INTERPUB LIMITED DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1999

Company No. 1327896

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COMPANIES HOUSE 31/01/00

Blackstone Franks

COMPANY INFORMATION

Directors K.C. Knowles

T. Sykes (appointed 1/10/98)
F. Knowles (appointed 6/7/98)
O. Auber (appointed 6/7/98)
M. Roberts (appointed 6/7/98)
P. Sykes (appointed 23/4/99)
A. Searle (appointed 22/7/99)
G. Davies (appointed 22/7/99)
M. Chitty (appointed 22/7/99)

Secretary F. Knowles

Company Number 1327896

Registered OfficeThe Stag
Hawthorne Lane

Burnham Beeches Buckinghamshire

SL2 3TA

Auditors Blackstone Franks

Barbican House 26-34 Old Street

London EC1V 9QR

Bankers Bank of Scotland

38, Threadneedle Street

London EC2P 2EH

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DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 1999

The directors present their report together with the audited financial statements for the year ended 31 March 1999.

Principal Activities and Business Review

The company's principal activity continued to be that of the operation of licensed public houses.

It is difficult to report on the year ending March 1999 in isolation and we are therefore dividing this report into three sections: The Past, Current activities and Future Plans. However in summary, it has taken us longer to get where we are than we would have wished but at the time of writing - just into the new millennium, we have never been so confident that we have followed the right strategy.

The Past

The year ending March 1999 proved to be somewhat frustrating one in that we lost a number of key units that we were operating on behalf of inntrepreneur on a managed basis and were unable to replace them with other units due to a lack of suitable sites and insufficient funding.

However, the year was not wasted as we refurbished two of our existing core units and opened a new unit, the Orient Espresso, which is a highly successful coffee shop operating together with St Christopher's. This unit is a mere 75 yards from the original St Christopher's and acts as an annexe.

The redevelopment of Belushi's in Covent Garden has resulted in a hugely successful operation which we believe can be expanded significantly. The unit which is a mere 900 square feet at ground floor level has traded exceptionally stongly both in winter and summer months.

Additionally, a new business plan was written and sent to a number of key players in the industry and in the city. This resulted in several key contacts being made in particular the Bank of Scotland and also Andrew Searle and Mark Chitty.

Since the end of the year, the following Milestone events have occurred.

New Funding

Following on from the restructing of the company additional financing was sought and obtained. We are pleased that the Company has three new shareholders namely Andrew Searle and Mark Chitty who have jointly developed the Mark Warner business over the last 25 years and also Scottish and Newcastle PLC. These three new shareholders provide a further one million pounds in equity. In addition, the debt has been restructured and the Bank of Scotland has provided a facility of £2.8 million by way of refinancing the existing term loan, a new loan for expansion together with increased working capital and a leasing facility.

Executives

Both Andrew Searle and Mark Chitty have jointed the Board as has Glen Davis representing Scottish and Newcastle's interest. In addition, Patricia Sykes an existing shareholder has joined the Board.

We are extremely glad to have the broad based additional experience that these new board members can bring.

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 1999

Current Activities

Development and Growth

The company has now expanded its St Christopher's backpacking units to a total of five - two of which have Belushi's cafe bars as their licensed operation.

Interpub (at the time of writing in January 2000) operates a total of 9 outlets as follows:

St Christopher's Southwark
St Christopher's Greenwich
Belushi's Southwark
Belushi's Camden
Orient Esspresso
Belushi's Covent Garden
Hercules Pillars
The Stag Burnham Beeches
The Flying Horse Finsbury (a short term lease)

As a result, we have moved significantly towards our targeted growth and have a total of 5 separate St Christopher's units. Both the St Christopher's and the Belushi's brands have been registered and there are imminent plans to develop a site in West London and possibly the City.

