

Welcome Break Limited

(Registered number: 1735476)

Annual report and financial statements For the 11 month period ended 31 December 2018



Welcome Break Limited

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Welcome Break Limited

Strategic report

The directors present their Strategic report on the Company for the 11 month period ended 31 December 2018.

Business review

The business had a positive period with turnover of £352.0m which was +9.1% up year on year (based on a comparable 11 month period). Operating profit before exceptional items, depreciation amortisation and rents (EBITDAR) was £50.2m (52 weeks ended 30 January 2018: £56.8m), with operating profit before exceptional items for the 11 months ended 31 December 2018 £21.2m (52 weeks ended 30 January 2018 restated: £27.4m).

The net asset position of the Company at 31 December 2018 is £220.6m (30 January 2018 restated: £215.4m).

During the financial period the Company changed its year end date from 29th January 2019 to 31 December 2018.

Traffic on UK motorways has remained flat year on year with SMART motorway works adversely affecting traffic volumes in certain locations. Despite this, the “turn-in” ratios of traffic coming into sites have remained stable indicating continuing customer appeal.

The business has been operated along channel lines this period, with the three main channels being the amenity building, hotels and forecourts. The directors believe that this approach has allowed for improved focus, visibility and ultimately performance. Capital investment was £19.8m, which included £10.9m relating to the development of the new Fleet amenity building, replacing the fire damaged building destroyed in December 2016.

The new amenity building at Fleet South opened in September 2018 with the first few months of trade indicating a very promising future. The layout is much improved compared to the previous building from a customer perspective which should enable revenue to be optimised. The insurance claim is still open and whilst on account payments have been received from insurers, the final settlement is yet to be agreed. It is anticipated that this will be concluded during 2019.

Continuing the investment strategy from previous years, the business has added further Pizza Express restaurants. Development and trials of self-service customer kiosks have continued with plans in place for a full roll out in 2019. A new KFC unit has been added at Michaelwood. Additionally, there had been investment in LED lighting due to their improved visibility and lower energy costs in the future.

The hotel strategy has included the conversion of more hotels to the Ramada brand as well as an extension at Gordano hotel to increase room stock. The Ramada brand continues to work well for the business, widening the customer base and enabling an improved food and beverage offer, increasing the revenue per room sold. In addition further investment in the forecourt business has taken place during the period.

During the financial period the Company received one off items of £5.0m from profit on disposal of Fleet South assets following the fire and business rate refunds.

Welcome Break Limited

Strategic report (continued)

Principal risks and uncertainties

With regard to the Company, the principal risks and uncertainties are incorporated with the principal risks of the Group and are not managed separately. Therefore, the principal risks and uncertainties of Appia Group Limited, which include those of the Company, are discussed on page 3 of the Group's Annual report which does not form part of this report.

Financial key performance indicators

The directors of Appia Group Limited manage the Group's operations on a site by site basis and not a company level. For this reason the Company's directors' believe that analysis using key performance indicators for the Company is not necessary or appropriate for an understanding of the development, performance or position of the business of Welcome Break Limited. The development, performance and position of the all sites of Appia Group Limited, which includes the Company, are discussed on page 3 of the Group's Annual report, which does not form part of this report.

This report was approved by the board on 23 April 2019 and signed on its behalf by:



John Diviney
Director

Welcome Break Limited

Directors' report

The directors present their report and the audited financial statements of the Company for the 11 month period ended 31 December 2018.

Future developments

Whilst there has been some economic uncertainty in the UK broadly centred around how and when the UK leaves the European Union, the business has remained resilient throughout this period and our view remains optimistic. Having assessed various scenarios, it is considered that Brexit will not cause a significant impact to the performance of the business. Despite a slowdown in UK GDP, contrary to some expectations the economy continues to grow, and the employment situation remains buoyant. The business has noticed that peak trading remains strong, so whilst overall traffic growth is expected to be limited in the short term, there are continuing excellent opportunities for the business to grow.

Growth capital expenditure will be concentrated on further development of the important fast food brands with the roll out of customer ordering kiosks which have been shown through trials to provide significant benefits in terms of spend per transaction and more efficient operations within the units. Investments in HGV truckparks are also planned in order to fulfil increasing demand in this area.

Dividends

The Company paid a dividend during the period of £21.041m (2018: £18.19m). The directors do not propose the payment of a dividend for the period ended 31 December 2018 (year ended 30 January 2018: £nil).

Financial risk management

The exposures and the measures taken to mitigate financial risks are reviewed by the directors on a regular basis.

Credit risk

The majority of sales are cash or credit card therefore Welcome Break is not exposed to any significant credit risk. For non cash sales the Group performs appropriate credit checks on potential customers before sales are made.

Liquidity risk

The Group maintains a mixture of long-term and short-term debt finance that is designed to ensure the Company has sufficient available funds for operations and planned expansions.

Interest rate cash flow risk

Interest rate swaps are used to manage interest rate risk.

Foreign exchange risk

As the Group only trades in the United Kingdom it is not exposed to any material foreign exchange risk.

