

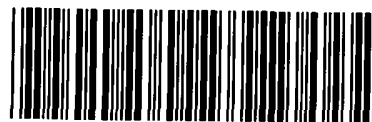
Precis (1789) Limited

Registered Number 03812495

Annual report and financial statements

For the year ended 31 December 2016

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Contents

Strategic Report.....	2
Directors' Report.....	3
Independent auditor's report to the members of Precis (1789) Limited	5
Profit and loss account and statement of changes in equity	7
Balance sheet at 31 December 2016	8
Notes to the financial statements for the year ended 31 December 2016	9

Strategic Report

The Directors present their strategic report on Precis (1789) Limited (the "Company") for the year ended 31 December 2016.

Principal activities

The Company's principal activity is the holding of the freehold of land and buildings in a property in London which is rented to other members of the British American Tobacco p.l.c. Group (the "Group")

Review of the year ended 31 December 2016

The profit for the financial year attributable to Precis (1789) Limited shareholders after deduction of all charges and the provision of taxation amounted to £8,972,000 (2015: £8,981,000).

The Directors expect the Company's activities to continue on a similar basis in the foreseeable future.

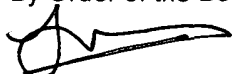
Key performance indicators

Given the nature of the Company's activities, the Company's Directors believe that key performance indicators are not necessary or appropriate for an understanding of the Company's specific development, performance or the position of its business. However, key performance indicators relevant to the Group, and which may be relevant to the Company, are disclosed in the Strategic Report in the Annual Report of British American Tobacco p.l.c. and do not form part of this report.

Principal risks and uncertainties

The principal risks and uncertainties of the Company, including financial risk management, are integrated with the principal risks of the Group and are monitored by audit committees to provide a framework for identifying, evaluating and managing risks faced by the Group. Accordingly, the key Group risk factors that may be relevant to the Company are disclosed in the Annual Report of British American Tobacco p.l.c. and do not form part of this report.

By Order of the Board



J.B. Patel
Secretary

21 September 2017

Directors' Report

The Directors present their report together with the audited financial statements of the Company for the year ended 31 December 2016.

Dividends

During the year the Company paid dividends amounting to £nil (2015: £nil).

Board of Directors

The names of the persons who served as Directors of the Company during the period 1 January 2016 to the date of this report are as follows:

	Appointed	Resigned
Robert James Casey		
Nicola Snook		31 May 2017
Tadeu Luiz Marroco		1 December 2016
Carola Wiegand		
Naresh Kumar Sethi	1 December 2016	
Noelle Colfer	1 June 2017	

Statement of Directors' responsibilities

The Directors are responsible for preparing the Strategic report, 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 financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice), including FRS 101 *Reduced Disclosure Framework*.

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 accounting 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 confirm that they have complied with the above requirements in preparing the financial statements.

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 (continued)

Directors' declaration in relation to relevant audit information

Having made appropriate enquiries, each of the Directors who held office at the date of approval of this report confirms that:

- (a) to the best of his or her knowledge and belief, there is no relevant audit information of which the Company's auditor is unaware; and
- (b) he or she has taken all steps that a Director might reasonably be expected to have taken in order to make himself or herself aware of relevant audit information and to establish that the Company's auditor is aware of that information.

By Order of the Board



Ms J.B. Patel
Secretary

21 September 2017

Independent auditor's report to the members of Precis (1789) Limited

We have audited the financial statements of Precis (1789) Limited for the year ended 31 December 2016 set out on pages 7 to 13. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (*UK Generally Accepted Accounting Practice*), including FRS 101 *Reduced Disclosure Framework*.

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 Statement of Directors' Responsibilities set out on page 3, 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 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, Precis (1789) Limited financial statements (the "financial statements"):

- give a true and fair view of the state of the Company's affairs as at 31 December 2016 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom 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 Strategic Report and the Directors' Report for the financial year is consistent with the financial statements.

Based solely on the work required to be undertaken in the course of the audit of the financial statements and from reading the Strategic report and the Directors' report:

- we have not identified material misstatements in those reports; and
- in our opinion, those reports have been prepared in accordance with the Companies Act 2006.

Independent auditor's report to the members of Precis (1789) Limited (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, 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.



Jeremy Hall, (Senior Statutory Auditor)
For and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
15 Canada Square
London, E14 5GL
22 September 2017

Profit and loss account for the year ended 31 December

		2016 £'000	2015 £'000
Continuing operations			
	Note		
Turnover	2	10,316	10,316
Other operating charges	3	(1,395)	(1,393)
Operating profit		8,921	8,923
Interest receivable and similar income	4	51	58
Profit on ordinary activities before taxation		8,972	8,981
Tax on profit on ordinary activities	5	-	-
Profit for the financial year		8,972	8,981

There is no difference between the profit on ordinary activities before taxation and the profit for the financial year stated above and their historical cost equivalents.

There are no recognised gains or losses other than the loss for the financial year and therefore no Statement of other comprehensive income has been presented.

