

**Chelsea FC plc**

**Directors' report and financial  
statements**

**Registered number 2536231**

**Year ended 30 June 2012**

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## Directors' report

The Directors present their annual report and the audited financial statements for the year ended 30 June 2012

### Principal activities

The principal activities of the Group are the operation of a professional football club, the provision of catering and function facilities, hoteliers, retailing and media activities, car park management, event organisation and property development and management

### Review of the business

The profit for the year was £1.4m compared to a loss of £67.7m for the previous year

The year saw turnover increase to £257.5m from £225.6m, an increase of £31.9m. This was predominantly due to an increase in the Champions League revenues as a result of being competition winners in the 2011/12 season. Winning the FA Cup also contributed to an increase in turnover, but there was a reduction in FAPL distributions due to the football club finishing 6th in the domestic league compared to 2nd in the previous year. Other business activities also saw increases in turnover compared with the previous year, predominantly merchandising, hotel and digital media.

Operating expenses of £304.6m were £38.0m up on the previous year. This was due to an increase in payroll costs (before exceptional items) of £7.6m, other operating expenses of £19.2m and player amortisation and depreciation of £11.2m.

The business had an exceptional credit of £2.9m (2011 cost £41.9m) in the year. This is explained in note 3 to the accounts.

The football club made a profit on player trading of £28.8m in the year (2011 £18.4m) principally due to the sale of Yury Zhirkov to Anzhi Makhachkala, Slobodan Rajkovic to Hamburg, Alex Da Costa to Paris St Germain and Nicolas Anelka to Shanghai Shenhua.

The football club also made a profit on the cancellation of £15.0m non-equity preference shares previously owned by British Sky Broadcasting Group plc (BSkyB) and the write back of £3.4m of accrued preference share dividend associated with these shares. See note 16.

### Balance Sheet

Intangible assets have increased to £201.3m from £126.4m. This is as a result of £130.6m of player acquisitions offset by an impairment of players' registrations of £1.8m, the net book value of disposals of £5.3m and amortisation of £49.5m. In addition goodwill in the year of £0.9m has arisen. This is in relation to Chelsea Digital Media Limited becoming a 100% subsidiary, having previously been accounted for as a joint venture. See note 31.

Tangible fixed assets are £184.7m at the year end. As in prior years, the bulk of the £6.3m additions have been spent on improving facilities at Stamford Bridge and the training ground at Cobham.

Our net current liabilities at £79.1m have decreased by £13.0m. This is as a result of a decrease in accruals and other creditors of £21.1m, mainly due to the exceptional items of the previous year being settled this year. Also there was an increase in trade debtors due after one year of £8.3m due to amounts owed from investment related activities. This has been offset by an increase in trade creditors of £15.7m due to player purchases in the year. Other net movements have resulted in a change in working capital of £0.7m.

Creditors falling due after more than one year of £43.6m have decreased by £81.8m from £125.4m in 2011. This is predominantly due to the capitalisation of the loan from the company's parent, Fordstam Limited, into share capital and share premium during the year. The Company made an allotment of 8,329,950 ordinary shares of £0.01 each at £20.00 per share, resulting in the capitalisation of £166.6m of the loan. In addition a reduction due to the cancellation of the £15.0m non-equity preference shares previously owned by British Sky Broadcasting Group plc (BSkyB) as per note 16.

## **Directors' report** *(continued)*

### **Principal risks and uncertainties**

There are a number of potential risks and uncertainties which could have a material impact on the Group's long term performance. These risks and uncertainties are monitored by the Board on a regular basis.

#### *Income*

The Group derives the bulk of its income from football activities and related merchandising of which three principal sources stand out, gate receipts, television and commercial income including merchandising.

All three sources of income are dependent on the performance of the first team and its appeal to football supporters. The performance of the first team is significantly influenced by the quality of the coaching staff and the players that the football club can attract in a highly competitive market both on the domestic and European levels.

#### *Expenditure*

In order to attract the talent which will continue to win domestic and European trophies and therefore drive increases in our revenue streams, the football club continually invests in the playing staff by way of both transfers and wages.

#### *Regulatory Environment*

The football club is regulated by the rules of the FA, FAPL, UEFA and FIFA. These regulations have a direct impact on the football club as they cover areas such as the division of centrally negotiated television deals and the operation of the transfer market. The football club has staff whose roles include ensuring that the football club monitors the evolution of these rules and ensures compliance with them.

The introduction of the UEFA financial fair play regulations from the 2012-13 season provides a significant challenge. The football club needs to balance success on the field together with the financial imperatives of this new regime. The result recorded in this financial year puts us in a good position to meet the assessment criteria for the initial periods.

#### *Funding*

Funds are provided by the football club's parent company Fordstam Limited, which is supported by the ultimate owner, Mr R Abramovich. The Group has increased net debt by £71.7m in the last financial year (*2011 increased in net debt of £72.0m*), however as described in the review of the business and in note 19 to the accounts, the debt has been converted into equity during the year via the allotment of ordinary shares.

The football club reviews and updates its forecasts on a regular basis and keeps the owner aware of its financial commitments going forward.

### **Key Performance Indicators**

The principal key performance indicators for 2011/12 of both a financial and non-financial nature were as follows -

#### *Non-Financial*

- Champions League winners (*2011 quarter finalists*)
- FAPL 6<sup>th</sup> place (*2011 runners up*)
- Average league attendance of 40,344 (*2011 41,008*)

#### *Financial (reviewed by the board on a monthly basis)*

- Revenue growth
- Payroll costs
- Operating result before player trading and amortisation
- Gains/losses on player trading
- Player acquisition costs
- Capital expenditure
- Debt owed to group undertakings

## **Directors' report** *(continued)*

### **Directors**

The Directors who held office during the year were as follows

B Buck  
E Tenenbaum  
R Gourlay

### **Company Secretary**

AL Shaw served as Company Secretary throughout the year

### **Results and dividends**

The net profit for the year, after taxation and minority interest, was £1,378,000 *(2011 loss £67,655,000)* The Directors do not recommend the payment of a dividend for the financial year *(2011 £nil)*

### **Going concern basis**

The Company is reliant on its parent undertaking, Fordstam Limited, for its continued financial support The Company has received confirmation from its parent undertaking that sufficient funds will be provided to finance the business for the foreseeable future The Directors have therefore adopted the going concern basis in preparing these financial statements

### **Fixed assets**

The movements in fixed assets during the year are as shown in notes 10 to 12 to the financial statements The intangible fixed assets include the unamortised portion of the cost of players' registrations

At 30 June 2012 the Directors do not consider there to be any significant difference between the book value and the market value of land and buildings

Officers of Chelsea Football Club Limited have independently valued the playing staff The average of their aggregate valuation as at 30 June 2012 was £278,500,000 *(2011 £256,880,000)* The valuations assume willing buyers for the relevant players' registrations on normal contractual terms and an orderly disposal over a period of time

### **Suppliers**

The Company agrees terms and conditions for its goods and services with suppliers and seeks to abide by these payment terms subject to the agreed terms and conditions being met by the supplier Amounts due to the Company's suppliers at the balance sheet date represent approximately 15 days *(2011 18 days)* credit based on the total amounts of goods and services invoiced by them

### **Employees**

The Group recognises the importance of good employee relations and communications and involves employees as appropriate to each Company's circumstances Employees are regularly kept informed of and express their view on activities which are of concern to them or are likely to affect their interests

Disabled persons are given full and fair consideration in all applications for employment Equal consideration is also given for training, career development and opportunities for promotion If an existing employee becomes disabled, such steps that are practical are taken, in respect of adjustments to premises or employment arrangements, to retain him/her in employment Where appropriate, rehabilitation and suitable training are given

### **Political and charitable donations**

The Group made charitable donations of £613,297 *(2011 £494,558)*

## **Directors' report** *(continued)*

### **Disclosure of information to auditor**

The Directors who held office at the date of approval of this Directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information

### **Auditor**

Pursuant to Section 487 of the Companies Act 2006, the auditor will be deemed to be re-appointed and KPMG LLP will therefore continue in office

By order of the Board



**AL Shaw**  
*Secretary*

Stamford Bridge  
Fulham Road  
LONDON  
SW6 1HS

12 December 2012

## **Statement of Directors' responsibilities in respect of the Directors' report and the Financial Statements**

The Directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations

Company law requires the Directors to prepare financial statements for each financial year. Under that law they have elected to prepare the Group and Parent Company financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 Group and Parent Company and of their profit or loss for that period. In preparing each of the Group and Parent Company financial statements, the Directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group and the Parent Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Parent Company's transactions and disclose with reasonable accuracy at any time the financial position of the Parent Company and enable them to ensure that its financial statements comply with the Companies Act 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.