The Future

Trading Outlook for the Year Ending March 2000

The early part of 1999/2000 saw a further restructuring of our trading outlets and all of our non key sites were released allowing us to concentrate on refining both the Belushi's and St Christopher's brands as well as planning and then implementing the action that has been outlined above. The year ending March will produce a trading loss particularly in the first half taking account of restructuring and refinancing costs. However at present, the company is begining to show profit at earnings before interest and depreciation charges and the prognosis is good.

Development Plans

The Business Plan calls for the development of some 20 units within a five year timescale and we are currenly on target to achieve this. We shall continue to develop sites in London prior to expanding into other key locations suitable for both St Christopher's and Belushi's - the two brands compliment one another and can trade successfully together or as stand alone units depending on the nature of the trading location.

The board is confident that the company is now well set for a successful future and will continue to take the bold decisions that are necessary to develop a company that looks to the medium to long term rather than just short term.

Results and Dividends

The results for the year are set out in the profit and loss account on page 6.

The directors consider the profit achieved on ordinary activities before taxation to be satisfactory.

The directors consider the state of the company's affairs to be satisfactory.

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 1999

Directors

The directors who served during the year and their beneficial interests in the company's issued share capital were:

	Ordinary Shares	
	31	01
	March	April
	1999	1998
K.C. Knowles	54,125	55,625
T. J. Harris (resigned 31/8/99)	-	-
T. Sykes (appointed 1/10/98)	12,500	10,000
F. Knowles (appointed 6/7/98)	17,875	16,375
O. Auber (appointed 6/7/98)	•	-
M. Roberts (appointed 6/7/98)	-	-

Issue of Shares

During the year the company issued a further 5,000 Ordinary shares for cash consideration of £10 each.

Year 2000 Compliance

The directors beleive the company has taken all necessary steps to mitigate the impact of any year 2000 problems no problems as yet have been identified.

Directors' Responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of the company's affairs and of the profit or loss for that year. In preparing these financial statements the directors are required to:

Select suitable accounting policies and then apply them consistently;

Make judgements and estimates that are reasonable and prudent;

Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 1999

This report was approved by the board and signed on its behalf by:

F. Knowles, Secretary

Date: 31 January 2000

AUDITORS' REPORT TO THE

SHAREHOLDERS OF INTERPUB LIMITED

We have audited the financial statements on pages 6 to 15 which have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies set out on page 9.

Respective Responsibilities of Directors and Auditors

As described on page 3 the company's directors are responsible for the preparation of the financial statements. It is our responsibility to form an independent opinion, based on our audit, on those financial statements and report our opinion to you.

Basis of Opinion

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of the information in the financial statements.

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 March 1999 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Slackstone Franks

Blackstone Franks
Chartered Accountants and Registered Auditors
Barbican House
26-34 Old Street
London
EC1V 9QR

Date: 31 January 2000

Ref:SVT/K194

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 1999

	Notes	1999 £	1998 £
Turnover	2	4,049,456	819,704
Cost of Sales		(1,443,183)	(221,321)
Gross Profit		2,606,273	598,383
Distribution Costs Administrative Expenses		(936,861) (1,626,372)	(328,360) (245,990)
		43,040	24,033
Other operating income	3	2,792	80,000
Operating Profit	3	45,832	104,033
Exceptional Items Loan write offs	6	(20.042)	72.000
Compensation received	6 6	(20,043)	73,080 30,000
Diminution in value of investment	6	(27,500)	-
Inter-company loan written off	6	795,556	<u>-</u>
		793,845	207,113
Interest Payable and Similar Charges	4	(51,006)	(47,745)
Profit on Ordinary Activities before Taxation		742,839	159,368
Tax on profit on ordinary activities	7	-	-
Profit for the Financial Year	17	742,839	159,368

All amounts relate to continuing activities.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