Statement of changes in equity for the year ended 31 December

	Called up share capital £'000	Share premium account £'000	Profit and loss account £'000	Total Equity £'000
1 January 2015	141	208,536	9,188	217,865
Profit for the financial year	-	-	8,981	8,981
31 December 2015	141	208,536	18,169	226,846
Profit for the financial year	-	-	8,972	8,972
31 December 2016	141	208,536	27,141	235,818

The accompanying notes are an integral part of the financial statements.

Balance sheet as at 31 December

	Note	2016 £'000	2015 £'000
Fixed assets			
Tangible assets	6	187,946	189,341
		187,946	189,341
Current assets			
Debtors: amounts falling due within one year	7	52,514	40,084
Creditors: amounts falling due within one year	8	(4,642)	(2,579)
Net current assets		47,872	37,505
Total assets less current liabilities		235,818	226,846
Capital and reserves			
Called up share capital	9	141	141
Share premium account		208,536	208,536
Profit and loss account		27,141	18,169
Total shareholders' funds		235,818	226,846

The financial statements on pages 7 to 13 were approved by the Directors on 21 September 2017 and signed on behalf of the Board.



N Colfer
Director

Registered number
03812495

The accompanying notes are an integral part of the financial statements.

Notes to the financial statements for the year ended 31 December 2016

1 Accounting policies

Basis of accounting

The financial statements are prepared on the going concern basis, under the historical cost convention, and in accordance with Financial Reporting Standard 101 *Reduced Disclosure Framework* ("FRS 101"). In preparing these financial statements, the Company applies the recognition, measurement and disclosure requirements of International Financial Reporting Standards as adopted by the EU ("IFRS"), but makes amendments where necessary in order to comply with the Companies Act 2006 and where advantage of disclosure exemptions available under FRS 101 have been taken.

The preparation of the financial statements requires the Directors to make estimates and assumptions that affect the reported amounts of income, expenses, assets and liabilities, and the disclosure of contingent liabilities at the date of the financial statements. The key estimates and assumptions are set out in the accounting policies below, together with the related notes to the accounts.

The most significant items include:

- the review of asset values and impairment testing of non-financial assets;
- the estimation of amounts to be recognised in respect of taxation; and
- the exemptions taken under IFRS 1 on the first time adoption of FRS 101 at 1 January 2014.

Such estimates and assumptions are based on historical experience and various other factors that are believed to be reasonable in the circumstances and constitute management's best judgment at the date of the financial statements. In the future, actual experience may deviate from these estimates and assumptions, which could affect the financial statements as the original estimates and assumptions are modified, as appropriate, in the year in which the circumstances change.

The Company is included in the consolidated financial statements of British American Tobacco p.l.c. which is incorporated in the United Kingdom and registered in England and Wales. Consequently, the Company has taken advantage of the exemption from preparing consolidated financial statements under the terms of section 400 of the Companies Act 2006.

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements and in preparing the opening balance sheet at 1 January 2014 for the purpose of the transition to FRS 101.

Cash flow statement

The Company is a wholly owned subsidiary of British American Tobacco p.l.c.. The cash flows of the Company are included in the consolidated cash flow statement of British American Tobacco p.l.c. which is publicly available. Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS 101.

Foreign currencies

The functional currency of the Company is sterling. Transactions arising in currencies other than sterling are translated at the rate of exchange ruling on the date of the transaction. Monetary assets and liabilities expressed in currencies other than sterling are translated at rates of exchange ruling at the end of the financial year.

Notes to the financial statements for the year ended 31 December 2016

1 Accounting policies (continued)

Income

Income is recognised in the profit and loss account when all contractual or other applicable conditions for recognition have been met. Provisions are made for bad and doubtful debts where there is an expectation that all or a portion of the amount due will not be recovered.

Taxation

Taxation is that chargeable on the profits for the period, together with deferred taxation.

The current income tax charge is calculated on the basis of tax laws enacted or substantively enacted at the balance sheet date.

Deferred taxation is provided in full using the liability method for temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and the amount used for taxation purposes.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. As required under IAS 12 *Income Taxes*, deferred tax assets and liabilities are not discounted.

Deferred tax is determined using the tax rates that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realised or deferred tax liability is settled.

Tax is recognised in the profit and loss account except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case it is recognised in other comprehensive income or changes in equity.

The Company has exposures in respect of the payment or recovery of a number of taxes. Liabilities or assets for these payments or recoveries are recognised at such time as an outcome becomes probable and when the amount can reasonably be estimated.

Investments in Group undertakings

Investments in Group undertakings are stated at cost, together with subsequent capital contributions, less provisions for any impairment in value, where appropriate.

Operating leases

The annual payments under operating leases are charged to the profit and loss account on a straight line basis over the length of the lease term.

Investment property

Investment properties are properties which are held either to earn rental income or for capital appreciation or both. Investment properties are stated at cost less accumulated depreciation.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and impairment. Depreciation is calculated on a straight-line basis to write off the assets over their useful economic life. No depreciation is provided on freehold land or assets classified as held for sale. Freehold and leasehold property are depreciated at rates between 2.5 per cent and 4 per cent per annum, and plant and equipment at rates between 7 per cent and 25 per cent per annum.