Welcome Break Limited

Directors report (continued)

Directors

The directors of the Company who were in office during the period and up to the date of signing the financial statements were:

Charles Hazelwood	
Surinder Toor	
Niall Dolan	(appointed 31 October 2018)
Joseph Barrett	(appointed 29 November 2018)
John Diviney	(appointed 29 November 2018)
Robert Etchingham	(appointed 31 October 2018, resigned 29 November 2018)
Robbie Bell	(resigned 20 December 2018)
Darren Kyte	(resigned 31 October 2018)
Peter O'Flaherty	(resigned 31 October 2018)
Lisa Parsons	(resigned 2 July 2018)
Roderick McKie	(resigned 31 May 2018)

Qualifying third party indemnity provision

A qualifying third party indemnity provision was in place for the Company's directors and officers during the financial period and at the date of approval of the financial statements.

Environment

The Company is committed to conducting its business in a manner which shows responsibility towards the environment, and in ensuring high standards of health and safety for its employees, visitors and the general public. The Company is further committed to taking into account the effect of its working practices upon the environment and in minimising potential negative effects. The Company complies with all statutory and mandatory requirements.

Property values

In the opinion of the directors there were no significant differences in aggregate between the market value and book value of the Company's freehold and leasehold interests at 31 December 2018.

Employment policies

The employment policies of Welcome Break Limited embody the principles of equal opportunity. This includes suitable procedures to support the Company's policy that disabled persons, whether registered or not, shall be considered for employment and subsequent training, career development and promotion on the basis of their aptitudes and abilities. Employees who become disabled are given every opportunity and assistance to continue in their employment or to be trained for other suitable positions:

Welcome Break Limited

Directors' report (continued)

Employment policies (continued)

The Company recognises the value of employee involvement in effective communications and the need for their contribution to decision making on matters affecting their jobs. To achieve employee involvement at the most relevant level there is a framework for consultation and information, having regard to the mix and locations of the employee population. Management and employees have joint responsibility for maintaining a regular dialogue on matters of local significance that affect them. It is the Company's policy to communicate information on corporate issues via the management of the business and through employee reports and an online company information system.

Statement of directors' responsibilities in respect of the financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulation.

Company law requires the directors to prepare financial statements for each financial 11 month period. Under that law the directors have prepared the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- state whether applicable United Kingdom Accounting Standards, comprising FRS 102, have been followed, subject to any material departures disclosed and explained in the financial statements;
- make judgements and accounting estimates that are reasonable and prudent; and
- 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 adequate accounting records that are sufficient to show and explain the company's transactions and 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 2006.

The directors 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' confirmations

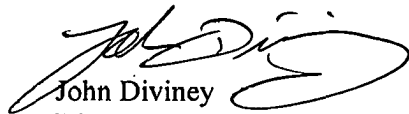
In the case of each director in office at the date the Directors' Report is approved:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information

Welcome Break Limited

Directors' report (continued)

This report was approved by the board on 23 April 2019 and signed on its behalf by:



John Diviney
Director

Welcome Break Limited

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WELCOME BREAK LIMITED

Report on the audit of the financial statements

Opinion

In our opinion, Welcome Break Limited's financial statements:

- give a true and fair view of the state of the company's affairs as at 31 December 2018 and of its profit for the 11 month period (the "period") then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards, comprising FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", and applicable law); and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements, included within the Annual Report and Financial Statements (the "Annual Report"), which comprise: the balance sheet as at 31 December 2018; the statement of comprehensive income, the statement of changes in equity for the 11 month period then ended; and the notes to the financial statements, which include a description of the significant accounting policies.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities under ISAs (UK) are further described in the Auditors' responsibilities for the audit of the financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We remained independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, which includes the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

ISAs (UK) require us to report to you when:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

We have nothing to report in respect of the above matters.

However, because not all future events or conditions can be predicted, this statement is not a guarantee as to the company's ability to continue as a going concern. For example, the terms on which the United Kingdom may withdraw from the European Union are not clear, and it is difficult to evaluate all of the potential implications on the company's trade, customers, suppliers and the wider economy.

Welcome Break Limited

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WELCOME BREAK LIMITED (CONTINUED)

Reporting on other information

The other information comprises all of the information in the Annual Report other than the financial statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except to the extent otherwise explicitly stated in this report, any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report based on these responsibilities.

With respect to the Strategic Report and Directors' Report, we also considered whether the disclosures required by the UK Companies Act 2006 have been included.

Based on the responsibilities described above and our work undertaken in the course of the audit, ISAs (UK) require us also to report certain opinions and matters as described below.

Strategic Report and Directors' Report

In our opinion, based on the work undertaken in the course of the audit, the information given in the Strategic Report and Directors' Report for the period ended 31 December 2018 is consistent with the financial statements and has been prepared in accordance with applicable legal requirements.

In light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we did not identify any material misstatements in the Strategic Report and Directors' Report.

Responsibilities for the financial statements and the audit

Responsibilities of the directors for the financial statements

As explained more fully in the Statement of directors' responsibilities in respect of the financial statements, the directors are responsible for the preparation of the financial statements in accordance with the applicable framework and for being satisfied that they give a true and fair view. The directors are also responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

Welcome Break Limited

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF WELCOME BREAK LIMITED (CONTINUED)

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditors' report.

Use of this report

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

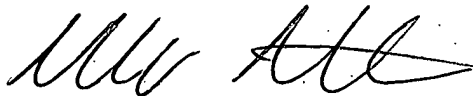
Other required reporting

Companies Act 2006 exception reporting

Under the Companies Act 2006 we are required to report to you if, in our opinion:

- we have not received all the information and explanations we require for our audit; or
- adequate accounting records have not been kept by the company, or returns adequate for our audit have not been received from branches not visited by us; or
- certain disclosures of directors' remuneration specified by law are not made; or
- the financial statements are not in agreement with the accounting records and returns.

We have no exceptions to report arising from this responsibility.



Mark Foster (Senior Statutory Auditor)
for and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Milton Keynes
30 April 2019

Welcome Break Limited

Statement of comprehensive income for 11 month period ended 31 December 2018

		11 month period ended 31 December 2018 £'000	52 weeks ended 30 January Restated 2018 £'000
	Note		
TURNOVER	3	352,031	346,941
Cost of sales		(241,746)	(234,655)
GROSS PROFIT		110,285	112,286
Selling and distribution expenses	4	(89,092)	(89,231)
Other operating income	4	4,979	1,127
OPERATING PROFIT	4	26,172	24,182
Income from investment in joint venture		606	746
Income from shares in group undertakings		6,204	5,918
Interest receivable and similar income	6	1	-
Interest payable and similar expenses	7	(1,193)	(1,303)
PROFIT BEFORE TAXATION		31,790	29,543
Tax on profit	8	(5,554)	2,015
PROFIT FOR THE FINANCIAL PERIOD/YEAR		26,236	31,558
TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD/YEAR		26,236	31,558

Details of the restatement are included within notes 4 and 8.

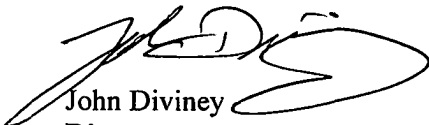
Welcome Break Limited

Balance sheet as at 31 December 2018

	Note	31 December 2018 £'000	30 January 2018 £'000 Restated
FIXED ASSETS			
Tangible assets	9	127,484	120,460
Investments	10	47,652	47,652
		175,136	168,112
CURRENT ASSETS			
Stocks	11	5,912	5,121
Debtors: amounts falling due within one year	12	238,834	238,527
Debtors: amounts falling due after more than one year	12	4,440	6,272
Cash at bank and in hand	13	967	926
		250,153	250,846
CREDITORS: amounts falling due within one year	14	(196,264)	(195,008)
NET CURRENT ASSETS		53,889	55,838
TOTAL ASSETS LESS CURRENT LIABILITIES		229,025	223,950
CREDITORS: amounts falling due after more than one year	15	(7,732)	(7,849)
Provisions for liabilities	17	(723)	(726)
NET ASSETS		220,570	215,375
CAPITAL AND RESERVES			
Called up share capital	18	2	2
Profit and loss account	19	220,568	215,373
TOTAL SHAREHOLDERS' FUNDS		220,570	215,375

Details of the restatement are included within notes 9 and 12.

The financial statements on pages 10 to 30 were approved and authorised for issue by the board on 23 April 2019 and were signed on its behalf by:


John Diviney
Director

Registered number: 1735476

The notes on pages 13 to 30 form part of these financial statements.

Welcome Break Limited

Statement of changes in equity for the period ended 31 December 2018

	Called up share capital £'000	Profit and loss account £'000	Total shareholders' funds £'000
At 31 January 2018 restated	2	215,373	215,375
Comprehensive income for the financial period			
Profit for the financial period	-	26,236	26,236
Total comprehensive income for the financial period	-	26,236	26,236
Dividend paid	-	(21,041)	(21,041)
Total transactions with owners, recognised directly in equity	-	(21,041)	(21,041)
At 31 December 2018	2	220,568	220,570

Statement of changes in equity for the period ended 30 January 2018

	Called up share capital £'000	Profit and loss account £'000	Total shareholders' funds £'000
At 1 February 2017 restated	2	202,005	202,007
Comprehensive income for the financial period			
Profit for the financial period restated	-	31,558	31,558
Total comprehensive income for the financial period restated	-	31,558	31,558
Dividend paid	-	(18,190)	(18,190)
Total transactions with owners, recognised directly in equity	-	(18,190)	(18,190)
At 30 January 2018 restated	2	215,373	215,375

Details of the restatement are included within notes 7 and 9.

The notes on pages 13 to 30 form part of these financial statements.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018

1 Principal accounting policies

(a) General information

Welcome Break Limited's ('the Company') principal activity is the operation of motorway service areas and motels.