## KPMG LLP

Edward VII Quay  
Navigation Way  
Preston  
PR2 2YF

### **Independent auditor's report to the members of Chelsea FC plc**

We have audited the financial statements of Chelsea FC plc for the year ended 30 June 2012 set out on pages 8 to 30. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice).

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

#### **Respective responsibilities of directors and auditor**

As explained more fully in the Directors' Responsibilities Statement set out on page 5, the Directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit, and express an opinion on, the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

#### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the APB's web-site at [www.frc.org.uk/apb/scope/private.cfm](http://www.frc.org.uk/apb/scope/private.cfm).

#### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the Group's and of the Parent Company's affairs as at 30 June 2012 and of the Group's profit for the year then ended,
- have been properly prepared in accordance with UK Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements.

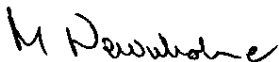


## **Independent auditor's report to the members of Chelsea FC Plc (*continued*)**

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

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

  
**M Newsholme (Senior Statutory Auditor)**  
for and on behalf of KPMG LLP,  
**Statutory Auditor**  
*Chartered Accountants*  
Preston

21 December 2012

## Consolidated profit and loss account

for the year ended 30 June 2012

|  | Note | Operations<br>excluding<br>player trading<br>2012<br>£000 | Player<br>trading and<br>exceptional<br>items<br>2012<br>£000 | Total<br>2012<br>£000 | Total<br>2011<br>£000 |
|--|------|---|---|-----------------------|-----------------------|
| Turnover Group and share of joint venture                                  | 2    | 257,534   | -   | 257,534               | 225,595               |
| Less Share of joint venture's turnover                                     |      | (1,796)   | -   | (1,796)               | (3,333)               |
| <b>Group turnover</b>  |      | <b>255,738</b>  | <b>-</b>  | <b>255,738</b>        | <b>222,262</b>        |
| Operating expenses   |      | (255,140)   | (49,506)  | (304,646)             | (266,604)             |
| Exceptional items  | 3    | 4,700   | (1,787)   | 2,913                 | (41,862)              |
| <b>Group operating profit/(loss)</b>                                       |      | <b>5,298</b>  | <b>(51,293)</b>   | <b>(45,995)</b>       | <b>(86,204)</b>       |
| Share of operating profit in joint venture                                 |      | 209   | -   | 209                   | 1,042                 |
| <b>Total operating profit/(loss): Group and<br/>share of joint venture</b> |      | <b>5,507</b>  | <b>(51,293)</b>   | <b>(45,786)</b>       | <b>(85,162)</b>       |
| Profit on disposal of player registrations                                 | 3    | -   | 28,794  | 28,794                | 18,410                |
| Profit on cancellation of shares   | 3    | 18,375  | -   | 18,375                | -                     |
| Loss on disposal of investments  | 3    | (161)   | -   | (161)                 | -                     |
| <b>Profit/(loss) before interest and taxation</b>                          |      | <b>23,721</b>   | <b>(22,499)</b>   | <b>1,222</b>          | <b>(66,752)</b>       |
| Other interest receivable and similar income                               | 6    |   |   |                       |                       |
| Group  |      | 151   | -   | 151                   | 130                   |
| Share of joint venture   |      | 5   | -   | 5                     | 8                     |
|  |      | 156   | -   | 156                   | 138                   |
| Interest payable and similar charges                                       | 7    |   |   |                       |                       |
| Group  |      | -   | -   | -                     | (749)                 |
| Share of joint venture   |      | -   | -   | -                     | (55)                  |
|  |      | -   | -   | -                     | (804)                 |
| <b>Profit/(loss) on ordinary activities before<br/>taxation</b>            | 3    | <b>23,877</b>   | <b>(22,499)</b>   | <b>1,378</b>          | <b>(67,418)</b>       |
| Taxation on profit/(loss) on ordinary activities                           | 8    |   |   |                       |                       |
| Group  |      | -   | -   | -                     | -                     |
| Share of joint venture   |      | -   | -   | -                     | (237)                 |
|  |      | -   | -   | -                     | (237)                 |
| <b>Profit/(loss) for the financial year</b>                                | 20   | <b>23,877</b>   | <b>(22,499)</b>   | <b>1,378</b>          | <b>(67,655)</b>       |

All activities relate to continuing operations

## Consolidated statement of total recognised gains and losses

for the year ended 30 June 2012

|   | <i>Note</i> | <b>2012</b><br><b>£000</b> | <b>2011</b><br><b>£000</b> |
|---|-------------|----------------------------|----------------------------|
| Profit/(loss) for the financial year                          | 20          | <b>1,378</b>               | (67,655)                   |
| Gain on revaluation of fixed assets                           | 20          | -                          | 733                        |
| <b>Total recognised gains and losses relating to the year</b> |             | <b>1,378</b>               | <b>(66,922)</b>            |

## Consolidated statement of historical cost profits and losses

for the year ended 30 June 2012

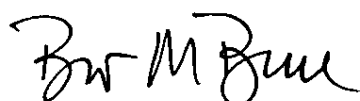
|  | <i>Note</i> | <b>2012</b><br><b>£000</b> | <b>2011</b><br><b>£000</b> |
|--|-------------|----------------------------|----------------------------|
| Profit/(loss) on ordinary activities before taxation   | 20          | <b>1,378</b>               | (67,655)                   |
| Difference between historical cost depreciation charge and depreciation charge based on revalued amounts | 20          | <b>1,261</b>               | 1,260                      |
| <b>Historical cost profit / (loss) on ordinary activities before taxation</b>                            |             | <b>2,639</b>               | <b>(66,395)</b>            |

## Balance sheet

at 30 June 2012

|   | Note | Group            |                  | Company         |                 |
|---|------|------------------|------------------|-----------------|-----------------|
|   |      | 2012<br>£000     | 2011<br>£000     | 2012<br>£000    | 2011<br>£000    |
| <b>Fixed assets</b>                                   |      |                  |                  |                 |                 |
| Intangible assets                                     | 10   | 201,276          | 126,415          | -               | -               |
| Tangible assets                                       | 11   | 184,651          | 188,310          | 3,990           | 2,413           |
| Investments   | 12   | -                | -                | 780,000         | 761,500         |
|   |      | <u>385,927</u>   | <u>314,725</u>   | <u>783,990</u>  | <u>763,913</u>  |
| <b>Current assets</b>                                 |      |                  |                  |                 |                 |
| Stocks  | 13   | 1,100            | 1,039            | -               | -               |
| Debtors Due in one year                               | 14   | 34,839           | 34,821           | 27,335          | 30,056          |
| Due after one year                                    | 14   | 18,034           | 9,992            | 9,962           | 9,992           |
| Total debtors   |      | <u>52,873</u>    | <u>44,813</u>    | <u>37,297</u>   | <u>40,048</u>   |
| Cash at bank and in hand                              |      | <u>16,986</u>    | <u>17,554</u>    | <u>16,904</u>   | <u>17,526</u>   |
|   |      | <u>70,959</u>    | <u>63,406</u>    | <u>54,201</u>   | <u>57,574</u>   |
| <b>Creditors: Amounts falling due within one year</b> | 15   | <u>(150,082)</u> | <u>(155,508)</u> | <u>(30,992)</u> | <u>(21,040)</u> |
| <b>Net current (liabilities)/assets</b>               |      | <u>(79,123)</u>  | <u>(92,102)</u>  | <u>23,209</u>   | <u>36,534</u>   |
| <b>Total assets less current liabilities</b>          |      | <u>306,804</u>   | <u>222,623</u>   | <u>807,199</u>  | <u>800,447</u>  |
| <b>Creditors: Amounts falling due after one year</b>  | 16   | <u>(43,623)</u>  | <u>(125,408)</u> | -               | <u>(94,770)</u> |
| <b>Provisions for liabilities and charges</b>         | 18   |                  |                  |                 |                 |
| Investment in joint venture                           |      | -                | 4,581            | -               | -               |
| - share of gross assets                               |      | -                | (6,393)          | -               | -               |
| - share of gross liabilities                          |      | -                | (1,812)          | -               | -               |
|   |      | <u>-</u>         | <u>(1,812)</u>   | <u>-</u>        | <u>-</u>        |
| <b>Net assets</b>                                     |      | <u>263,181</u>   | <u>95,403</u>    | <u>807,199</u>  | <u>705,677</u>  |
| <b>Capital and reserves</b>                           |      |                  |                  |                 |                 |
| Called up share capital                               | 19   | 1,913            | 1,830            | 1,913           | 1,830           |
| Share premium account                                 | 20   | 911,512          | 744,995          | 911,512         | 744,995         |
| Revaluation reserve                                   | 20   | 22,359           | 23,620           | 12,881          | 6,555           |
| Profit and loss account                               | 20   | (672,640)        | (675,079)        | (119,107)       | (47,703)        |
| <b>Shareholders' funds</b>                            |      | <u>263,144</u>   | <u>95,366</u>    | <u>807,199</u>  | <u>705,677</u>  |
| Minority interests                                    |      | 37               | 37               | -               | -               |
|   |      | <u>263,181</u>   | <u>95,403</u>    | <u>807,199</u>  | <u>705,677</u>  |

These financial statements were approved by the Board of Directors on 12 December 2012 and were signed on its behalf by



Mr B Buck  
Director

Registered number 2536231

## Consolidated cash flow statement

for the year ended 30 June 2012

|   | Note | 2012<br>£000 | 2011<br>£000 |
|---|------|--------------|--------------|
| Cash outflow from operating activities          | 21   | (27,278)     | (5,522)      |
| Returns on investments and servicing of finance | 22   | 151          | 130          |
| Capital expenditure and financial investment    | 22   | (51,040)     | (66,648)     |
| Acquisitions                                    | 22   | 6,422        | -            |
| Financing                                       | 22   | 71,177       | 69,036       |
| Decrease in cash                                | 23   | (568)        | (3,004)      |

## Reconciliation of net cash flow to movement in net debt

for the year ended 30 June 2012

|  | Note | 2012<br>£000 | £000     | 2011<br>£000 | £000     |
|--|------|--------------|----------|--------------|----------|
| Decrease in cash   | 23   | (568)        |          | (3,004)      |          |
| Cash outflow from change in net debt and lease financing | 23   | (71,177)     |          | (69,036)     |          |
| Movement in net debt in period                           |      |              | (71,745) |              | (72,040) |
| Debt repaid through issue of equity shares               |      |              | 166,600  |              | -        |
| Cancellation of preference shares                        |      |              | 15,000   |              | -        |
| Net debt at 1 July                                       | 23   |              | (91,709) |              | (19,669) |
| Net debt at 30 June                                      | 23   |              | 18,146   |              | (91,709) |

## Notes

*(forming part of the financial statements)*

### 1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Group's financial statements

#### *Basis of preparation of financial statements*

The financial statements have been prepared in accordance with applicable accounting standards, under the historical cost convention, as modified where applicable to include the revaluation of freehold and long leasehold land and buildings, and within the requirements of the Companies Act 2006

#### *Basis of consolidation*

The Group financial statements incorporate the financial statements of Chelsea FC plc and all its subsidiary undertakings for the year ended 30 June 2012 (see note 29). Acquisitions are accounted for under the acquisition method of accounting with goodwill representing any excess of the fair value of the consideration given over the fair value of the identifiable assets and liabilities acquired, being capitalised in the consolidated balance sheet and amortised over its expected useful life, being no greater than 20 years.

Entities in which the Group holds an interest on a long-term basis, and which are jointly controlled by the Group and other parties, are treated as joint ventures.

On 7 October 2005, the Group's shareholding in the ordinary share capital of Chelsea Digital Media (CDM) was reduced from 80% to 65%, the remaining 35% being owned by Sky New Media Ventures Limited (SNMV), a wholly owned subsidiary of British Sky Broadcasting Group plc. On 31 January 2012 the Group gained 100% control of CDM via the cancellation of SNMV's ordinary share capital. Up until this point the Directors believe that the nature of control is that of a joint venture and as such it has been accounted for in accordance with Financial Reporting Standard ('FRS') 9 'Associates and joint ventures'. At the point of acquisition, according to Financial Reporting Standard ('FRS') 2 'Accounting for subsidiary undertakings', CDM was treated as a wholly owned subsidiary under the acquisition method of accounting (see note 31).

A separate profit and loss account dealing with the results of the Company alone has not been presented as permitted by Section 408 of the Companies Act 2006 (see note 9).

#### *Going concern*

The Company is reliant on its parent undertaking, Fordstam Limited, for its continued financial support. The Company has received confirmation from its parent undertaking that sufficient funds will be provided to finance the business for the foreseeable future. The Directors have therefore adopted the going concern basis in preparing these financial statements.

#### *Related party transactions*

The Directors have taken advantage of the exemption in FRS 8, paragraph 3(a), and have therefore not disclosed transactions or balances with entities which form part of the group (or investees of the group qualifying as related parties).

#### *Investment in subsidiaries*

Subsidiary companies are valued in the parent Company balance sheet at cost. Where an impairment in value occurs and it is considered to be permanent, the impairment below the cost of the investment, including loans, is written off to the profit and loss account.

#### *Tangible fixed assets and depreciation*

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life, as follows:

|                                       |  |
|---------------------------------------|--|
| Freehold land                         | Not depreciated                        |
| Long leasehold land                   | Not depreciated                        |
| Assets in the course of construction  | Not depreciated                        |
| Freehold and long leasehold buildings | 50 years on a straight line basis      |
| Plant and equipment                   | 2 to 10 years on a straight line basis |

## Notes (continued)

### 1 Accounting policies (continued)

#### *Players' registrations*

All costs associated with the acquisition of a player's registration are capitalised as intangible fixed assets and are amortised evenly over the period of the players' initial contract of employment with the Group. In the event that the initial contract is renegotiated prior to expiry, the written down value at the date of renegotiation is amortised over the extended period. Fees receivable are set off against the players' net book value at the date of sale, plus any payments made in settlement of the contracts, and the difference is treated as a profit or loss on disposal.

The Directors review the carrying value of the players' registrations for impairment where events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. To the extent that the carrying value exceeds the recoverable amount, the asset is impaired and the impairment loss is recognised in the profit and loss account.

#### *Players' signing on fees*

Players' contracts of employment may include a signing on fee payable in equal instalments over the period of contract. The Group's policy is to charge such fees to the profit and loss account as they fall due under the terms of the contract.

#### *Stadium development*

The Group capitalises all expenditure incurred for the development of the Stamford Bridge Stadium.

#### *Capitalised Interest*

Separately identifiable borrowing costs and interest incurred on the development of specific projects are capitalised as part of the Group's development costs for that project.

#### *Investment properties*

In accordance with Statements of Standard Accounting Practice ("SSAP") 19 "Accounting for Investment Properties", investment properties are revalued periodically and the aggregate surplus or deficit is transferred to a revaluation reserve. No depreciation is provided in respect of investment properties.

Compliance with SSAP 19 requires departure from the requirements of the Companies Act 2006 relating to depreciation and an explanation of the departure is given below.

The Companies Act 2006 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in SSAP 19. The Directors consider that, as these properties are held for their investment potential, to depreciate them would not give a true and fair view and that it is necessary to adopt SSAP 19 in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the year would have been decreased by a charge for depreciation. However, the amount of depreciation can not reasonably be quantified because depreciation is only one of many factors reflected in the periodic valuations and the amount which might otherwise have been shown cannot be separately identified or quantified.

#### *Taxation*

The charge for tax is based on the loss for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised without discounting in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19 'Deferred tax'.

#### *Turnover*

Turnover represents all income arising from the ordinary activities of the Group excluding transfer fees and excluding Value Added Tax. Principal sources of income include match day, media, commercial and operation of hotel and stadium facilities.

## Notes (continued)

### 1 Accounting policies (continued)

#### *Leasing and hire purchase commitments*

Assets held under hire purchase contracts and finance leases, and the related obligations, are recorded in the balance sheet at the fair value of the assets at the inception of each contract or lease. The amounts by which the payments exceed the recorded obligations are amortised over each contract or lease term to give a constant rate of charge on the remaining balance of the obligation.

#### *Classification of financial instruments issued by the Group*

Under FRS 25, financial instruments issued by the Group are treated as equity (i.e. forming part of shareholders' funds) only to the extent that they meet the following two conditions:

a) They include no contractual obligations upon the Group to deliver cash or other financial assets or to exchange financial liabilities with another party under conditions that are potentially unfavourable to the Group, and

b) Where the instrument will or may be settled in the Group's own equity instruments, it is either a non-derivative that includes no obligation to deliver a variable number of the Company's own equity instruments or is a derivative that will be settled by the Company exchanging a fixed amount of cash or other financial assets for a fixed number of its own equity instruments.

