	420.7
Reserves	38(a)	(571.9)	(201.1)	5.6	5.8
Retained earnings	38(b)	767.0	2,864.0	54.4	49.4
Total equity attributable to securityholders of Stockland		8,692.5	8,484.2	863.8	475.9
Minority interest		–	(0.6)	–	–
Total equity		8,692.5	8,483.6	863.8	475.9

¹ Of this balance \$604.8 million (2008: \$470.1 million) does not represent an anticipated net cash outflow as it will be covered by receipts from incoming residents. Refer to Note 27.

² Of this balance \$339.0 million (2008: \$360.0 million) does not represent an anticipated net cash outflow as it will be covered by receipts from incoming residents. Refer to Note 27.

The above Balance Sheets should be read in conjunction with the accompanying notes.