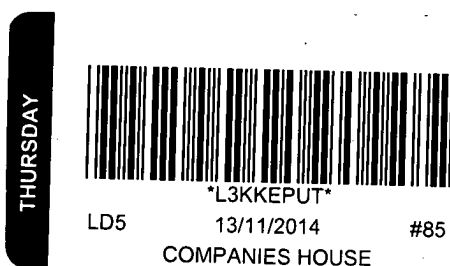


Financial Statements

333 Estates Limited

For the year ended 30 June 2014

Registered number: 03205737



Company Information

Directors	P Dyson A Langlands Pearse
Company secretary	P Dyson
Registered number	03205737
Registered office	17 Mossop Street London SW3 2LY
Independent auditor	Grant Thornton UK LLP Chartered Accountants & Statutory Auditor Grant Thornton House Melton Street Euston Square London NW1 2EP

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Directors' Report

For the year ended 30 June 2014

The directors present their report and the financial statements for the year ended 30 June 2014.

Results and dividends

The profit for the year, after taxation, amounted to £159,000 (2013: £326,249).

The directors do not recommend the payment of a dividend for the year (2013: £nil).

Going concern

The directors believe that preparing the accounts on the going concern basis is appropriate due to the continued support of the ultimate parent company Cirrus Inns Holdings Limited. The directors have received confirmation that Cirrus Inns Holdings Limited intend to support the company for at least one year after these financial statements are signed.

Directors

The directors who served during the year were:

P Dyson
A Langlands Pearse

Directors' responsibilities statement

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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards 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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping 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. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Directors' Report

For the year ended 30 June 2014

Disclosure of information to auditor

Each of the persons who are directors at the time when this Directors' report is approved has confirmed that:

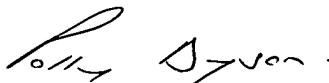
- so far as that director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Auditor

The auditor, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board on 10 November 2014 and signed on its behalf.

A handwritten signature in black ink, appearing to read 'P Dyson', is written over a horizontal line.

P Dyson
Director

Independent Auditor's Report to the Members of 333 Estates Limited

We have audited the financial statements of 333 Estates Limited for the year ended 30 June 2014, which comprise the Profit and loss account, the Balance sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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, 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 Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 30 June 2014 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; 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 333 Estates Limited

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, or returns adequate for our audit have not been received from branches not visited by us; or
- the 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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption from the requirement to prepare a strategic

report.

A handwritten signature in black ink, appearing to read "Mark Henshaw", with a large, stylized initial "M" and a flourish at the end.

Mark Henshaw (Senior statutory auditor)
For and on behalf of
Grant Thornton UK LLP
Statutory Auditor
Chartered Accountants
London

11 November 2014

Profit and loss account

For the year ended 30 June 2014

	Note	2014 £	2013 £
Turnover	1	1,409,296	1,675,324
Cost of sales		(399,604)	(470,956)
Gross profit		1,009,692	1,204,368
Administrative expenses		(853,339)	(897,164)
Operating profit	2	156,353	307,204
Interest receivable and similar income		-	125
Profit on ordinary activities before taxation		156,353	307,329
Tax on profit on ordinary activities	4	2,647	18,920
Profit for the financial year	10	159,000	326,249

The notes on pages 7 to 14 form part of these financial statements.

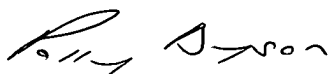
Balance sheet

As at 30 June 2014

	Note	£	2014 £	£	2013 £
Fixed assets					
Tangible assets	5		434,132		461,593
Current assets					
Stocks		15,777		11,586	
Debtors	6	277,526		83,880	
Cash at bank		86,167		344,591	
		<u>379,470</u>		<u>440,057</u>	
Creditors: amounts falling due within one year	7	<u>(1,281,667)</u>		<u>(1,525,495)</u>	
Net current liabilities			<u>(902,197)</u>		<u>(1,085,438)</u>
Total assets less current liabilities			<u>(468,065)</u>		<u>(623,845)</u>
Provisions for liabilities					
Deferred tax	8		<u>(14,383)</u>		<u>(17,603)</u>
Net liabilities			<u><u>(482,448)</u></u>		<u><u>(641,448)</u></u>
Capital and reserves					
Called up share capital	9		100,000		100,000
Profit and loss account	10		<u>(582,448)</u>		<u>(741,448)</u>
Shareholders' deficit			<u><u>(482,448)</u></u>		<u><u>(641,448)</u></u>

The financial statements have been prepared in accordance with the provisions applicable to small companies within Part 15 of the Companies Act 2006 and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 10 November 2014.