To the extent that this definition is not met, the proceeds of issue are classified as a financial liability. Where the instrument so classified takes the legal form of the Group's own shares, the amounts presented in these financial statements for called up share capital and share premium account exclude amounts in relation to those shares.

Finance payments associated with financial liabilities are dealt with as part of interest payable and similar charges. Finance payments associated with financial instruments that are classified as part of shareholder's funds (see dividend policy) are dealt with as appropriations in the reconciliation of movements in shareholders' funds.

#### *Dividends on shares presented within shareholder's funds*

Dividends unpaid at the balance sheet date are only recognised as a liability to the extent that they are appropriately authorised and are no longer at the discretion of the Company. Unpaid dividends that do not meet these criteria are disclosed in the notes to the financial statements.

#### *Operating leases*

Payments made under leases regarded as operating leases are charged to the profit and loss account on a straight line basis over the lease term.

#### *Pensions*

The Group operates a number of defined contribution schemes. Contributions to these schemes are charged to the profit and loss account as incurred. The Group is one of a number of employers in a shared defined benefit scheme for playing staff. The defined benefit scheme is a multi-employer scheme and in accordance with FRS 17 has been treated as a defined benefit contribution scheme.

#### *Stocks*

Stocks, which comprise goods held for resale, are valued at the lower of cost and net realisable value.

#### *Foreign currencies*

Transactions in foreign currencies are translated into sterling at the rate of exchange ruling on the transaction date. Foreign currency monetary assets and liabilities are translated into sterling at the rate of exchange ruling at the balance sheet date. Exchange gains and losses are included in the profit and loss account.

#### *Deferred income*

Income from season tickets, sponsorship, broadcasting and other commercial contracts, which has been received prior to the year end in respect of future football seasons, is treated as deferred income.

#### *Debt*

Debt is initially stated at the amount of the net proceeds after deducting any issue costs which are amortised over the life of the debt, in accordance with FRS 4 'Capital Instruments'.



## Notes (continued)

### 2 Segmental analysis of turnover

|   | 2012<br>£000   | 2011<br>£000   |
|---|----------------|----------------|
| Broadcasting  | 112,815        | 98,108         |
| Matchday  | 77,742         | 67,493         |
| Commercial  | 66,977         | 59,994         |
|   | <u>257,534</u> | <u>225,595</u> |
| Less, share of joint venture turnover – Digital Media | (1,796)        | (3,333)        |
|   | <u>255,738</u> | <u>222,262</u> |

All turnover arises in the United Kingdom and relates to continuing operations

### 3 Loss on ordinary activities before taxation

|  | 2012<br>£000                | 2011<br>£000                |
|--|-----------------------------|-----------------------------|
| Loss on ordinary activities before taxation is stated after charging / (crediting)   |                             |                             |
| Depreciation of tangible fixed assets  | 9,945                       | 8,567                       |
| Amortisation of intangible assets  | 49,506                      | 39,721                      |
| Amortisation of goodwill   | 38                          | -                           |
| Operating lease rentals  |                             |                             |
| Land and buildings   | 313                         | 304                         |
| Plant and equipment  | 58                          | 55                          |
| Auditor's remuneration   |                             |                             |
| Fees payable to the Company's auditor for the audit of the Company's annual accounts | 16                          | 15                          |
| Fees payable to the Company's auditor and its associates for other services          |                             |                             |
| The audit of the Company's subsidiaries pursuant to legislation                      | 71                          | 59                          |
| The audit of the Company's interim accounts  | 23                          | 20                          |
| Other  | 2                           | 2                           |
| Tax services   | 39                          | 40                          |
| All other services   | 100                         | 140                         |
| Profit on disposal of player registrations   | (28,794)                    | (18,410)                    |
| Exceptional items  | (2,913)                     | 41,862                      |
| Profit on cancellation of shares (see note 16)                                       | (18,375)                    | -                           |
| Loss on disposal of investments  | 161                         | -                           |
|  | <u>                    </u> | <u>                    </u> |

Exceptional items consist of impairment of player registrations (£1 8m) (2011 £7 4m), and a release of a provision for termination payments and compensation in relation to the changes in the first team management structure during the year (credit £4 7m) (2011 debit £28 0m). In the prior year there were amounts paid to HMRC in relation to a settlement of the industry wide investigation into the taxation of payments under image rights (£6 4m).

## Notes (continued)

### 4 Staff numbers and costs

The average number of employees (including directors) of the Group during the year was as follows

|                                     | 2012<br>Number | 2011<br>Number |
|-------------------------------------|----------------|----------------|
| Playing staff, managers and coaches | 89             | 69             |
| Administration and commercial       | 515            | 491            |
|                                     | <u>604</u>     | <u>560</u>     |

The Group also employs approximately 550 (2011 550) temporary staff on match days

The aggregate payroll costs of these employees (including directors) were as follows

|                       | 2012<br>£000   | 2011<br>£000   |
|-----------------------|----------------|----------------|
| Wages and salaries    | 138,998        | 156,908        |
| Social security costs | 18,443         | 16,053         |
| Other pension costs   | 13,595         | 16,578         |
|                       | <u>171,036</u> | <u>189,539</u> |

In 2012, wages and salaries includes an exceptional credit of £4,700,000 (2011 cost £21,435,000) See note 3

### 5 Directors' remuneration

|   | 2012<br>£000  | 2011<br>£000  |
|---|---------------|---------------|
| Directors' emoluments   | 861           | 836           |
| Company contributions to money purchase pension schemes             | 50            | 78            |
|   | <u>911</u>    | <u>914</u>    |
|   | <u>Number</u> | <u>Number</u> |
| The number of directors to whom retirement benefits are accruing is | 1             | 1             |
| Money purchase schemes  |               |               |
| The emoluments of the highest paid director were                    | 2012<br>£000  | 2011<br>£000  |
| Aggregate emoluments  | 861           | 836           |
| Money purchase pension contributions                                | 50            | 78            |
| Other directors were paid for their services outside of the group   | <u>911</u>    | <u>914</u>    |

### 6 Other interest receivable and similar income

|               | 2012<br>£000 | 2011<br>£000 |
|---------------|--------------|--------------|
| Bank interest | <u>156</u>   | <u>138</u>   |

## Notes (continued)

### 7 Interest payable and similar charges

|   | 2012<br>£000 | 2011<br>£000 |
|---|--------------|--------------|
| Finance costs on shares classified as liabilities | -            | 749          |
|   | -            | 749          |
| Share of joint venture interest                   | -            | 55           |
|   | -            | 804          |

### 8 Taxation

|  | 2012<br>£000 | 2011<br>£000 |
|--|--------------|--------------|
| <b>Current tax:</b>  |              |              |
| UK corporation tax at 25.5% (2011 27.5%)   | -            | -            |
| Share of joint venture   | -            | (237)        |
| <b>Tax charge for the year</b>   | -            | (237)        |
| Factors affecting the tax charge for the year  |              |              |
| Profit/(loss) on ordinary activities before taxation   | 1,378        | (67,418)     |
| Profit/(loss) on ordinary activities multiplied by the standard rate of UK corporation tax of 25.5% (2010 27.5%) | 351          | (18,540)     |
| Effects of   |              |              |
| Non deductible expenditure   | 5,183        | 8,041        |
| Income not taxable   | (4,771)      |              |
| Effect of tax rates in foreign jurisdictions   | 134          |              |
| Losses available to carry forward  | -            | 13,277       |
| Group relief claimed   | (690)        | (749)        |
| Utilisation of losses brought forward  | (906)        | (821)        |
| Movement on deferred tax not provided  | 699          | (1,208)      |
|  | (351)        | 18,540       |
| Current tax charge   | -            | -            |
| Losses available to carry forward at 30 June   | 602,562      | 605,303      |

### 9 Company result for the financial year

The Company has taken advantage of Section 408 of the Companies Act 2006 and has not presented its own profit and loss account. The loss for the financial year dealt within the accounts of Chelsea FC plc was £71,404,000 (2011 £nil).

