

Unique Pub Properties Theta Limited

Registered No: 4071501

Unique Pub Properties Theta Limited

Report and Accounts

30 September 2004

DIRECTORS

D C George
G W Harrison
K Honeywood
W S Townsend
G E Tuppen
A Winning

SECRETARY

D C George

REGISTERED OFFICE

3 Monkspath Hall Road
Solihull
West Midlands
B90 4SJ



Unique Pub Properties Theta Limited

DIRECTORS' REPORT

The directors present their report and accounts for the year ending 30 September 2004.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The company is dormant and has not traded during the year.

RESULTS AND DIVIDENDS

The company did not trade during the year and has not made a profit or loss (2003: nil), no profit and loss account has therefore been prepared. The directors do not recommend the payment of a dividend (2003: nil).

DIRECTORS AND THEIR INTERESTS

The directors of the company during the year ended 30 September 2004 and since the end of the year were as follows:

D C George	(appointed 31 March 2004)
G W Harrison	(appointed 31 March 2004)
K Honeywood	
W S Townsend	(appointed 31 March 2004)
G E Tuppen	(appointed 31 March 2004)
G Turner	(resigned 30 September 2004)
A Winning	

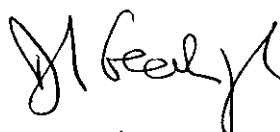
The directors in office have no beneficial interest in the shares of the Company.

D C George, G W Harrison, W S Townsend and G E Tuppen are also directors of the ultimate parent company, Enterprise Inns plc, and their interests in the share capital of that company are shown in its accounts.

AUDITORS

The Company satisfies the provisions of section 249AA of the Companies Act 1985 and accordingly the Company is exempt from the obligation to appoint auditors.

By order of the Board


DAVID GEORGE
26/11/2004

Director

Unique Pub Properties Theta Limited

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

Company law requires the directors to prepare accounts for each financial period which 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 those accounts, 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 accounting standards have been followed, subject to any material departures disclosed and explained in the accounts;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the accounts comply with the Companies Act 1985. 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.

The directors of the company are responsible for the maintenance and integrity of the Group's websites, over which uncertainty regarding legal requirements is compounded as information published on the internet is accessible in many countries with different legal requirements relating to the preparation and dissemination of financial statements.

Unique Pub Properties Theta Limited

BALANCE SHEET at 30 September 2004

	Notes	2004 £	2003 £
CURRENT ASSETS			
Debtors	2	1	1
NET CURRENT ASSETS		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	3	1	1
SHAREHOLDERS' FUNDS		<u>1</u>	<u>1</u>

For the year ended 30 September 2004 the Company was entitled to exemption under section 249A(1) of the Companies Act 1985.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 249B (2).

The directors acknowledge their responsibility for:

- i. Ensuring the Company keeps accounting records which comply with section 221; and
- ii. Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company.

Approved by the Board on 26/11/04 and signed on its behalf by:



Director

A. WINNING

Unique Pub Properties Theta Limited

NOTES TO THE ACCOUNTS

at 30 September 2004

1 ACCOUNTING POLICIES

Basis of preparation

These financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards in the United Kingdom.

Profit and loss account

The company has not traded during the year and has not made a profit or a loss. No profit and loss account has therefore been prepared.

2 DEBTORS

	2004	2003
	£	£
Amounts due from a fellow subsidiary undertaking	1	1

3 SHARE CAPITAL

Authorised	2004	2003
	£	£
Equity: 100 ordinary shares of £1 each	100	100
	100	100
Allotted, called up and fully paid	2004	2003
	£	£
Equity: 1 ordinary share of £1 each	1	1
	1	1

4 PARENT UNDERTAKING AND CONTROLLING PARTY

The Company's immediate parent undertaking is Unique Pubs Limited, a company registered in England and Wales, whose principal place of business is at 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ. The Company's ultimate parent undertaking and controlling party is Enterprise Inns plc. Copies of its group accounts, which include the Company, may be obtained from 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ.