

Company Registration No. 05073303

**GREENE KING NEIGHBOURHOOD
ESTATE PUBS LIMITED**

Report and Statutory Financial Statements

3 May 2009

WEDNESDAY



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18/11/2009
COMPANIES HOUSE

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GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

DIRECTORS' REPORT

The directors present their report and the audited financial statements of the company for the 52 week period ended 3 May 2009.

PRINCIPAL ACTIVITY AND REVIEW OF BUSINESS

The principal activity of the company is to provide financing to fellow group companies.

The company's performance in the year has met directors' expectations and no significant change in trade is expected in future years. As a 100% owned subsidiary of the Greene King plc group, the principal risks faced by the company are consistent with those disclosed within the Greene King plc financial statements for the 52 week period ended 3 May 2009.

RESULTS AND DIVIDENDS

The retained profit after tax was £33,678,000 (2008: £31,899,000). During the period the company declared and paid no interim dividends (2008: £ Nil). The directors do not recommend the payment of a dividend (2008: £ Nil).

DIRECTORS AND THEIR INTERESTS

The following directors served during the period and to the date of this report :

R Anand

D Elliott

J Adams

I Bull

J Lawson

J Webster

INDEMNITY PROVISION/ DIRECTORS' LIABILITIES

The company has indemnified the directors of the company in respect of proceedings brought by third parties. Such qualifying third party indemnity provision subsisted throughout the year and remains in place at the date of this report.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

The directors who were members of the board at the time of approving this report are listed above. Having made enquiries of fellow directors and of the company's auditors, each of these directors confirm that:

- to the best of their knowledge and belief, there is no information relevant to the preparation of this report of which the company's auditors are unaware; and
- they have taken all the steps a director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the company's auditors are aware of that information.

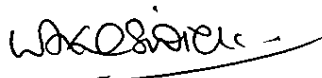
GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

DIRECTORS' REPORT

AUDITORS

Resolutions have been passed dispensing with the need to hold an AGM and re-appoint auditors annually.

By order of the board



Mrs L A Keswick
Secretary

Date: 11 Nov 09

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual 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). The financial statements are required by law to 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; 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and to 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

We have audited the financial statements of Greene King Neighbourhood Estate Pubs Limited for the period ended 3 May 2009 which comprise the profit and loss account, the balance sheet and the related notes 1 to 11. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with sections 495 and 496 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 auditors' 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 auditors

As explained more fully in the Directors' Responsibilities Statement 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 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

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's 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.

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 3 May 2009 and of its profit for the period 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 Directors' Report for the financial year for which the financial statements are prepared 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.



Richard Murray (Senior Statutory Auditor)
for and on behalf of Ernst & Young LLP
Statutory Auditor
London

Date: 12 November 2009.

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

PROFIT AND LOSS ACCOUNT

Period ended 3 May 2009

	Note	52 week period ended 3 May 2009 £'000	53 week period ended 4 May 2008 £'000
		-	-
Interest receivable	3	55,903	55,260
Interest payable and similar charges	4	(22,225)	(23,361)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		33,678	31,899
Tax on profit on ordinary activities	5	-	-
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION FOR THE FINANCIAL PERIOD	9	33,678	31,899

All activities in relate to continuing operations.

There were no other recognised gains or losses in the period other than those included in the profit and loss account and consequently no statement of total recognised gains and losses is presented.

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

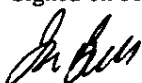
BALANCE SHEET

As at 3 May 2009

	Note	3 May 2009 £'000	4 May 2008 £'000
CURRENT ASSETS			
Debtors	6	875,725	842,104
CREDITORS: amounts falling due within one year			
Amounts owed to group undertakings	7	(357,804)	(357,861)
Other creditors	7	(72)	(72)
		<u>(357,876)</u>	<u>(357,933)</u>
NET ASSETS		<u>517,849</u>	<u>484,171</u>
CAPITAL AND RESERVES			
Called up share capital	8	10,000	10,000
Share premium account	9	396,655	396,655
Profit and loss account	9	111,194	77,516
EQUITY SHAREHOLDER'S FUNDS	9	<u>517,849</u>	<u>484,171</u>

The financial statements were approved by the Board of Directors on 11 Nov 09

Signed on behalf of the Board of Directors



I Bull

Director

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

NOTES TO THE ACCOUNTS

For the period to 3 May 2009

1. ACCOUNTING POLICIES

Basis of preparation

These accounts have been prepared under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards.