## Notes (continued)

### 10 Intangible fixed assets

| Group                                | Goodwill<br>£000 | Cost of players'<br>registrations<br>£000 | Total<br>£000  |
|--------------------------------------|------------------|---|----------------|
| <b>Cost</b>                          |                  |   |                |
| At 1 July 2011                       | -                | 337,803                                   | 337,803        |
| Additions                            | 860              | 130,641                                   | 131,501        |
| Disposals                            | -                | (92,010)                                  | (92,010)       |
| <b>At 30 June 2012</b>               | <b>860</b>       | <b>376,434</b>                            | <b>377,294</b> |
| <b>Amortisation</b>                  |                  |   |                |
| At 1 July 2011                       | -                | 211,388                                   | 211,388        |
| Charge for the year                  | 38               | 49,506                                    | 49,544         |
| Impairment of players' registrations | -                | 1,787                                     | 1,787          |
| Disposals                            | -                | (86,701)                                  | (86,701)       |
| <b>At 30 June 2012</b>               | <b>38</b>        | <b>175,980</b>                            | <b>176,018</b> |
| <b>Net book value</b>                |                  |   |                |
| <b>At 30 June 2012</b>               | <b>822</b>       | <b>200,454</b>                            | <b>201,276</b> |
| At 30 June 2011                      | -                | 126,415                                   | 126,415        |

The goodwill in the year is in respect of the acquisition of Chelsea Digital Media Limited, which was previously treated as a joint venture according to Financial Reporting Standard ('FRS') 9 'Associates and joint ventures' (see note 31)

### 11 Tangible fixed assets

| Group   | Investment<br>property<br>freehold<br>£000 | Land and<br>buildings<br>£000 | Plant and<br>equipment<br>£000 | Assets in<br>the course of<br>construction<br>£000 | Total<br>£000  |
|---|--|-------------------------------|--------------------------------|--|----------------|
| <b>Cost or valuation</b>                          |  |                               |                                |  |                |
| At 1 July 2011                                    | 2,591                                      | 188,213                       | 37,133                         | 351  | 228,288        |
| Additions   | -  | -                             | 6,236                          | 50   | 6,286          |
| Disposals   | -  | -                             | (3,110)                        | -  | (3,110)        |
| Completed assets in the course of<br>construction | -  | -                             | 343                            | (343)  | -              |
| <b>At 30 June 2012</b>                            | <b>2,591</b>                               | <b>188,213</b>                | <b>40,602</b>                  | <b>58</b>  | <b>231,464</b> |
| <b>Depreciation</b>                               |  |                               |                                |  |                |
| At 1 July 2011                                    | -  | 23,968                        | 16,010                         | -  | 39,978         |
| Charge for the year                               | -  | 3,408                         | 6,537                          | -  | 9,945          |
| On Disposals                                      | -  | -                             | (3,110)                        | -  | (3,110)        |
| <b>At 30 June 2012</b>                            | <b>-</b>                                   | <b>27,376</b>                 | <b>19,437</b>                  | <b>-</b>   | <b>46,813</b>  |
| <b>Net book value</b>                             |  |                               |                                |  |                |
| <b>At 30 June 2012</b>                            | <b>2,591</b>                               | <b>160,837</b>                | <b>21,165</b>                  | <b>58</b>  | <b>184,651</b> |
| At 30 June 2011                                   | 2,591                                      | 164,245                       | 21,123                         | 351  | 188,310        |

The Group does not hold any fixed assets under hire purchase or finance lease at the year end. Finance costs capitalised included in the value of tangible fixed assets amount to £2,003,000 (2011 £2,003,000)

As required under FRS 11 'Impairment of fixed assets and goodwill' the Directors have assessed the carrying value of the freehold buildings and have determined that the current value is appropriate. In the prior year a revaluation adjustment of £733,000 was made against the value of the investment property. This gain was taken to the existing revaluation surplus within reserves.

## Notes (continued)

### 11 Tangible fixed assets (continued)

|  | 2012<br>£000   | 2011<br>£000   |
|--|----------------|----------------|
| <b>The net book value of land and buildings comprises:</b> |                |                |
| Freehold   | 37,890         | 38,619         |
| Long leasehold   | 125,528        | 128,207        |
| Short leasehold  | 10             | 10             |
|  | <u>163,428</u> | <u>166,836</u> |

The value of land and buildings determined according to the historical cost accounting rules is as follows

| Group                   | 2012<br>£000   | 2011<br>£000   |
|-------------------------|----------------|----------------|
| <b>Cost</b>             |                |                |
| Freehold property       | 40,984         | 40,984         |
| Long leasehold property | 122,495        | 122,495        |
|                         | <u>163,479</u> | <u>163,479</u> |
| <b>Depreciation</b>     |                |                |
| Freehold property       | 7,638          | 7,018          |
| Long leasehold property | 21,181         | 18,731         |
|                         | <u>28,819</u>  | <u>25,749</u>  |
| <b>Net book value</b>   |                |                |
| Freehold property       | 33,346         | 33,966         |
| Long leasehold property | 101,314        | 103,764        |
|                         | <u>134,660</u> | <u>137,730</u> |

| Company                                    | Freehold<br>land<br>£000 | Plant and<br>Equipment<br>£000 | Assets in<br>the course of<br>construction<br>£000 | Total<br>£000 |
|--|--------------------------|--------------------------------|--|---------------|
| <b>Cost or valuation</b>                   |                          |                                |  |               |
| At 1 July 2011                             | 312                      | 4,918                          | 343  | 5,573         |
| Additions                                  | -                        | 2,707                          | -  | 2,707         |
| Disposals                                  | -                        | (818)                          | -  | (818)         |
| Completed assets in course of construction | -                        | 343                            | (343)  | -             |
| <b>At 30 June 2012</b>                     | <u>312</u>               | <u>7,150</u>                   | <u>-</u>   | <u>7,462</u>  |
| <b>Depreciation</b>                        |                          |                                |  |               |
| At 1 July 2011                             | -                        | 3,160                          | -  | 3,160         |
| Charge for the year                        | -                        | 1,130                          | -  | 1,130         |
| Disposals                                  | -                        | (818)                          | -  | (818)         |
| <b>At 30 June 2012</b>                     | <u>-</u>                 | <u>3,472</u>                   | <u>-</u>   | <u>3,472</u>  |
| <b>Net book value</b>                      |                          |                                |  |               |
| At 30 June 2012                            | <u>312</u>               | <u>3,678</u>                   | <u>-</u>   | <u>3,990</u>  |
| At 30 June 2011                            | <u>312</u>               | <u>1,758</u>                   | <u>343</u>   | <u>2,413</u>  |

## Notes (continued)

### 12 Fixed asset investments

| Group   | Joint Venture<br>£000 |
|---|-----------------------|
| <b>Cost</b>                                       |                       |
| At 1 July 2011                                    | -                     |
| Share of profit of joint venture                  | 214                   |
| Transfer to provision for liabilities and charges | (214)                 |
| <b>At 30 June 2012</b>                            | <b>-</b>              |
| <b>Net book value</b>                             |                       |
| At 30 June 2010 and 30 June 2012                  | -                     |

In prior years and for the period 1 July 2011 to 31 January 2012 the Directors believe it to be appropriate to account for Chelsea Digital Media Limited, of which the Group owned 65% of the ordinary share capital, as a joint venture in accordance with FRS 9 'Associates and joint ventures'. Up until 31 January 2012, Chelsea Digital Media Limited was funded by way of preference share capital subscribed for by Sky New Media Ventures (SNMV).

In accordance with FRS 9, 'Associates and joint ventures', the Group's share of profits from its investment in the joint venture of £214,000 (2011 £758,000) has been calculated by reference to the proportion of ordinary shares it owned.

As of the 1 February 2012, Chelsea Digital Media Limited transferred from a joint venture to a 100% owned subsidiary of Chelsea FC plc. See note 31.

| Company                | Subsidiary undertakings<br>£000 | Loan to group undertaking<br>£000 | Total<br>£000  |
|------------------------|---------------------------------|-----------------------------------|----------------|
| <b>Cost</b>            |                                 |                                   |                |
| At 1 July 2011         | 110,771                         | 655,013                           | 765,784        |
| Additions              | 17,865                          | 72,039                            | 89,904         |
| <b>At 30 June 2012</b> | <b>128,636</b>                  | <b>727,052</b>                    | <b>855,688</b> |
| <b>Provision</b>       |                                 |                                   |                |
| At 1 July 2011         | 2,922                           | 1,362                             | 4,284          |
| Impairment             | -                               | 71,404                            | 71,404         |
| <b>At 30 June 2012</b> | <b>2,922</b>                    | <b>72,766</b>                     | <b>75,688</b>  |
| <b>Net book value</b>  |                                 |                                   |                |
| At 30 June 2012        | 125,714                         | 654,286                           | 780,000        |
| At 30 June 2011        | 107,849                         | 653,651                           | 761,500        |

As required under FRS 11 'Impairment of fixed assets and goodwill', the Directors have re-assessed the appropriateness of the carrying value of subsidiary undertakings and an impairment of £71,404,000 against the value of investments in subsidiary undertakings was recorded following a review of the carrying value in comparison with recent corporate transactions involving FA Premier League football clubs.