FOR THE YEAR ENDED 31 MARCH 1999

	1999 £	1998 £
Statement of Total Recognised Gains and Losses		
Profit for the financial year Unrealised surplus on revaluations of freehold land and buildings	742,839 208,793	159,368 -
Total recognised losses relating to the year	951,632	159,368
Historical Costs Profits and Losses		
Profit on ordinary activities before taxation Realisation of revaluation profit of previous periods Historical cost profit on sale of revalued asset	742,839 - 50,000	159,368 32,000 -
Historical cost profits on ordinary activities before taxation	792,839	191,368
Historical cost profits for the year retained after taxation, dividends and other appropriations	792,839	191,368

BALANCE SHEET

AS AT 31 MARCH 1999

	Notes	£	1999 £	£	1998 £
Fixed Assets Tangible assets Investments	8 9		1,774,451	_	267,177 27,500
			1,774,451		294,677
Current Assets					
Stocks	10	41,050		12,041	
Debtors	11	135,679		64,465	
Cash at bank and in hand	_	23,533		2,699	
Creditors: Amounts Falling Due Within One Year	12	200,262 (749,705)		79,205 (770,585)	
Net Current Liabilities			(549,443)		(691,380)
Total Assets Less Current Liabilities			1,225,008		(396,703)
Creditors: Amounts Falling Due After More Than					
One Year	13		(628,561)		(8,482)
Net Assets/(Liabilities)			596,447	;	(405,185)
Capital and Reserves					
Share capital - equity	16		100,000		95,000
Share capital - non equity	16		2,500		2,500
Share premium account	17		225,000		180,000
Revaluation reserve	17		377,226		218,433
Profit and loss account	17		(108,279)		(901,118)
Shareholders' Funds				•	
Equity		593,947		(407,685)	
Non-equity	_	2,500		2,500	
Capital Surplus/(Deficit)	18		596,447	=	(405,185)

These financial statements were approved by the board and signed on its behalf by:

Date: 31 January 2000

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

1 Accounting Policies

Basis of Accounting

The Financial Statements have been prepared under the historical cost convention except that certain freehold properties are shown at their revalued amounts.

Turnover

Turnover is the total amount receivable by the company for goods supplied and services provided, excluding VAT.

Depreciation

Depreciation is calculated to write down the cost or valuation less estimated residual value of all tangible fixed assets other than freehold land by reducing balance method over their expected useful lives. The rates generally applicable are:

Leasehold propertiesOver period of the leaseMotor vehicles25%Fixtures and fittings15%

Leasehold buildings with more than 20 years to the expiry of the lease have not been depreciated as required by Statement of Standard Accounting Practice No.12 as the directors are of the opinion that current values will be maintained and no provision is required.

Investments

Investments are included at cost less amounts written off. Profits or losses arising from disposals of fixed asset investments are treated as part of the result from ordinary activities.

Stocks

Stocks are stated at the lower of cost and net realisable value.

Deferred Taxation

Deferred tax is provided for under the liability method using the tax rates estimated to arise when the timing differences reverse and is accounted for to the extent that it is probable that a liability or asset will crystallise. Unprovided deferred tax is disclosed as a contingent liability.

Debit balances arising in respect of advanced corporation tax on dividends payable or proposed are carried forward to the extent that they are expected to be recoverable.

Leased Assets

Assets held under finance leases and hire purchase contracts are capitalised in the Balance Sheet and depreciated over their expected useful lives. The interest element of leasing payments represents a constant proportion of the capital balance outstanding and is charged to the Profit and Loss Account over the period of the lease.

All other leases are regarded as operating leases and the payments made under them are charged to the Profit and Loss Account on a straight line basis over the lease term.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

2 Turnover

The turnover was derived from the company's principal activity which was carried out wholly in the UK.