P Dyson
Director

The notes on pages 7 to 14 form part of these financial statements.

Notes to the Financial Statements

For the year ended 30 June 2014

1. Accounting Policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Turnover

Turnover comprises revenue recognised by the company in respect of goods and services supplied during the year, in the principal activities of the company, exclusive of Value Added Tax and trade discounts. All turnover was derived in the United Kingdom.

1.3 Going concern

The company has received an undertaking of financial support from its ultimate parent company, Cirrus Inns Holdings Limited, sufficient to enable it to trade for the foreseeable future being at least 12 months from the date of approval of these financial statements. As with any company placing reliance on other entities for financial support, the directors acknowledge that there can be no certainty that this support will continue, although at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Based on the financial support and expected future profitability, the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. However, the directors also consider that there can be no certainty in relation to these matters, which may cast significant doubt on the company's ability to continue as a going concern.

If the company were unable to continue in operational existence for the foreseeable future, adjustments would have to be made to reduce the balance sheet values of assets to their recoverable amount and to provide for any additional liabilities that may arise.

1.4 Cash flow

The financial statements do not include a Cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases:

Short-term leasehold property	-	over the period of the lease
Fixtures and fittings	-	10%-25% straight line basis

1.6 Operating leases

Rentals under operating leases are charged to the Profit and loss account on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the period until the date the rent is expected to be adjusted to the prevailing market rate.

Notes to the Financial Statements

For the year ended 30 June 2014

1. Accounting Policies (continued)

1.7 Stocks

Stocks are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving stocks. Cost includes all direct costs and an appropriate proportion of fixed and variable overheads.

1.8 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.9 Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities. Where contractual obligations of the financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classified as financial liabilities. Financial liabilities are presented as such in the balance sheet.

Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument.

Notes to the Financial Statements

For the year ended 30 June 2014

1. Accounting Policies (continued)

1.10 Key accounting estimates and judgements

The following are the key judgements that management have made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements:

(a) Estimated impairment of property and equipment

The company is required to review property and equipment for impairment if events or changes in circumstances indicate that the carrying amount may not be recoverable. When a review for impairment is conducted, the recoverable amount is determined based on value in use calculations or the fair value (market value), which are prepared on the basis of management's assumptions and estimates.

(b) Depreciation

Depreciation is provided so as to write down assets to their residual values over the estimated useful lives. The selection of these residual values and estimated lives requires the exercise of management's judgement.

(c) Taxation

Tax benefits are not recognised unless it is probable that they will be obtained. Tax provisions are made if it is probable that a liability will arise. The company reviews each significant tax liability or benefit to assess the appropriate accounting treatment.

1.11 Impairment of assets

The carrying values of property and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's net realisable value and its value in use.

Net realisable value is assessed with reference to the current market value of the pub. Value in use is assessed by reference to the estimated future cash flows, which are discounted to present value using an appropriate pre tax discount rate. Impairment losses are recognised in the profit and loss account.

For property assets, impairment is assessed on the basis of the individual pub. The fair value of the asset is assumed to be the market value of the property.

Notes to the Financial Statements

For the year ended 30 June 2014

2. Operating profit

The operating profit is stated after charging:

	2014 £	2013 £
Depreciation of tangible fixed assets:		
- owned by the company	66,352	54,734
Auditor's remuneration	5,500	5,500
Operating lease rentals - plant and machinery	4,572	-
Operating lease rentals - land and buildings	144,044	140,571
	<u>144,044</u>	<u>140,571</u>

During the year, no director received any emoluments (2013 - £NIL).