## Notes (continued)

### 13 Stocks

|                       | Group |       | Company |      |
|-----------------------|-------|-------|---------|------|
|                       | 2012  | 2011  | 2012    | 2011 |
|                       | £000  | £000  | £000    | £000 |
| Goods held for resale | 1,100 | 1,039 | -       | -    |

### 14 Debtors

|                                  | Group         |               | Company       |               |
|----------------------------------|---------------|---------------|---------------|---------------|
|                                  | 2012          | 2011          | 2012          | 2011          |
|                                  | £000          | £000          | £000          | £000          |
| <b>Due in less than one year</b> |               |               |               |               |
| Trade debtors                    | 26,761        | 29,194        | 24,973        | 28,753        |
| Other debtors                    | 1,293         | 1,296         | 15            | 189           |
| Prepayments and accrued income   | 5,625         | 4,331         | 1,187         | 1,114         |
| Amounts owed by Group Companies  | 1,160         | -             | 1,160         | -             |
|                                  | <b>34,839</b> | <b>34,821</b> | <b>27,335</b> | <b>30,056</b> |
| <b>Due after one year</b>        |               |               |               |               |
| Trade debtors                    | 9,560         | 1,280         | 1,488         | 1,280         |
| Other debtors                    | 8,474         | 8,562         | 8,474         | 8,562         |
| Prepayments and accrued income   | -             | 150           | -             | 150           |
|                                  | <b>18,034</b> | <b>9,992</b>  | <b>9,962</b>  | <b>9,992</b>  |

As part of the Eurobond issue in 1997 the Company made a loan to Chelsea Pitch Owners plc of £11,151,000, which is interest free and has an unspecified repayment date. This was used to acquire the share capital of Chelsea Stadium Limited (previously Stardust Investments Limited) and discharge the debts of that Company in order to leave the freehold interest in the stadium site unencumbered.

On the same date, Chelsea Stadium Limited (previously Stardust Investments Limited) granted a long leasehold interest over the stadium site at a peppercorn rent to Chelsea Football Club Limited. Chelsea Pitch Owners plc is obliged to repay the debt in full. The balance outstanding at 30 June 2012 was £8,474,374 (2011 £8,562,094). The directors believe that the balance outstanding will be ultimately recovered.

### 15 Creditors: amounts falling due within one year

|                                 | Group          |                | Company       |               |
|---------------------------------|----------------|----------------|---------------|---------------|
|                                 | 2012           | 2011           | 2012          | 2011          |
|                                 | £000           | £000           | £000          | £000          |
| Trade creditors                 | 47,955         | 32,261         | 5,767         | 5,798         |
| Other taxes and social security | 23,384         | 12,827         | 17,478        | 12,342        |
| Other creditors                 | 8,979          | 16,280         | 3,281         | 69            |
| Accruals and deferred income    | 69,764         | 94,140         | 4,466         | 2,831         |
|                                 | <b>150,082</b> | <b>155,508</b> | <b>30,992</b> | <b>21,040</b> |

£33,252,000 (2011 £34,526,000) of the accruals and deferred income balance represents season ticket sales for the 2012/13 season.

**Notes (continued)**

**16 Creditors: amounts falling due after more than one year**

|   | <b>Group</b>  |                | <b>Company</b> |               |
|---|---------------|----------------|----------------|---------------|
|   | <b>2012</b>   | <b>2011</b>    | <b>2012</b>    | <b>2011</b>   |
|   | <b>£000</b>   | <b>£000</b>    | <b>£000</b>    | <b>£000</b>   |
| Trade creditors                             | 43,623        | 16,145         | -              | -             |
| Amounts owed to group undertakings          | -             | 94,263         | -              | 94,770        |
| Preference shares classified as liabilities | -             | 15,000         | -              | -             |
|   | <u>43,623</u> | <u>125,408</u> | <u>-</u>       | <u>94,770</u> |

In the prior year, under FRS 25 the preference share capital was classified as a financial liability. The preference share capital of £15,000,000 was in the Company's subsidiary, Chelsea Football Club Limited.

|   | <b>2012</b>   | <b>2011</b>   | <b>2012</b> | <b>2011</b> |
|---|---------------|---------------|-------------|-------------|
|   | <b>Number</b> | <b>Number</b> | <b>£000</b> | <b>£000</b> |
| <b>Preference share capital</b>           |               |               |             |             |
| <i>Authorised</i>                         |               |               |             |             |
| Cumulative preference shares of £1 each   | -             | 15,000,000    | -           | 15,000      |
| <i>Allotted, called up and fully paid</i> |               |               |             |             |
| Cumulative preference shares of £1 each   | -             | 15,000,000    | -           | 15,000      |

The £15,000,000 of non-equity preference shares were owned by British Sky Broadcasting Group plc (BSkyB). On 31 January 2012 BSkyB cancelled these shares and agreed to waive the fixed cumulative preference dividend that had been accruing at a rate of 5p per share per annum for the period 1 January 2007 to 31 January 2012. This cancellation has resulted in an exceptional profit on disposal of £18,375,000 in the current year, consisting of £15,000,000 in respect of the preference shares and £3,375,000 in respect of the accrued dividend.

**17 Borrowings and secured liabilities**

|   | <b>Group</b> |               | <b>Company</b> |             |
|---|--------------|---------------|----------------|-------------|
|   | <b>2012</b>  | <b>2011</b>   | <b>2012</b>    | <b>2011</b> |
|   | <b>£000</b>  | <b>£000</b>   | <b>£000</b>    | <b>£000</b> |
| Preference shares classified as liabilities | -            | 15,000        | -              | -           |
|   | <u>-</u>     | <u>15,000</u> | <u>-</u>       | <u>-</u>    |

Borrowings are repayable as follows:

|   | <b>Group</b> |               | <b>Company</b> |             |
|---|--------------|---------------|----------------|-------------|
|   | <b>2012</b>  | <b>2011</b>   | <b>2012</b>    | <b>2011</b> |
|   | <b>£000</b>  | <b>£000</b>   | <b>£000</b>    | <b>£000</b> |
| <b>Repayable between two and five years</b> |              |               |                |             |
| Preference shares classified as liabilities | -            | 15,000        | -              | -           |
|   | <u>-</u>     | <u>15,000</u> | <u>-</u>       | <u>-</u>    |



## Notes (continued)

### 18 Provisions for liabilities and changes

#### *Deferred tax*

No deferred tax asset has been recognised in either year for the Company or the Group due to the uncertainty over the ability to utilise losses against future profits

The Group and the Company have unrecognised deferred tax assets as follows

|                                     | <b>Group</b> |             | <b>Company</b> |             |
|-------------------------------------|--------------|-------------|----------------|-------------|
|                                     | <b>2012</b>  | <b>2011</b> | <b>2012</b>    | <b>2011</b> |
|                                     | <b>£000</b>  | <b>£000</b> | <b>£000</b>    | <b>£000</b> |
| Accelerated capital allowances      | 3,190        | 2,594       | 2,010          | 2,281       |
| Tax losses                          | 141,225      | 153,671     | -              | 31          |
| Other short term timing differences | 32           | -           | 28             | -           |
|                                     | <hr/>        | <hr/>       | <hr/>          | <hr/>       |
| Unrecognised deferred tax asset     | 144,447      | 156,265     | 2,038          | 2,312       |
|                                     | <hr/>        | <hr/>       | <hr/>          | <hr/>       |

#### *Investment in joint ventures*

|   | <b>Group</b> |
|---|--------------|
|   | <b>£000</b>  |
| At 1 July 2011  | (1,812)      |
| Profit for the year transferred from fixed asset investment | 214          |
| Disposal of investment                                      | 1,598        |
|   | <hr/>        |
| At 30 June 2012   | -            |
|   | <hr/>        |

As of the 1 February 2012, Chelsea Digital Media Limited transferred from a joint venture to a 100% owned subsidiary of Chelsea FC plc. As part of this transition from joint venture to subsidiary the investment was disposed of. See note 31

### 19 Called up share capital

|  | <b>Company</b> |               | <b>Company</b> |             |
|--|----------------|---------------|----------------|-------------|
|  | <b>2012</b>    | <b>2011</b>   | <b>2012</b>    | <b>2011</b> |
|  | <b>Number</b>  | <b>Number</b> | <b>£000</b>    | <b>£000</b> |
| <i>Authorised</i>                      |                |               |                |             |
| Ordinary shares of 1p each             | 200,000,000    | 200,000,000   | 2,000          | 2,000       |
|  | <hr/>          | <hr/>         | <hr/>          | <hr/>       |
| <i>Allotted, issued and fully paid</i> |                |               |                |             |
| Ordinary shares of 1p each             | 191,335,000    | 183,005,000   | 1,913          | 1,830       |
|  | <hr/>          | <hr/>         | <hr/>          | <hr/>       |

The Company made an allotment of 8,330,000 ordinary shares of £0.01 each at £20.00 per share. The difference between the total consideration of £166,600,000 and the nominal value of £83,000 has been credited to the share premium account (£166,517,000)

**Notes (continued)**

**20 Reconciliation of movement in equity shareholders' funds**

| <b>Group</b>                               | <b>Share<br/>Capital<br/>£000</b> | <b>Share<br/>premium<br/>account<br/>£000</b> | <b>Revaluation<br/>reserve<br/>£000</b> | <b>Profit<br/>and loss<br/>account<br/>£000</b> | <b>Equity<br/>shareholders'<br/>funds<br/>£000</b> |
|--|-----------------------------------|---|---|---|--|
| At 1 July 2011                             | 1,830                             | 744,995                                       | 23,620                                  | (675,079)                                       | 95,366   |
| Issued share capital                       | 83                                | 166,517                                       | -                                       | -   | 166,600  |
| Profit for the financial year              | -                                 | -   | -                                       | 1,378   | 1,378  |
| Difference on depreciation                 | -                                 | -   | (1,261)                                 | 1,261   | -  |
| Acquisition of subsidiary                  | -                                 | -   | -                                       | (200)   | (200)  |
| <b>Shareholders' funds at 30 June 2012</b> | <b>1,913</b>                      | <b>911,512</b>                                | <b>22,359</b>                           | <b>(672,640)</b>                                | <b>263,144</b>                                     |

| <b>Company</b>                             | <b>Share<br/>Capital<br/>£000</b> | <b>Share<br/>premium<br/>account<br/>£000</b> | <b>Revaluation<br/>reserve<br/>£000</b> | <b>Profit<br/>and loss<br/>account<br/>£000</b> | <b>Equity<br/>shareholders'<br/>funds<br/>£000</b> |
|--|-----------------------------------|---|---|---|--|
| At 1 July 2011                             | 1,830                             | 744,995                                       | 6,555                                   | (47,703)  | 705,677  |
| Issue share capital                        | 83                                | 166,517                                       | -                                       | -   | 166,600  |
| Gain on transfer of investment             | -                                 | -   | 6,326                                   | -   | 6,326  |
| Loss for the year                          | -                                 | -   | -                                       | (71,404)  | (71,404)   |
| <b>Shareholders' funds at 30 June 2012</b> | <b>1,913</b>                      | <b>911,512</b>                                | <b>12,881</b>                           | <b>(119,107)</b>                                | <b>807,199</b>                                     |

**21 Reconciliation of operating loss to net cash outflow from operating activities**

|   | <b>2012<br/>£000</b> | <b>2011<br/>£000</b> |
|---|----------------------|----------------------|
| Operating loss                                    | (45,995)             | (86,204)             |
| Depreciation                                      | 9,945                | 8,567                |
| Amortisation of goodwill                          | 38                   | -                    |
| Amortisation of intangible fixed assets           | 49,506               | 39,721               |
| Impairment of players' registrations              | 1,787                | 7,435                |
| Increase in stocks                                | (61)                 | (279)                |
| Increase in debtors                               | (10,093)             | (13,890)             |
| (Decrease)/Increase in creditors                  | (32,405)             | 39,128               |
| <b>Net cash outflow from operating activities</b> | <b>(27,278)</b>      | <b>(5,522)</b>       |

## Notes (continued)

### 22 Analysis of cash flows for headings netted in the cash flow statement

|  | 2012<br>£000    | 2011<br>£000    |
|--|-----------------|-----------------|
| <b>Returns on investments and servicing of finance</b> |                 |                 |
| Interest received                                      | 151             | 130             |
| <b>Capital expenditure</b>                             |                 |                 |
| Purchase of tangible fixed assets                      | (5,432)         | (6,023)         |
| Purchase of intangible fixed assets                    | (83,918)        | (85,022)        |
| Sale of intangible fixed assets                        | 38,310          | 24,397          |
|  | <u>(51,040)</u> | <u>(66,648)</u> |
| <b>Financing</b>                                       |                 |                 |
| Repayment of loans                                     | (30,500)        | (16,000)        |
| Receipt from borrowings                                | 101,677         | 85,036          |
|  | <u>71,177</u>   | <u>69,036</u>   |
| <b>Acquisitions</b>                                    |                 |                 |
| Cash acquired from subsidiary                          | 6,422           | -               |
|  | <u>6,422</u>    | <u>-</u>        |

### 23 Analysis of net debt

|                          | At<br>1 July<br>2011<br>£000 | Cash<br>flow<br>£000 | Other<br>non-cash<br>changes<br>£000 | At<br>30 June<br>2012<br>£000 |
|--------------------------|------------------------------|----------------------|--------------------------------------|-------------------------------|
| <b>Cash movements</b>    |                              |                      |                                      |                               |
| Cash at bank and in hand | 17,554                       | (568)                | -                                    | 16,986                        |
|                          | <u>17,554</u>                | <u>(568)</u>         | <u>-</u>                             | <u>16,986</u>                 |
| Debt due after one year  | (109,263)                    | (71,177)             | 181,600                              | 1,160                         |
| Net debt                 | <u>(91,709)</u>              | <u>(71,745)</u>      | <u>181,600</u>                       | <u>18,146</u>                 |

### 24 Pension Commitments

#### a) Defined Benefit Scheme

Certain employees of the Group are members of The Football League Limited Pension and Life Assurance Scheme ('the scheme'). Accrual of benefits under a final salary basis was suspended with effect from 31 August 1999 following an actuarial review which revealed a substantial deficit.

As one of a number of participating employers, the Group is advised only of its share of the deficit in the scheme. The latest actuarial valuation as at 31 August 2008 highlighted that the Group share of the deficit was £199,443. The revised deficit is being paid off over a period of 10 years from 01 September 2009. The charge for the year is £30,828 (2011 £10,884).

#### b) Defined Contribution Schemes

The Group also contributes to other schemes providing benefits based upon contributions made. The assets of these other schemes are held separately from those of the Company in independently administered funds. The pension charge for the year was £13,595,000 (2011 £16,578,000). Amounts owed to the Schemes at the year end amounted to £939,189 (2011 £1,549,853), which represents the current amount due to be paid across to the schemes within the statutory time frame.

## Notes (continued)

### 25 Operating leases and capital commitments

The annual commitments under non-cancellable operating leases are as follows for the Group

|   | Group      |            | Company   |            |
|---|------------|------------|-----------|------------|
|   | 2012       | 2011       | 2012      | 2011       |
|   | £000       | £000       | £000      | £000       |
| <b>Land and buildings:</b>                              |            |            |           |            |
| Leases expiring in one year                             | 70         | -          | -         | -          |
| Leases expiring between two to five years               | 243        | 304        | -         | -          |
| Leases expiring in more than five years                 | -          | -          | -         | -          |
|   | <u>313</u> | <u>304</u> | <u>-</u>  | <u>-</u>   |
| <b>Plant and equipment</b>                              |            |            |           |            |
| Leases expiring in one year                             | 21         | 15         | 17        | 9          |
| Leases expiring between two to five years               | 37         | 40         | 37        | 36         |
|   | <u>58</u>  | <u>55</u>  | <u>54</u> | <u>45</u>  |
| <b>Capital expenditure commitments were as follows:</b> |            |            |           |            |
| Contracted for but not provided                         |            |            |           |            |
| Tangible fixed assets                                   | -          | 900        | -         | 900        |
|   | <u>-</u>   | <u>900</u> | <u>-</u>  | <u>900</u> |

### 26 Contingent liabilities

Under the terms of certain contracts with other football clubs in respect of player transfers, additional amounts would be payable by the Group if certain conditions are met. The maximum amount that could be payable is £3,388,000 (2011 £3,752,000).

### 27 Control

The Directors consider Fordstam Limited to be the ultimate parent company of the Group, and the ultimate controlling party is Mr R Abramovich. The largest group of undertakings for which group accounts have been drawn up is that headed by Fordstam Limited.

The consolidated accounts of this Company and its parent Company may be obtained from the Registrar of Companies, Companies House, Crown Way, Cardiff, CF14 3UZ.