The Company is a private company limited by shares and is incorporated in the United Kingdom and registered in England. The address of its registered office is: 2 Vantage Court, Tickford Street, Newport Pagnell, Buckinghamshire MK16 9EZ.

(b) Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention, and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the Company's accounting policies (see note 2).

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

(c) Exemptions for qualifying entities under FRS102

The Company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland":

- the requirement to prepare a statement of cash flows. [Section 7 of FRS102 and para 3.17(d)]
- the non-disclosure of key management personnel compensation in total. [FRS 102 para 33.7]
- certain financial instrument disclosures [FRS102 paras 11.39-11.48A, 12.26-12.29].

This information is included in the consolidated financial statements of Appia Group Limited for the 11 month period ended 31 December 2018. Copies of Appia Group Limited's consolidated financial statements can be obtained from Companies House (as an Appendix to Appia Europe Limited).

The Company has taken advantage of the exemption, under FRS 102 paragraph 1.12(b), from preparing a statement of cash flows, on the basis that it is a qualifying entity and Appia Group Limited includes the Company's cash flow in its own consolidated financial statements.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018

1 Principal accounting policies (continued)

(d) Consolidated financial statements

These financial statements contain information about Welcome Break Limited as an individual company and do not contain consolidated financial information. The Company is exempt under section 401 of the Companies Act 2006 from the requirement to prepare consolidated financial statements as it and its subsidiary undertakings are included by full consolidation in the consolidated financial statements of Appia Group Limited, a company incorporated in Jersey.

(e) Related party transactions

The Company discloses transactions with related parties which are not wholly owned with the same group. It does not disclose transactions with members of the same group that are wholly owned.

(f) Turnover

Turnover which excludes value added tax and discounts represents the amounts receivable for goods sold and services provided and includes rents receivable under operating leases.

The Company recognises turnover for goods and services when, and to the extent that, the Group obtains the right to consideration in exchange for its performance and specifically for:

i) retail sales – the Company operates retail shops and catering units for the sale of a range of branded products. Sales of goods are recognised on sale to the customer at the point of sale. Retail sales are usually settled by cash, credit or payment card.

Refunds are not provided for as the value of these is insignificant and difficult to estimate reliably.

ii) gaming income – the Company recognises takings due from playing gaming machines less any payouts as turnover at the point the machine is played.

Under specific agreements where the Company acts as an agent and receives a commission for the sale of certain products the amounts included within turnover represent the commission receivable on these transactions.

Where turnover is invoiced in advance it is deferred on the balance sheet and is recognised as turnover in the period to which it relates.

(g) Operating leases: lessee

Rentals paid under operating leases are charged to the statement of comprehensive income on a straight line basis over the period of the lease.

(h) Operating leases: lessor

Rentals received under operating leases are credited to the statement of comprehensive income on a straight line basis over the period of the lease.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

1 Principal accounting policies (continued)

(i) One off items

The Company identifies one-off charges or credits that have a material impact on the Company's financial results and discloses these separately to provide further understanding of the financial performance of the Company.

(j) Interest income

Interest income is recognised in the statement of comprehensive income in the financial period in which they are received.

(k) Taxation

Current tax

Tax is recognised in the statement of comprehensive income, except that a change attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the balance sheet date in the countries where the Company operates and generates income.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date, where transactions or events that result in an obligation to pay more tax in the future or right to pay less tax in the future have occurred at the balance sheet date.

A net deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits against which to recover carried forward tax losses and from which the reversal of underlying timing differences can be deducted.

Deferred tax is measured at the tax rates that are expected to apply in the periods in which the timing differences are expected to reverse.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

1 Principal accounting policies (continued)

(l) Pensions

The Welcome Break Group operates pension schemes for the benefit of all staff. Members' pension benefits are based on either defined contributions or defined benefits or a combination of both. The funds of those schemes, which are administered by Trustees, are held separate from the Group. Independent actuaries complete valuations every three years using the projected unit cost method. In accordance with their recommendations, monthly contributions are paid to the schemes so as to secure the benefits set out in the rules. Employer contributions are charged to the statement of comprehensive income in the period in which they become payable. The effects of variations from regular costs are spread over the expected average remaining service lives of members of the scheme. Further details of the Welcome Break Pension Plan are contained within the Group financial statements of Welcome Break Group Limited. The amount charged to the statement of comprehensive income represents employer's contributions only.

(m) Tangible fixed assets and depreciation

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

The Company adds to the carrying amount of an item of fixed assets the cost of replacing part of such an item when that cost is incurred, if the replacement part is expected to provide incremental future benefits to the Company. The carrying amount of the replaced part is derecognised. Repairs and maintenance are charged to profit or loss during the period in which they are incurred.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method. At the beginning of the financial period the estimated useful lives ranged as follows:

Freehold property	-	35 years
Leasehold property	-	over expected life to a maximum of unexpired term (maximum 50 years)
Plant and machinery	-	5 - 10 years
Fixtures, fittings and equipment	-	3 - 10 years

During the financial period the Company reassessed the basis on which it estimated the useful lives of tangible fixed assets and updated these as follows:

Freehold property	-	50 years
Leasehold property	-	over the term of the lease or useful life, whichever is lower
Plant and machinery	-	20 years
Fixtures, fittings and equipment	-	10 years
Motor vehicles, computer hardware and software	-	5 years

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

1 Principal accounting policies (continued)

(m) Tangible fixed assets and depreciation

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised within 'other operating income' in the statement of comprehensive income.