3 Operating Profit

	The operating profit is arrived at after charging or crediting:	1999 £	1998 £
	Depreciation of owned assets	97,035	28,556
	Depreciation of assets held under finance leases and hire purchase contracts	11,384	4,369
	Hire of equipment - operating leases	35,437	7,403
	Hire of equipment - operating leases - land and buildings	504,628	89,639
	Auditors' remuneration	4,000	4,500
	Other operating income - management charges	(2,792)	(80,000)
4	Interest Bayable and Similar Charges	1999	1998
4	Interest Payable and Similar Charges	£	1990 £
	Bank overdrafts and loans	45,774	33,290
	Finance leases and hire purchase contracts	4,432	552
	Other interest payable	800	13,903
		<u>51,006</u>	47,745
5	Directors	1999	1998
		£	£
	Directors' remuneration	261,342	<u>-</u>
_			1000
6	Exceptional Items	1999	1998
		£	£
	Loan write offs	(20,043)	73,080
	Compensation received		30,000
	Inter-company loan written off	795,556	
	Discontinued operations	775,513	103,080
	Write off of investment in subsidiary	(27,500)	_
	·		400.000
		748,013	103,080

7 Taxation

No provision in respect of corporation tax has been made due to the availability of tax losses from previous years.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

8 Tangible Fixed Assets

	Short Leasehold Land and Buildings	Motor Vehicles	Fixtures and Fittings	Total
Cost or valuation	£	£	£	3
At 1 April 1998	328,164	25,970	306,600	660,734
Additions	1,013,562	47,448	445,890	1,506,900
Disposals	(55,000)	-	(70,000)	(125,000)
Revaluations	208,793	-	-	208,793
At 31 March 1999	1,495,519	73,418	682,490	2,251,427
Depreciation				
At 1 April 1998	186,085	15,015	192,457	393,557
Charge for the year	17,367	11,384	79,668	108,419
Disposals	•	-	(25,000)	(25,000)
At 31 March 1999	203,452	26,399	247,125	476,976
Net Book Value				
At 31 March 1999	1,292,067	47,019	435,365	1,774,451
At 31 March 1998	142,079	10,955	114,143	267,177

Assets held under finance leases originally cost £73,418 (1998: £25,970) and have a net book value of £26,399 (1998: £10,956).

The leasehold properties (including fixture and fittings) were revalued on 4 May 1999 at their open market values in their present condition and existing use as fully equipped operational public houses by Christie & Co., professional surveyors and valuers.

Valuation is carried out on an individual basis rather than a group basis. The directors expect that higher valuations would be acheived if the units were valued as a group. St Christopher's and Belushi's are now intellectual property of the company by registered trade marks.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

9 Fixed Assets Investments

Cost At 1 April 1998	Shares in Group Undertaking £ 27,500	F 27,500
Amounts Written Off Provided during the year	27,500	27,500
Net Book Value At 31 March 1999		-
At 31 March 1998	27,500	27,500

On 10 April 1998 the company acquired the entire assets, liabilities and trade of Interpub Solutions Limited a wholly owned subsidiary of the company. It is the directors intention for Interpub Solutions Limited to become a dormant company. The company has therefore written off its cost of investment in Interpub Solutions Limited.

10	Stocks		1999	1998
			£	£
	Goods for resale		41,050	12,041
11	Debtors		1999	1998
			£	£
	Other debtors Prepayments Directors' loan accounts		64,508 68,171 3,000	48,777 15,688
			135,679	64,465
12	Creditors: Amounts Falling Due Within One Year		1999	1998
	Others leave due within any year	(81-4- 4.4)	£	£
	Other loans due within one year	(Note 14)	84,700	-
	Bank loans and overdrafts (secured)	(Note 14)	82,133	25,000
	Obligations under hire purchase and finance lease contracts	(Note 15)	19,972	5,209
	Trade creditors		335,066	135,435
	Amounts owed to group undertakings		-	509,531
	Corporation tax		16,479	-
	Other taxes and social security		82,598	15,185
	Other creditors		23,305	51,042
	Accruals		105,452	29,183
			749,705	770,585