3. Staff costs

Staff costs were as follows:

	2014 £	2013 £
Wages and salaries	334,591	381,231
Social security costs	37,454	32,174
	<u>372,045</u>	<u>413,405</u>

The average monthly number of employees, including the directors, during the year was as follows:

	2014 No.	2013 No.
Pub Staff	<u>27</u>	<u>27</u>

Notes to the Financial Statements

For the year ended 30 June 2014

4. Taxation

	2014 £	2013 £
Analysis of tax charge in the year		
Current tax		
UK corporation tax charge on profit for the year	-	805
Adjustments in respect of prior periods	573	-
Total current tax	<u>573</u>	<u>805</u>
Deferred tax		
Origination and reversal of timing differences	(924)	(19,725)
Effect of increased tax rate on opening liability	(2,296)	-
Total deferred tax (see note 8)	<u>(3,220)</u>	<u>(19,725)</u>
Tax on profit on ordinary activities	<u>(2,647)</u>	<u>(18,920)</u>

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2013 - lower than) the standard rate of corporation tax in the UK of 22.5% (2013 - 23.75%). The differences are explained below:

	2014 £	2013 £
Profit on ordinary activities before tax	<u>156,353</u>	<u>307,329</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 22.5% (2013 - 23.75%)	35,179	72,991
Effects of:		
Fixed assets differences	11,181	9,365
Expenses not deductible for tax purposes	190	122
Group relief surrendered/ (claimed)	(47,589)	(83,727)
Depreciation in excess of capital allowances	1,039	2,054
Adjustments to tax charge in respect of prior periods	573	-
Current tax charge for the year (see note above)	<u>573</u>	<u>805</u>

Notes to the Financial Statements

For the year ended 30 June 2014

5. Tangible fixed assets

	Short-term leasehold property £	Fixtures and fittings £	Total £
Cost			
At 1 July 2013	584,745	206,189	790,934
Additions	23,029	15,862	38,891
At 30 June 2014	607,774	222,051	829,825
Depreciation			
At 1 July 2013	216,320	113,021	329,341
Charge for the year	27,348	39,004	66,352
At 30 June 2014	243,668	152,025	395,693
Net book value			
At 30 June 2014	364,106	70,026	434,132
At 30 June 2013	368,425	93,168	461,593

6. Debtors

	2014 £	2013 £
Trade debtors	573	-
Amounts owed by group undertakings	193,529	-
Other debtors	83,424	83,880
	277,526	83,880

Amounts owed by group undertakings are unsecured, interest free and repayable on demand.

**7. Creditors:
Amounts falling due within one year**

	2014 £	2013 £
Trade creditors	115,336	144,823
Amounts owed to group undertakings	1,069,668	1,283,425
Other taxation and social security	55,725	34,084
Other creditors	40,938	63,163
	1,281,667	1,525,495

Amounts owed to group undertakings are unsecured, interest free and repayable on demand.

Notes to the Financial Statements

For the year ended 30 June 2014

8. Deferred taxation

	2014 £	2013 £
At beginning of year	17,603	37,328
Released during the year/period	(3,220)	(19,725)
At end of year	<u>14,383</u>	<u>17,603</u>

The provision for deferred taxation is made up as follows:

	2014 £	2013 £
Accelerated capital allowances	<u>14,383</u>	<u>17,603</u>

9. Share capital

	2014 £	2013 £
Allotted, called up and fully paid		
75,000 Ordinary Longshot shares of £1 each	75,000	75,000
25,000 Ordinary Non-Longshot shares of £1 each	25,000	25,000
	<u>100,000</u>	<u>100,000</u>

The Ordinary Longshot and Ordinary Non-Longshot shares of £1 each both have attached to them full voting, dividend and capital distribution (including winding up) rights. They do not confer any rights of redemption.

10. Reserves

	Profit and loss account £
At 1 July 2013	(741,448)
Profit for the financial year	<u>159,000</u>
At 30 June 2014	<u>(582,448)</u>

Notes to the Financial Statements

For the year ended 30 June 2014

11. Operating lease commitments

At 30 June 2014 the company had annual commitments under non-cancellable operating leases as follows:

	2014 £	2013 £
Expiry date:		
After more than 5 years	<u>146,130</u>	<u>143,264</u>

12. Related party transactions

The company has taken advantage of the exemptions to 100% owned subsidiaries under Financial Reporting Standard 8 not to disclose transactions with other wholly owned companies within the group.

13. Ultimate parent undertaking and controlling party

The immediate parent undertaking is 333 Holdings Limited.

The company's ultimate parent undertaking is Cirrus Inns Holdings Limited, a company registered in England and Wales (company registration number: 07680490). The consolidated financial statements of Cirrus Inns Holdings Limited can be obtained from Companies House.

There is no single controlling party.