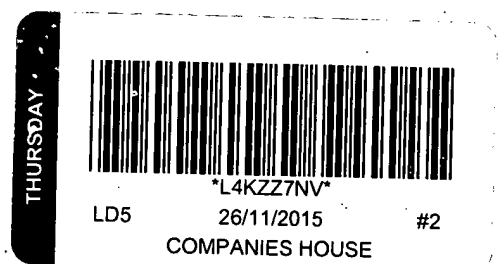


**Raglan Real Estate
Acquisition Company**

**Directors' report and
financial statements**

For the year ended 31 December 2014

Registered number 3558968



Raglan Real Estate Acquisition Company

Directors' report and financial statements

<i>Contents</i>	<i>Page</i>
Directors and other information	1
Directors' report	2
Statement of directors' responsibilities	4
Independent auditor's report	5
Statement of accounting policies	7
Profit and loss account	8
Balance sheet	9
Notes forming part of the financial statements	10

Raglan Real Estate Acquisition Company

Directors and other information

Directors

Liam Cunningham
Carole Walker

Secretary

Carole Walker

Registered office

1 Vine Street
Mayfair
London
W1J 0AH

Bankers

Barclays Bank
1 Churchill Place
London
E14 5HP

Allied Irish Bank (GB)
City Office
9 – 10 Angel Court
London
EC2R 7AB

Auditor

KPMG
Chartered Accountants
1 Stokes Place
St Stephen's Green
Dublin 2

Solicitors

DLA
3 Noble Street
London
EC2V 7EE

Raglan Real Estate Acquisition Company

Directors' report

The directors present their report and the audited financial statements for the year ended 31 December 2014.

Activities

The principal activity of the company is that of a holding company of companies operating in the hotel and restaurant industry.

Review of developments and future prospects

The profit for the year ended 31 December 2014 before taxation was £nil (2013: £nil). The profit and loss account is set out on page 8.

The directors are currently considering the future activities of the company.

Dividends

During the year no dividends were paid (2013: £nil) and no dividends were proposed (2013: £nil).

Directors and their interests

The directors who held office during the year were as follows:

Stephen Alden	Resigned 21 July 2015
Liam Cunningham	Appointed 4 June 2015
Carole Walker	

The directors and secretary do not hold any material interests in the shares of the company or any other company in the group.

Disclosure of information to auditors

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 auditors are 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 auditors are aware of that information.

Political contributions

The company made no political contributions during the year.

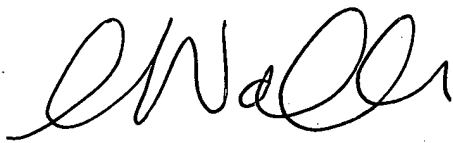
Raglan Real Estate Acquisition Company

Directors' report *(continued)*

Auditors

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

Approved by the Board of Directors and signed on behalf of the Board

A handwritten signature in black ink, appearing to read 'C Walker', written in a cursive style.

Carole Walker
Director

9 November 2015

Raglan Real Estate Acquisition Company

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.

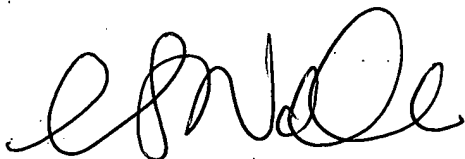
Company law requires the directors to prepare financial statements for each financial period. Under that law they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice).

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 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 judgements 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 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

On behalf of the board



Carole Walker
Director

9 November 2015



KPMG
Audit
1 Stokes Place
St. Stephen's Green
Dublin 2
Ireland

Independent auditor's report to the members of Raglan Real Estate Acquisition Company

We have audited the financial statements of Raglan Real Estate Acquisition Company for the year ended 31 December 2014 which comprise the profit and loss account, balance sheet and related notes. 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 4, 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 Financial Reporting Council's Ethical Standards for auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the case of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 31 December 2014 and of its result 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.

Independent auditor's report to the members of Raglan Real Estate Acquisition Company (*continued*)

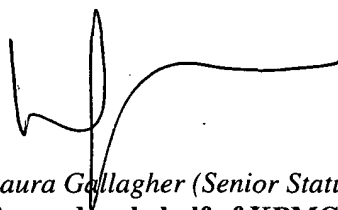
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the directors' report is consistent with the financial statements.

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.



Laura Gallagher (Senior Statutory Auditor)
For and on behalf of KPMG, Statutory Auditor
Chartered Accountants
Stokes Place
St Stephens Green
Dublin 2
Ireland

9 November 2015

Raglan Real Estate Acquisition Company

Statement of accounting policies

for the year ended 31 December 2014

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

Basis of preparation and going concern

The financial statements are prepared in Sterling in accordance with generally accepted accounting principles under the historical cost convention and comply with financial reporting standards of the Accounting Standards Board.