(n) Capitalisation of finance costs

Finance costs directly attributable to the construction of tangible fixed assets are capitalised before allowing for taxation relief.

(o) Stocks

Stocks are stated at the lower of cost and net realisable value, being the estimated selling price less costs to complete and sell. Cost is based on the cost of purchase on a first in, first out basis.

(p) Cash and cash equivalents

Cash is represented by cash in hand and deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less.

(q) Financial instruments

The company only enters into financial instruments transactions that result in the recognition of financial assets and liabilities like trade and other accounts receivable and payable, loans from banks and other third parties, loans to related parties and investments in non-puttable ordinary shares.

Debt instruments (other than those wholly repayable or receivable within one year), including loans and other accounts receivable and payable, are initially measured at present value of the future cash flows and subsequently at amortised cost using the effective interest method. Debt instruments that are payable or receivable within one year, typically trade payables and receivables, are measured, initially and subsequently, at the undiscounted amount of the cash or other consideration, expected to be paid or received. However if the arrangements of a short-term instrument constitute a financing transaction, like the payment of a trade debt deferred beyond normal business terms or financed at a rate of interest that is not a market rate, the financial asset or liability is measured, initially, at the present value of the future cash flow discounted at a market rate of interest for a similar debt instrument and subsequently at amortised cost.

Investments in non-convertible preference shares and in non-puttable ordinary and preference shares are measured:

- i) At fair value with changes recognised in the statement of comprehensive income if the shares are publicly traded or their fair value can otherwise be measured reliably;
- ii) At cost less impairment for all other investments.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

1 Principal accounting policies (continued)

(q) Financial instruments (continued)

Financial assets that are measured at cost and amortised cost are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the statement of comprehensive income.

For financial assets measured at amortised cost, the impairment loss is measured as the difference between an asset's carrying amount and the present value of estimated cash flows discounted at the asset's original effective interest rate. If a financial asset has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate, which is an approximation of the amount that the company would receive for the asset if it were to be sold at the balance sheet date.

Financial assets and liabilities are offset and the net amount reported in the Balance sheet when there is an enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

(r) Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be estimated reliably.

The amount recognised as provisions is the best estimate of the expenditure required to settle the present obligation at the balance sheet date. The effect of the time value of money is not material and therefore the provisions are not discounted.

(s) Dividend distribution

Final dividends to the company's shareholders are recognised as a liability in the group's financial statements in the period in which dividends are approved by the company's shareholders. Interim dividends are recognised when paid.

(t) Share capital

Ordinary shares are recognised as equity.

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In the application of the Company's accounting policies, which are described in note 1, the Directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

2 Judgements in applying accounting policies and key sources of estimation uncertainty (continued)

The estimates and underlying assumptions are reviewed on an on-going basis. Changes in accounting estimates may be necessary if there are changes in the circumstances on which the estimate was based, or as a result of new information or further information. Such changes are recognised in the period in which the estimate is revised.

The Directors believe that the most critical accounting policies and significant areas of judgement and estimation arise from the accounting for:

(a) Deferred tax

Deferred tax assets and liabilities require management judgement in determining the amounts to be recognised. In particular, when assessing the extent to which deferred tax assets should be recognised with consideration given to the timing, nature and level of future taxable income. The recognition of deferred tax assets relating to tax losses carried forward relies on profit projections and taxable profit forecasts prepared by management, where a number of assumptions are required based on the levels of growth in profits and the reversal of deferred tax.

(b) Depreciation

The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. Increasing an asset's expected life or its residual value would result in a reduced depreciation charge in the income statement.

The useful lives of the Company's assets are determined by management at the time the asset is acquired. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life.

3 Turnover

Turnover is attributable to the Company's principal activity being the operation of motorway service areas and hotels.

Analysis of turnover by category:

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 £'000
Sales of goods and services	350,855	345,545
Rent receivable under operating leases (note 1(h))	1,176	1,396
	352,031	346,941

All turnover arose in the United Kingdom.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

4 Operating profit

Operating profit is stated after charging:

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 £'000
Inventory recognised as an expense	230,423	222,516
Depreciation of tangible fixed assets (note 9)	13,091	13,633
Operating lease charges – land and buildings	15,941	15,345
Operating lease charges – plant and machinery	1,320	1,377
Other pension costs (note 22)	525	343

Included in the Statement of comprehensive income are items that Management consider to be one off in nature which total net income of £4,979,000 (2018: £3,183,000 expenses). These items are - business rates refunds received in the year on 2010 and 2017 rates valuations of £1,030,000 (2018: £611,000 payments) and profit on disposal of assets relating to Fleet fire £3,949,000 (2018: £2,572,000 loss).

