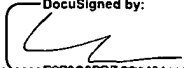


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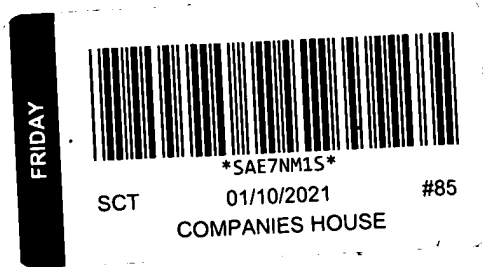
Agreement to the audit exemption under section 479A of the Companies Act 2006

We, being the sole member of each of the companies listed in the appendix to this letter (the “Companies”) agree, for the purposes of section 479A(2)(a) of the Companies Act 2006, to the Companies adopting the exemption from audit under section 479A of the Companies Act 2006 for the financial year ending 31 December 2020.

Signed by
for and on behalf of Star Pub & Bars
Limited
Date

DocuSigned by:

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APPENDIX

COMPANY	COMPANY REGISTRATION NUMBER
Red Star Pub Company (WR) Limited	SC194006
Star Pubs & Bars (Property) Limited	00236608
Fountain Pub Company Limited	05999916
Red Star Pub Company (WRH) Limited	SC200229
Blue Star Pub Company Limited	SC366273