Cash flow statement

The company's ultimate parent undertaking publishes financial statements which are publicly available. Those financial statements include a consolidated cash flow statement. For this reason the exemption requirements of FRS 1 (Revised) "Cash Flow Statements" are met and the company has therefore not prepared a cash flow statement.

Group accounts

The company is exempt from the obligation to prepare consolidated accounts by virtue of section 400 of the Companies Act 2006 in that it is a wholly owned subsidiary of its ultimate parent and controlling undertaking which itself prepares group accounts which are publicly available. These financial statements are therefore entity financial statements and are not consolidated financial statements.

Investment in subsidiary

Investments in subsidiary are stated at cost less any provision for impairment in value.

Raglan Real Estate Acquisition Company

Registered number 3558968

Profit and loss account

for the year ended 31 December 2014

	2014	2013
	£'000	£'000
<i>Note</i>		
Turnover – continuing operations	-	-
Cost of sales	-	-
	<hr/>	<hr/>
Gross profit	-	-
Administrative expenses	-	-
	<hr/>	<hr/>
Profit on ordinary activities before tax	-	-
Tax charge on profit on ordinary activities	-	-
	<hr/>	<hr/>
Profit for the financial year	-	-
	<hr/>	<hr/>

The company had no recognised gains or losses in the financial year or in the preceding financial year other than those dealt with in the profit and loss account. All activities in the current year and preceding year are derived from continuing operations.

Raglan Real Estate Acquisition Company

Registered number 3558968

Balance sheet

At 31 December 2014

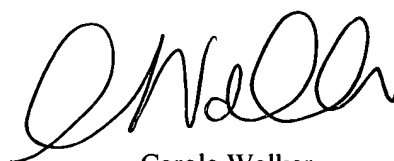
		2014 £'000	2013 £'000
Fixed assets			
Investments in subsidiaries	3	16,124	16,124
		<hr/>	<hr/>
Net assets		16,124	16,124
		<hr/>	<hr/>
Capital and reserves			
Called up share capital	4	16,124	16,124
Profit and loss account	5	-	-
		<hr/>	<hr/>
Shareholders' funds		16,124	16,124
		<hr/>	<hr/>

These financial statements were approved by the Board of Directors on 9 November 2015.

Signed on behalf of the Board of Directors



Liam Cunningham
Director
9 November 2015



Carole Walker
Director
9 November 2015

Raglan Real Estate Acquisition Company

Notes

forming part of the financial statements

1 Staff numbers and costs

The company has no employees. The directors receive no remuneration for their services to this company. The audit fee is borne by another group company.

2 Tax charge on profit on ordinary activities

As the company has not made a profit in the current period or preceding year there is no tax charge for the current period or preceding year.

Reductions in the UK corporation tax rate from 26% to 24% (effective from 1 April 2012) and to 23% (effective 1 April 2013) were substantively enacted on 26 March 2012 and 3 July 2012 respectively. Further reductions to 21% (effective from 1 April 2014) and 20% (effective from 1 April 2015) were substantively enacted on 2 July 2013. This will reduce the company's future current tax charge accordingly. The deferred tax asset/liability at the balance sheet date has been calculated based on the rate of 20% substantively enacted at the balance sheet date.

3 Financial fixed assets

	2014	2013
At beginning of year	16,124	16,124
	<hr/>	<hr/>
At end of year	16,124	16,124
	<hr/>	<hr/>

The above investment is a 100% shareholding in Westone Hotel Acquisitions Company.

4 Called up share capital

	2014	2013
Authorised, called up, allotted and fully paid		
16,123,876 ordinary shares of £1 each	16,124	16,124
	<hr/>	<hr/>

Raglan Real Estate Acquisition Company

Notes (continued)

5 Reserves

	Profit and loss account £'000	Total £'000
At 1 January 2014	-	-
Profit for the financial year	-	-
	<hr/>	<hr/>
At 31 December 2014	-	-
	<hr/>	<hr/>

6 Related party transactions

The company is exempt under the provisions of paragraph 3, Financial Reporting Standard 8 "Related Party Disclosures" from disclosing details of transactions with Group related parties.

7 Ultimate parent company

At 31 December 2014 the company's immediate parent company was Westark Properties Limited, a company incorporated in Great Britain and registered in England and Wales.

The company's ultimate parent company is Coroin Limited, a company incorporated in Great Britain and registered in England and Wales. This is the smallest and largest group in which the results of the company are consolidated. Copies of those statutory accounts are available from its registered office, 1 Vine Street, Mayfair, London, W1J 0AH.

8 Post balance sheet events

In April 2015 the entire share capital of Coroin Limited, the company's ultimate parent company, was acquired by Constellation Hotels.

In October 2015 the group successfully negotiated new loan facilities with new lenders which are repayable in October 2022. The financial impact of this transaction will be reflected in the group financial statements for the year ended 31 December 2015.

9 Approval of financial statements

The financial statements were approved by the board on 9 November 2015.