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

13	Creditors: Amounts Falling Due After One Year		1999 £	1998
	Loans Bank loans and overdrafts (secured) Obligations under hire purchase and finance lease contracts	(Note 14) (Note 14) (Note 15)	50,722 551,236	£ -
	Obligations under thre purchase and inflance lease contracts	(14016-15)	26,603 628,561	8,482 8,482
			=======================================	
14	Loans		1999 £	1998 £
	Amounts repayable: In one year or less, or on demand Between one and two years Between two and five years		166,833 50,722 551,236 768,791	25,000
15	Obligations Under Hire Purchase and Finance Leases Obligations under finance leases and hire purchase contracts a analysed as follows:		 1999 £	1998 £
	Current obligations Obligations due between one and five years		19,972 26,603	5,209 8,482
			46,575	13,691

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

16	Share Capital	1999 £	1998 £
	Authorised		
	Equity Shares		
	950,000 Ordinary shares of £1 each	950,000	950,000
		950,000	950,000
	Non Equity Shares		
	50,000 Preference shares of £1 each	50,000	50,000
		1,000,000	1,000,000
	Allotted		
	Equity Shares		
	100,000 Allotted, called up and fully paid ordinary shares of £1 each	100,000	95,000
	Non Equity Shares		
	2,500 Preference shares of £1 each	2,500	2,500
	•	102,500	97,500

During the year 5,000 Ordinary shares were isued for a price of £10 per share these were alloted and paid for in full for cash consideration.

The preference shareholders have no right to attend or vote at meetings. They are entitled to receive a non-cumulative dividend of 5% of the paid up capital on those shares. On a winding up they are entitled to the return of the capital paid up on them in priority of any other class of share.

17 Reserves

	Share Premium Account	Revaluation Reserve	Profit and Loss Account
At 1 April 1007	£	£	(1 002 496)
At 1 April 1997 Profit for the year	180,000	250,433	(1,092,486) 159,368
Transfers on revaluation	- -	(32,000)	100,000
Transfers between reserves	-	-	32,000
At 1 April 1998	180,000	218,433	(901,118)
Profit for the year	-	-	742,839
Transfers on revaluation	-	208,793	-
Transfers between reserves	-	(50,000)	50,000
Premium on allotment	45,000	-	<u>-</u>
At 31 March 1999	225,000	377,226	(108,279)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 1999

18	Reconciliation of Shareholders' Funds	1999 £	1998 £
	Profit for the financial year	742,839	159,368
	Other recognised gains and losses	208,793	_
	Realised gains and losses	•	(32,000)
	Transfers to reserves	-	32,000
	Issue of share capital	50,000	47,500
	Increase in the shareholders' funds	1,001,632	206,868
	Closing shareholders' funds	596,447	(405,185)

19 Operating Lease Commitments

At 31 March 1999 the company had annual commitments under non-cancellable operating leases as set out below:

	Land and buildings			Other
	1999	1998	1999	1998
Operating leases which expire:	£	£	£	£
Within one year	367,614	11,500	49,412	-
Between two and five years	1,292,600	-	53,712	2,088
After five years	5,870,650	44,900	5,870,650	
	7,530,864	56,400	5,973,774	2,088

20 Post Balance Sheet Events

After the year end, the company issued a further 68,784 Ordinary shares for cash consideration and a bonus issue of 16,463 Ordinary shares.

A loan given by T. Sykes, a director, was converted into 70,000 preference shares.

21 Transactions with Directors

The company owed an amount of £nil (1998- £509,531) to Interpub Solutions Limited, a company in which K.C. Knowles, M. Roberts and O. Auber are directors. Interpub Solutions Limited became a wholly owned subsidiary of the company on 31 March 1998 prior to this K.C. Knowles was the beneficial owner of the entire share capital of Interpub Solutions Limited.

The company charged Interpub Solutions Limited an amount of £Nil (1998- £80,000) for the provision of management services in the year.

22 Trading activities

The trading activities between 1 to 10 April 1998 of Interpub Solutions Limited are included in these accounts as the directors considered that the transactions were immaterial to prepare separate accounts.