Notes to the financial statements for the year ended 31 December 2016

1 Accounting policies (continued)

Dividends

Final dividend distributions to the Company's shareholders are recognised as a liability in the Company's financial statements in the period in which the dividends are approved by the Company's shareholders at the Annual General Meeting, while interim dividend distributions are recognised in the period in which the dividends are declared and paid.

2 Turnover

	2016 £'000	2015 £'000
Turnover	10,316	10,316

Turnover comprises rental income from land and buildings from a fellow Group undertaking.

3 Other operating charges

	2016 £'000	2015 £'000
Depreciation of tangible fixed assets	1,395	1,393

Auditor's fees of £2,500 were borne by a fellow Group undertaking (2015: £2,500).

There were no employees (2015: none) and no staff costs during the year (2015: £nil).

None of the Directors received any remuneration in respect of their services as a Director of the Company during the year (2015: £nil).

4 Interest receivable and similar income

	2016 £'000	2015 £'000
Interest receivable from Group undertakings	51	58

5 Taxation

Factors affecting the taxation charge

A reduction in the UK corporation tax rate from 21% to 20% (effective from 1 April 2015) was substantively enacted on 2 July 2013. Further reductions to 19% (effective from 1 April 2017) and to 18% (effective 1 April 2020) were substantively enacted on 26 October 2015, and an additional reduction to 17% (effective 1 April 2020) was substantively enacted on 6 September 2016. This will reduce the company's future current tax charge accordingly.

The current taxation charge differs from the standard 20.00% (2015: 20.25%) rate of corporation taxation in the UK. The major causes of this difference are listed below:

Notes to the financial statements for the year ended 31 December 2016

5 Taxation (continued)

	2016 £'000	2015 £'000
Profit for the year	8,972	8,981
Total tax expense	-	-
Profit excluding taxation	8,972	8,981
Tax using the UK corporation tax rate of 20.00% (2015: 20.25%)	1,794	1,819
Non-deductible expenses	264	267
Group relief claimed for nil consideration	(2,073)	(2,101)
Fixed asset temporary differences not recognised	15	15
Total tax charge for the period	-	-

6 Tangible fixed assets

	Land and buildings £'000
Cost	
At 1 January 2016	194,294
At 31 December 2016	194,294
Accumulated depreciation	
At 1 January 2016	4,953
Charge for the year	1,395
At 31 December 2016	6,348
Net book value	
At 31 December 2015	189,341
At 31 December 2016	187,946

The Company owns the Globe House building which is being rented to other Group company for a period which is less than its useful economic life. According to IAS 40: *Investment Property* the building qualifies as an investment property. The market value of the building based on the latest market valuation report is £225,000,000.

In 2014 the Company entered into a Mortgage Deed as part of a funding agreement entered into by a fellow subsidiary, British-American Tobacco (Holdings) Limited, and British American Tobacco UK Pension Fund Trustee Limited, the corporate trustee of the Group's UK retirement benefit arrangements. Total contributions payable to the retirement benefit scheme are secured by a charge over the Group's Head Office, Globe House, up to a maximum of £150 million.

The charge would be triggered in the event that the Group defaults on agreed contributions due to the pension fund or if an insolvency event occurs with respect to the UK entities responsible for making the payments. The charge is due to be released in 2039 but may be released earlier by negotiation or if the assets of the pension fund are sufficient to achieve certain predetermined funding levels.

Notes to the financial statements for the year ended 31 December 2016

7 Debtors: amounts falling due within one year

	2016 £'000	2015 £'000
Amounts owed by Group undertakings	52,514	40,084

Included within amounts owed by Group undertakings is an amount of £49,421,000 (2015: £36,992,000) which is unsecured, interest bearing and repayable on demand. The interest rate is based on LIBOR. Other amounts owed by Group undertakings are unsecured, interest free and repayable on demand.

8 Creditors: amounts falling due within one year

	2016 £'000	2015 £'000
Taxation and social security	4,642	2,579

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

9 Called up share capital

Ordinary shares of £1 each	2016	2015
Allotted, called up and fully paid		
- value	£140,804	£140,804
- number	140,804	140,804

10 Related party disclosures

As a wholly owned subsidiary the Company has taken advantage of the exemption under FRS 101 from disclosing transactions with other subsidiary undertakings of the British American Tobacco p.l.c. Group.

11 Contingent Liabilities

Contributions to the British American Tobacco UK Pension Fund are secured by a charge over the freehold land and building included in the Company's balance sheet up to a maximum of £150 million. Refer to the British American Tobacco p.l.c. group financial statements for further details.

12 Parent undertakings

The Company's ultimate parent undertaking and ultimate controlling party is British American Tobacco p.l.c. being incorporated in the United Kingdom and registered in England and Wales. The Company's immediate parent undertaking is Weston Investment Company Limited. Group financial statements are prepared only at the British American Tobacco p.l.c. level and may be obtained from:

The Company Secretary
Globe House
4 Temple Place
London
WC2R 2PG