

<b>Balance Sheet Forecast</b>						
<b>2023</b>		<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>Actual</b>	<b>£'000</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
	<b>Non-current assets</b>					
4,570,558	Property and Equipment	4,868,390	5,062,213	5,283,746	5,513,695	5,718,800
479,999	Loans and Other Assets	479,999	479,999	479,999	479,999	479,999
307,205	Strategic Investments	307,205	307,205	307,205	307,205	307,205
3,487,716	Investments	3,427,948	3,506,422	3,705,933	3,962,692	3,859,460
<b>8,845,478</b>	<b>Non-Current Assets</b>	<b>9,083,542</b>	<b>9,355,839</b>	<b>9,776,883</b>	<b>10,263,591</b>	<b>10,365,464</b>
<b>268,003</b>	<b>Net-Current Assets (Working capital)</b>	<b>287,976</b>	<b>267,948</b>	<b>227,919</b>	<b>222,890</b>	<b>222,627</b>
	<b>Non-Current Liabilities</b>					
58,380	Provisions	58,380	58,380	58,380	58,380	58,380
880,234	Borrowing	1,006,845	1,127,296	1,344,238	1,625,674	1,510,172
3,767	Pension Liabilities	3,767	3,767	3,767	3,767	3,767
<b>942,381</b>	<b>Non-Current Liabilities</b>	<b>1,068,992</b>	<b>1,189,443</b>	<b>1,406,385</b>	<b>1,687,821</b>	<b>1,572,319</b>
<b>8,171,100</b>	<b>Net Assets</b>	<b>8,302,526</b>	<b>8,434,344</b>	<b>8,598,417</b>	<b>8,798,660</b>	<b>9,015,772</b>
<b>8,171,100</b>	<b>Taxpayers' Equity</b>	<b>8,302,526</b>	<b>8,434,344</b>	<b>8,598,417</b>	<b>8,798,660</b>	<b>9,015,772</b>

Table 38: Balance Sheet Forecast