Cash flow statement

The company has taken advantage of the exemption permitted by FRS1, whereby a wholly owned subsidiary need not prepare a cash flow statement provided the consolidated financial statements in which the subsidiary undertaking is included are publicly available.

Interest

Interest receivable or payable under the company's various investments and financial instruments is accrued so as to impute a constant periodic rate of return in the profit and loss account.

Inter-company balances

Amounts owed by or to group undertakings are classified as short term assets or liabilities unless there is a loan arrangement in place that specifies repayment over a period longer than one year from the balance sheet date.

2. AUDITORS' REMUNERATION, DIRECTORS' EMOLUMENTS AND EMPLOYEES

Auditors' remuneration for both audit and non-audit services has been borne by other group companies in the current and prior financial years.

The directors received no remuneration for their services in respect of the company in the financial period (2008: £nil). The company had no employees other than the directors (2008: nil).

3 INTEREST RECEIVABLE

	52 week period ended 3 May 2009 £'000	53 week period ended 4 May 2008 £'000
Loans to fellow group undertakings	<u>55,903</u>	<u>55,260</u>

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

NOTES TO THE ACCOUNTS

For the period to 3 May 2009

4 INTEREST PAYABLE & SIMILAR CHARGES

	52 week period ended 3 May 2009 £'000	53 week period ended 4 May 2008 £'000
Loans from fellow group undertakings	<u>22,225</u>	<u>23,361</u>

5 TAXATION

Current Taxation

	52 week period ended 3 May 2009 £'000	53 week period ended 4 May 2008 £'000
Current tax:		
UK corporation tax payable	<u>-</u>	<u>-</u>

Factors affecting current tax charge

The effective rate of taxation is lower than the full rate of corporation tax. The reconciliation of the charge is explained

	52 week period ended 3 May 2009 £'000	53 week period ended 4 May 2008 £'000
Profit on ordinary activities before tax	<u>33,678</u>	<u>31,899</u>
Tax charge on profit on ordinary activities at standard rate of		
UK corporation tax of 28.0% (2008: 29.8%)	9,430	9,506
Group relief	<u>(9,430)</u>	<u>(9,506)</u>
Total amount of current tax	<u>-</u>	<u>-</u>

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

NOTES TO THE ACCOUNTS

For the period to 3 May 2009

6 DEBTORS

	3 May 2009 £'000	4 May 2008 £'000
Amounts due from fellow group undertakings	<u>875,725</u>	<u>842,104</u>

7. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	3 May 2009 £'000	4 May 2008 £'000
Amounts owed to fellow group undertakings	<u>357,804</u>	<u>357,861</u>
Other creditors		
Other creditors including taxation and social security	<u>72</u>	<u>72</u>

8. CALLED UP SHARE CAPITAL

	3 May 2009 £'000	4 May 2008 £'000
Authorised:		
50,000,000 ordinary shares of £1 each	<u>50,000</u>	<u>50,000</u>
Called up, allotted and fully paid:		
10,000,001 ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>

GREENE KING NEIGHBOURHOOD ESTATE PUBS LIMITED

NOTES TO THE ACCOUNTS

For the period to 3 May 2009

9. RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS

	Share capital £'000	Share premium account £'000	Profit and loss account £'000	Total £'000
At 29 April 2007	10,000	396,655	45,617	452,272
Profit for the financial period	-	-	31,899	31,899
At 4 May 2008	10,000	396,655	77,516	484,171
Profit for the financial period	-	-	33,678	33,678
At 3 May 2009	10,000	396,655	111,194	517,849

10. RELATED PARTIES

The company has taken advantage of the exemption in FRS 8 that transactions do not need to be disclosed with companies 90% or more of whose voting rights are controlled within the Greene King plc

11. IMMEDIATE AND ULTIMATE PARENT COMPANIES

The directors regard Greene King plc, a company incorporated in Great Britain and registered in England and Wales, to be its ultimate parent company. Consolidated financial statements of Greene King plc for the 52 week period ended 3 May 2009 are available from Westgate Brewery, Bury St Edmunds, Suffolk, IP33 1QT.

During the period the company's immediate parent undertaking and controlling party is Greene King Brewing and Retailing Limited a company incorporated in Great Britain and registered in England and Wales.

Since the year end the company has been sold to another group company G. K. Holdings No. 1 Ltd, a company incorporated in Great Britain and registered in England and Wales.