### 28 Post balance sheet events

#### *Acquisition and disposal of players*

Since the year end the Group has acquired the registration of six football players at an initial cost of £42,985,000 (2011 £64,656,000) and disposed of the registrations of players at a profit of £539,000 (2011 £25,612,000).

The Group also received £1,476,000 (2011 £nil) in respect of sell on clauses for players disposed of in previous years.

On 21<sup>st</sup> November 2012, Chelsea Football Club parted company with First Team Manager Roberto DiMatteo and appointed Rafael Benitez as Interim First Team Manager until the end of the season.

## Notes (continued)

### 29 Principal subsidiary undertakings

The Company has the following subsidiary undertakings. All are 100% directly owned unless otherwise stated.

| Trading                            | Nature of Business                         |
|------------------------------------|--|
| Chelsea Car Parks Limited          | Car park management                        |
| Chelsea Digital Media Limited      | Television and Internet broadcasters       |
| Chelsea Football Club Limited      | Professional football club                 |
| The Hotel at Chelsea Limited       | Hotel management and catering services     |
| Chelsea FC Merchandising Limited   | Merchandising, mail order and publications |
| Stamford Bridge Securities Limited | Property holding                           |
| Briskspring Limited                | Investment holding company                 |
| Burnaby Investments LP             | Investment company                         |

#### Dormant

Chelsea TV Limited  
 Chelsea Limited  
 Chelsea Financial Consultants Limited  
 Fulham Holdings Limited

All the subsidiary undertakings are incorporated in Great Britain and registered in England and Wales, with the exception of Burnaby Investments LP which is a partnership registered in Jersey.

Burnaby Investments LP is a partnership between Briskspring Limited (the limited partner) and Burnaby GP Limited (the general partner) and was formed during the year as a financing and investment company.

The entire ordinary share capital and control of 100% of the voting rights of all the subsidiary undertakings are held by the Company, with the exception of Burnaby Investments LP, which is a direct subsidiary of Briskspring Limited.

Chelsea Digital Media Limited was a 65% owned joint venture, but became a fully owned subsidiary of Chelsea FC plc as of 1 February 2012. See note 31.

## Notes (continued)

### 30 Transactions with related parties

The Company conducts business transactions on a normal commercial basis with, and receives a number of services from the following related Companies

| Group                                   | 2012<br>Sales to<br>related party<br>£000 | 2012<br>Purchases<br>from related<br>party<br>£000 | 2012<br>Balance<br>receivable<br>£000 | 2012<br>Balance<br>payable<br>£000 |
|---|---|--|---------------------------------------|------------------------------------|
| Mr R Abramovich                         | 3,000                                     | -  | -                                     | -                                  |
| Skadden, Arps, Slate, Meagher & Flom UK | -   | 71   | -                                     | -                                  |

| Company                                 | 2012<br>Sales to<br>related party<br>£000 | 2012<br>Purchases<br>from related<br>party<br>£000 | 2012<br>Balance<br>receivable<br>£000 | 2012<br>Balance<br>payable<br>£000 |
|---|---|--|---------------------------------------|------------------------------------|
| Skadden, Arps, Slate, Meagher & Flom UK | -   | 67   | -                                     | -                                  |

| Group                                   | 2011<br>Sales to<br>related party<br>£000 | 2011<br>Purchases<br>from related<br>party<br>£000 | 2011<br>Balance<br>receivable<br>£000 | 2011<br>Balance<br>payable<br>£000 |
|---|---|--|---------------------------------------|------------------------------------|
| Mr R Abramovich                         | 2,000                                     | -  | -                                     | -                                  |
| Chelsea Digital Media Limited           | 673                                       | 1,295  | 127                                   | 341                                |
| Skadden, Arps, Slate, Meagher & Flom UK | -   | 10   | -                                     | -                                  |

| Company                                 | 2011<br>Sales to<br>related party<br>£000 | 2011<br>Purchases<br>from related<br>party<br>£000 | 2011<br>Balance<br>receivable<br>£000 | 2011<br>Balance<br>payable<br>£000 |
|---|---|--|---------------------------------------|------------------------------------|
| Chelsea Digital Media Limited           | 112                                       | 197  | -                                     | -                                  |
| Skadden, Arps, Slate, Meagher & Flom UK | -   | -  | -                                     | -                                  |

Sales to the Ultimate Controlling Party, Mr R Abramovich were in relation to corporate hospitality boxes. These sales were made at current market rates in line with other corporate hospitality box sales.

In the prior year, sales to Chelsea Digital Media Limited included recharges for studio hire and staff costs. Purchases included advertising, sponsorship and merchandising. As Chelsea Digital Media Limited is now a 100% owned subsidiary the Directors have taken advantage of the exemption in FRS 8, paragraph 3(a), and have therefore not disclosed transactions or balances with entities which form part of the group.

Purchases from Skadden, Arps, Slate, Meagher & Flom UK were in relation to legal and professional fees.

Mr Buck is a partner at Skadden, Arps, Slate, Meagher & Flom.

## Notes (continued)

### 31 Acquisitions

On 31 January 2012, Chelsea FC plc acquired 100% of Chelsea Digital Media Limited (CDM)

Previously, Chelsea FC plc owned 65% of the ordinary share capital of CDM, with the other 35% being owned by Sky New Media Ventures (SNMV) by way of preference share capital

Under FRS 9 'Associates and joint ventures' CDM has previously been treated within the Group as a joint venture

In accordance with FRS 9 'Associates and joint ventures' for the 7 month period 1 July 2011 to 31 January 2012 the Group's share of profit £214,000 (2011 £758,000) has been calculated by reference to the proportion of ordinary shares it owned

For the post acquisition 5 month period 1 February 2012 to 30 June 2012 CDM has been treated as a 100% Group subsidiary under the acquisition method of accounting

There was no cash consideration paid by the Group for the purchase of CDM. The purchase was by way of cancellation of the following shares held by SNMV. The consideration is deemed to be the 65% share of net liabilities already historically recorded by the group as at the acquisition date, which was £1,597,000

|   | Number            | Amount<br>£       |
|---|-------------------|-------------------|
| Class B ordinary shares of 1p each      | 42,648            | 426               |
| Share premium on SNMV ordinary B shares | -                 | 549,772           |
| Preference shares of £1 each            | 7,000,000         | 7,000,000         |
|   | <u>          </u> | <u>          </u> |

The financial year of CDM is from 1 July to 30 June. The profit and loss account for the previous financial year to 30 June 2011 and from the period 1 July 2012 to 31 January 2012 are set out below. Amounts for the year to 30 June 2011 are audited. Amounts shown for the 7 months period to 31 January are unaudited and are from the company management accounts

|                        | Year to<br>30 June 2011<br>£000 | 7 months to<br>31 January<br>2012<br>£000 |
|------------------------|---------------------------------|---|
| Turnover               | 5,643                           | 2,764                                     |
| Operating profit       | 1,603                           | 872                                       |
| Net interest           | (73)                            | 8   |
| Profit before taxation | 1,530                           | 880                                       |
| Taxation               | (360)                           | -   |
|                        | <u>          </u>               | <u>          </u>                         |
| Profit for the period  | 1,170                           | 880                                       |
|                        | <u>          </u>               | <u>          </u>                         |

**Notes (continued)**

**31 Acquisitions (continued)**

As at acquisition date of 31 January 2012

|                          | Book<br>value<br>£000 | Fair value<br>adjustments<br>£000 | Consistency of<br>accounting<br>policy<br>£000 | Provisional<br>fair value<br>£000 |
|--------------------------|-----------------------|-----------------------------------|--|-----------------------------------|
| Tangible fixed assets    | 854                   | -                                 | -  | 854                               |
| Debtors                  | 1,249                 | -                                 | -  | 1,249                             |
| Cash at bank and in hand | 6,422                 | -                                 | -  | 6,422                             |
| Creditors                | (10,982)              | -                                 | -  | (10,982)                          |
| Net liabilities acquired | <u>(2,457)</u>        | <u>-</u>                          | <u>-</u>                                       | <u>(2,457)</u>                    |
| Goodwill                 |                       |                                   |  | 860                               |
| Consideration            |                       |                                   |  | <u>(1,597)</u>                    |

As CDM has been a profit making company since 2008, it was deemed appropriate to debit goodwill to intangible assets and the Directors' believed it appropriate to amortise this over a period of 10 years, but as the acquisition was mid-year, an amortisation period of 9 years 5 month has been adopted

A goodwill amortisation charge of £38,000 has been debited to the Group profit and loss account for the period 1 February 2012 to 30 June 2012