The statement of comprehensive income for the 52 weeks ended 30 January 2018 has been restated to reclassify costs between cost of sales and selling and distribution expenses to be consistent with the reporting classifications of the new majority shareholder. This new accounting policy is more relevant to the users of the accounts. It is impractical to determine the amounts to be disclosed using the prior policy. This does not impact the users' understanding of the current year financial statements.

Auditors' remuneration for the audit of all group companies and their financial statements is borne by Welcome Break Group Limited. The total amount payable for the financial period is £315,000 (52 weeks ended 30 January 2018: £204,000). The fee allocated to Welcome Break Limited is £89,000 (52 weeks ended 30 January 2018: £57,000). No amounts were paid by the Company in respect of non-audit services (52 weeks 30 January 2018: £nil).

5 Employees and directors

Staff costs, including directors' remuneration, were as follows:

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 £'000
Wages and salaries	34,308	35,520
Social security costs	1,800	1,822
Other pension costs	525	343
	36,633	37,685

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

5 Employees and directors (continued)

The average monthly number of persons employed by the Company during the period was:

	11 month period ended 31 December 2018 Number	52 weeks ended 30 January 2018 Restated Number
By activity:		
- operational	2,606	2,531

The average monthly number of persons employed by the Company for the 52 weeks ended 30 January 2018 has been restated to reflect the reclassification of costs between cost of sales, selling and distribution expenses and administrative expenses and thereby be consistent with the reporting classifications of the new majority shareholder. This new accounting policy is more relevant to the users of the accounts. It is impractical to determine the amounts to be disclosed using the prior policy. This does not impact the users' understanding of the current year financial statements.

In the period to 31 December 2018 four of the directors (52 weeks ended 30 January 2018: four) were remunerated by Welcome Break Group Limited and the amount receivable is disclosed in its financial statements. It is not possible to make an accurate apportionment of their emoluments in respect of each of the group companies. The remaining directors received no remuneration for services provided to Appia Group Limited or any of its subsidiaries.

6 Interest receivable and similar income

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 £'000
Bank interest	1	-

7 Interest payable and similar expenses

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 £'000
Other loan interest	(224)	(230)
Interest payable to other group undertakings	(969)	(1,073)
	(1,193)	(1,303)

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

8 Tax on profit

The tax charge is made up as follows:

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 Restated £'000
Current tax:		
Current tax	801	717
Group relief payable	3,013	3,477
Adjustments in respect of prior periods	(92)	63
Total current tax	3,722	4,257
Deferred tax:		
Deferred taxation: origination and reversal of timing differences	1,493	(6,882)
Deferred taxation: adjustments in respect of prior periods	546	667
Deferred taxation: changes in tax rates	(207)	(57)
Total deferred tax	1,832	(6,272)
Tax on profit	5,554	(2,015)

The tax assessed for the current period varies (52 weeks ended 30 January 2018: varies) from the standard rate of corporation tax in the UK of 19% (52 weeks ended 30 January 2018: 19%). The differences are explained below:

	11 month period ended 31 December 2018 £'000	52 weeks ended 30 January 2018 Restated £'000
Profit before taxation	31,790	29,543
Profit multiplied by the standard rate of corporation tax in the UK of 19% (52 weeks ended 30 January 2018: 19%)	6,040	5,613
Effects of:		
Unrecognised deferred tax	-	-
Tax adjustment for transfer pricing	(605)	(787)
Adjustments in respect of prior periods	454	730
Income not subject to tax	(1,179)	(1,124)
Expenses deductible for tax	1,051	2,267
Recognition of previously unused losses	-	(8,657)
Re-measurement of deferred tax – change in UK tax rate	(207)	(57)
Tax charge/(credit) for the financial period	5,554	(2,015)

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

8 Tax on profit (continued)

Tangible fixed assets in the prior year comparative has been restated to decrease the balance by £5,112,000. This restatement relates to the impairment of fixed assets held at the individual motorway services areas in order to ensure that the impairment assessment was performed at a CGU, which is the smallest identifiable group of assets that generates cash inflows. Previously management has incorrectly considered the CGU to be all motorway service areas combined. The tax impact of this adjustment is an increase to the total tax charge/(credit) for the prior year of £608,000 and an increase in the deferred tax asset of £608,000 (see note 12), as a deferred tax asset had not previously been recognised prior to the 2018 year end.

Changes to the UK corporation tax rates were substantively enacted as part of Finance Bill 2015 (on 26 October 2015) and Finance Bill 2016 (on 7 September 2016). These include reductions to the main rate to reduce the rate to 19% from 1 April 2017 and to 17% from 1 April 2020. Deferred taxes at the balance sheet date have been measured using these enacted tax rates and reflected in these financial statements.

9 Tangible assets

	Land and buildings		Plant and machinery	Fixtures, furniture and equipment	Total
	Freehold	Leasehold			
	£'000	£'000	£'000	£'000	£'000
Cost					
At 31 January 2018	5,811	223,183	21,747	71,482	322,223
Additions	-	11,066	4,037	4,683	19,786
Disposals	-	(154)	(31)	(203)	(388)
Reclassifications and transfers	-	150	11	(175)	(14)
At 31 December 2018	5,811	234,245	25,764	75,787	341,607
Accumulated Depreciation					
At 31 January 2018	3,754	126,258	9,455	62,296	201,763
Charge for the period	858	7,676	1,559	2,998	13,091
Disposals	-	(154)	(31)	(197)	(382)
Reclassifications and transfers	-	(349)	-	-	(349)
At 31 December 2018	4,612	133,431	10,983	65,097	214,123
Net book value					
At 31 December 2018	1,199	100,814	14,781	10,690	127,484
At 30 January 2018 restated	2,057	96,925	12,292	9,186	120,460

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

9 Tangible assets (continued)

Tangible fixed assets in the prior year comparative has been restated to decrease the balance by £5,112,000. This restatement relates to the impairment of fixed assets held at the individual motorway services areas in order to ensure that the impairment assessment was performed at a CGU, which is the smallest identifiable group of assets that generates cash inflows. Previously management has incorrectly considered the CGU to be all motorway service areas combined. The tax impact of this adjustment is an increase to the total tax charge/(credit) for the prior year of £608,000 and an increase in the deferred tax asset of £608,000 (see note 12), as a deferred tax asset had not previously been recognised prior to the 2018 year end.

The net book value of land and building may be further analysed as follows:

	31 December 2018 £'000	30 January 2018 Restated £'000
Freehold	1,199	2,057
Long leasehold	3,117	3,158
Short leasehold	97,697	93,767
	102,013	98,982

10 Investments

	31 December 2018 £'000	30 January 2018 £'000
Shares in subsidiary undertakings	41,044	41,044
Interest in joint venture	6,608	6,608
	47,652	47,652

The Company owns 91.67% of the issued ordinary shares of Motorway Services Limited which is registered in England and Wales, and whose principal place of business is Great Britain.

The Company owns a 50% interest in the Welcome Break Gretna Green Partnership whose principal place of business is Great Britain.

The directors believe that the carrying value of the investments is supported by their underlying net assets

The registered office for all of the investments above is 2 Vantage Court, Tickford Street, Newport Pagnell, Buckinghamshire MK16 9EZ.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

11 Stocks

	31 December 2018 £'000	30 January 2018 £'000
Finished goods and goods for resale	5,912	5,121

There is no significant difference between the replacement cost of the inventory and its carrying amount.

12 Debtors

	31 December 2018 £'000	30 January 2018 £'000
Amounts falling due within one year		
Amounts owed by group undertakings	230,592	230,240
Other debtors	4,150	5,042
Prepayments and accrued income	4,092	3,245
	238,834	238,527

Welcome Break Limited is a subsidiary undertaking within the Welcome Break group of companies. A centralised accounting function is operated by Welcome Break Group Limited which recharges its subsidiaries as appropriate. Accordingly charges processed in this way are included within the amounts owed by other group undertakings. The amounts owed by other group undertakings are unsecured, interest free and are repayable on demand

	31 December 2018 £'000	30 January 2018 Restated £'000
Amounts falling due after more than one year		
Deferred tax asset	4,440	6,272

Deferred tax asset

	31 December 2018 £'000	30 January 2018 Restated £'000
Excess of depreciation over capital allowances	4,440	6,272

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

12 Debtors (continued)

Deferred tax asset (continued)

	£'000
At 31 January 2018 restated	6,272
Charged to profit and loss account	(1,832)
At 30 January 2018	4,440

Tangible fixed assets in the prior year comparative has been restated to decrease the balance by £5,112,000. This restatement relates to the impairment of fixed assets held at the individual motorway services areas in order to ensure that the impairment assessment was performed at a CGU, which is the smallest identifiable group of assets that generates cash inflows. Previously management has incorrectly considered the CGU to be all motorway service areas combined. The tax impact of this adjustment is an increase to the total tax charge/(credit) for the prior year of £608,000 and an increase in the deferred tax asset of £608,000 (see note 12), as a deferred tax asset had not previously been recognised prior to the 2018 year end.

13 Cash at bank and in hand

	31 December 2018 £'000	30 January 2018 £'000
Cash at bank and in hand	967	926

14 Creditors: amounts falling due within one year

	31 December 2018 £'000	30 January 2018 £'000
Amounts owed to other group undertakings	190,000	190,000
Other taxation and social security	15	26
Corporation tax	548	112
Other creditors	3,342	1,581
Accruals and deferred income	2,359	3,289
	196,264	195,008

The Company has guaranteed the obligations of itself, Welcome Break Holdings (1) Limited, Welcome Break Group Limited and Motorway Services Limited under bank loans obtained by Welcome Break Group Limited which are secured by fixed and floating charges over its assets.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

15 Creditors: amounts falling due after more than one year

	31 December 2018 £'000	30 January 2018 £'000
Other loan	7,321	7,400
Accruals and deferred income	411	449
	7,732	7,849

A loan agreement was entered into on 22 October 2015 for £7,740,000 for the redevelopment of Sarn Park. During the period £81,000 was drawn down, £351,000 has been repaid (30 January 2018: £339,000). Interest costs of £269,000 have been capitalised in the period (30 January 2018: £276,000). The effective interest rate on the loan is 3.93%. The loan matures on 22 October 2065.

16 Loans

The maturity profile of all loans is as follows:

	31 December 2018 £'000	30 January 2018 £'000
Within one year or on demand	53	-
Between one and five years	234	216
Expiring in over 5 years	7,087	7,158
	7,374	7,374

17 Provisions for liabilities

	£'000
At 31 January 2018	726
Charge for the period	(3)
At 31 December 2018	723

Provision for liabilities relates to self-insurance costs. These have been incurred but not reported or paid as at the balance sheet date and are expected to be utilised within the next 3 years.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

18 Called up share capital

Shares classified as equity

	31 December 2018 £'000	30 January 2018 £'000
Allotted and fully paid		
15,000,002 (30 January 2018: 15,000,002) ordinary shares of £0.0001 (30 January 2018: £0.0001) each	2	2

19 Reserves

Profit and loss account

The profit and loss account represents the accumulated profits, losses and distributions of the Company.

The Company paid a dividend of £21.041m (30 January 2018: £18.19m) in the period.

20 Financial commitments

At 31 December 2018 and 30 January 2018 the Company was committed to make payments during the following year under non-cancellable operating leases as follows:

Payments due	Land and Buildings		Other	
	31 December 2018 £'000	30 January 2018 £'000	31 December 2018 £'000	30 January 2018 £'000
Not later than one year	17,647	17,301	182	114
Later than one year and not later than five years	70,587	70,732	56	19
Later than five years	256,984	262,220	-	-
	345,218	350,253	238	133

21 Capital commitments

	31 December 2018 £'000	30 January 2018 £'000
Future capital expenditure contracted but not provided for	-	1,429

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

22 Pension commitments

The Company participates in the Welcome Break Pension Plan. This scheme is of the defined benefit type with a defined contribution underpin and the assets are held separately from the Company's assets. The total pension cost relating to the defined contribution scheme was £525,000 (30 January 2018: £343,000). At the period end there were unpaid pension contributions of £93,000 (30 January 2018: £123,000). Further details of the Welcome Break Pension Plan are contained within the consolidated financial statements of Welcome Break Group Limited.

23 Related party disclosures

The Company has taken advantage of the exemption provided by FRS102 para 33.1A, where subsidiary undertakings (of which 100% of the voting rights are controlled within the Group) are exempt from the need to disclose transactions with other group companies where the ultimate parent publishes its consolidated financial statements. This has been applied in respect of transactions with other group companies.

During the period to 31 December 2018 the Company transacted with Motorway Services Limited, a company which it holds 92% of the voting shares. The Company charged rent of £4,300,000 (52 weeks ended 30 January 2018: £4,400,000) to Motorway Services Limited. During the period the Company was charged £969,000 (52 weeks ended 30 January 2018: £1,073,000) of interest on the net intercompany balance. In addition WBL received a dividend from Motorway Services Limited of £6,204,000. The balance at 31 December 2018 due from Motorway Services Limited is £25,419,000 (30 January 2018: £15,884,000).

24 Ultimate controlling company

Welcome Break Group Limited, incorporated in England and Wales, is the immediate parent undertaking.

Welcome Break Holdings (1) Limited, incorporated in England and Wales, is the intermediate parent undertaking that heads the smallest group of companies of which the Company is a member and for which group financial statements are prepared. Copies of Welcome Break Holdings (1) Limited consolidated financial statements are available from Companies House.

During the period to 31 October 2018 Appia Group Limited, the ultimate parent company, was owned by a consortium of infrastructure investors and the holdings of the consortium were: NIBC European Infrastructure Fund 55% (52 weeks ended 30 January 2018: 55%) and Welcome Break Investors LP 45% (52 weeks ended 30 January 2018: 45%).

On 31 October 2018 NIBC European Infrastructure Fund sold its shareholding to Petrogas Holdings UK Limited. Subsequently Welcome Break Investors II LP acquired 8.975% of Petrogas Holdings UK Limited's shareholding in Appia Group Limited and following further share subscriptions by all investors the resultant shareholding was: Petrogas Holdings UK Limited 50.01%, Welcome Break Investors LP 33.29% and Welcome Break Investors II LP 16.70%.

Applegreen PLC, the new ultimate controlling party, is the largest group to consolidate these financial statements.

Welcome Break Limited

Notes to the financial statements for the 11 month period ended 31 December 2018 (continued)

25 Post balance sheet event

On 6th March 2019 the investors in Appia Group Limited acquired further shares in the Company resulting in the holdings of the consortium being: Petrogas Holdings UK Limited 50.01%, Welcome Break Investors LP 31.88% and Welcome Break Investors II LP 18.11%.