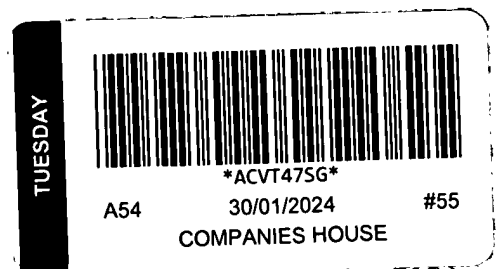


Company registration number 04505056 (England and Wales)

OSPREY INNS LIMITED
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2023



OSPREY INNS LIMITED

COMPANY INFORMATION

Directors Edward Hancock
Robert Leach
Hayleigh Lupino

Secretary Michelle Woodall

Company number 04505056

Registered office St Johns House
St Johns Square
Wolverhampton
WV2 4BH

OSPREY INNS LIMITED

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OSPREY INNS LIMITED

DIRECTORS' REPORT

FOR THE PERIOD ENDED 30 SEPTEMBER 2023

The Directors present their report and the financial statements for the period ended 30 September 2023.

The financial statements of the Company cover the 52 weeks ended 30 September 2023 (2022: 52 weeks ended 1 October 2022).

Principal activities

The Company is dormant and has not traded during the period.

Results and dividends

The results for the period were £nil.

No ordinary dividends were paid. The Directors do not recommend payment of a final dividend.

Directors

The Directors who held office during the period and up to the date of signature of the financial statements were as follows:

Andrew Andrea
Edward Hancock
Robert Leach
Hayleigh Lupino

(Resigned 17 November 2023)

Qualifying third party indemnity provisions

In accordance with the Company's Articles of Association and to the extent permitted by law, the Company has indemnified its Directors against certain liabilities that may be incurred as a result of their position.

Financial instruments

Financial risk management

The financial risk management of the Company reflects that of the Marston's Group. Details of the Group's financial risk exposure, and the management objectives and policies thereon, are presented within the Annual Report and Accounts of Marston's PLC.

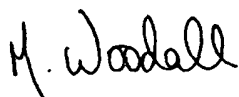
Future developments

The Company is expected to be dormant for the foreseeable future.

Energy and carbon report

As the company has not consumed more than 40,000 kWh of energy in this reporting period, it qualifies as a low energy user under these regulations and is not required to report on its emissions, energy consumption or energy efficiency activities.

By order of the board



Michelle Woodall
Secretary

19 January 2024

OSPREY INNS LIMITED

BALANCE SHEET

AS AT 30 SEPTEMBER 2023

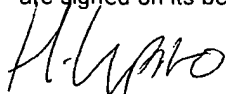
	Notes	2023 £000	£000	2022 £000	£000
Current assets					
Debtors	2	27,902		27,902	
Net current assets			27,902		27,902
Capital and reserves					
Called up share capital	3		1,000		1,000
Share premium account			26,902		26,902
Total equity			27,902		27,902

For the financial period ended 30 September 2023 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

The Directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The members have not required the company to obtain an audit of its financial statements for the period in question in accordance with section 476.

The financial statements were approved by the board of directors and authorised for issue on 19 January 2024 and are signed on its behalf by:



Hayleigh Lupino
Director

Company Registration No. 04505056

OSPREY INNS LIMITED

STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2023

	Share capital £000	Share premium account £000	Total £000
Balance at 3 October 2021	1,000	26,902	27,902
Period ended 1 October 2022:			
Profit and total comprehensive income for the period	-	-	-
Balance at 1 October 2022	1,000	26,902	27,902
Period ended 30 September 2023:			
Profit and total comprehensive income for the period	-	-	-
Balance at 30 September 2023	1,000	26,902	27,902

OSPREY INNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 SEPTEMBER 2023

1 Accounting policies

Company information

Osprey Inns Limited is a private company limited by shares incorporated in England and Wales. The registered office is St Johns House, St Johns Square, Wolverhampton, WV2 4BH.

1.1 Accounting convention

These financial statements have been prepared in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (FRS 102) and the requirements of the Companies Act 2006.

The financial statements are prepared in sterling, which is the functional currency of the Company. Monetary amounts in these financial statements are rounded to the nearest thousand pounds.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

In accordance with the transitional exemption in section 35.10(m) of FRS 102, Osprey Inns Limited has elected to retain its accounting policies for reported assets, liabilities and equity from before the date of transition to FRS 102.

The Company is a qualifying entity for the purposes of FRS 102, as Marston's PLC prepares publicly available consolidated financial statements, including the Company, which are intended to give a true and fair view of the assets, liabilities, financial position and profit or loss of the Group (note 4). The Company has therefore taken advantage of the exemptions from the following disclosure requirements in FRS 102:

- Section 7 'Statement of Cash Flows' – Presentation of a statement of cash flows and related notes and disclosures;
- Section 11 'Basic Financial Instruments' – Interest income/expense and net gains/losses for each category of financial instrument not measured at fair value through profit or loss, impairment losses for each class of financial asset and information that enables users to evaluate the significance of financial instruments;
- Section 33 'Related Party Disclosures' – Compensation for key management personnel.

1.2 Going concern

The ability of the Company to operate as a going concern is fundamentally linked to that of the wider Group (i.e. Marston's PLC and its subsidiaries). In the Group's base case forecast, no covenants are forecast to be breached within the next 12 months and the Group has adequate liquidity throughout the going concern period. In a severe but plausible downside scenario only, the Group would be required to amend solely the Interest Cover covenant to its banking and private placement facilities in the outer quarters of the going concern period. Given the Group's experiences to date the Directors would be very confident of securing this where necessary.

As such, the Directors of the Company continue to adopt the going concern basis of accounting in preparing these financial statements for the Company. However, a material uncertainty exists which may cast significant doubt on the Group's and hence the Company's ability to continue as a going concern and, therefore, to continue realising its assets and discharging its liabilities in the normal course of business. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

1.3 Profit and loss account

The Company has not traded during the period or the preceding financial period. During this time the Company received no income and incurred no expenditure and therefore no profit and loss account is presented in these financial statements.

OSPREY INNS LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE PERIOD ENDED 30 SEPTEMBER 2023

1 Accounting policies (Continued)

1.4 Financial instruments

The only financial instruments the Company holds are amounts owed by Group undertakings, which are carried at the amount outstanding less any provision for impairment.

1.5 Equity instruments

Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs. Dividends payable on equity instruments are recognised as liabilities once they are no longer at the discretion of the Company.

2 Debtors

	2023	2022
	£000	£000
Amounts falling due within one year:		
Amounts owed by Group undertakings	27,902	27,902

3 Share capital

	2023	2022	2023	2022
	Number	Number	£000	£000
Ordinary share capital				
Issued and fully paid				
ordinary shares of £1 each	1,000,000	1,000,000	1,000	1,000

The shares have attached to them full voting, dividend and capital distribution (including on winding up) rights; they do not confer any rights of redemption.

4 Ultimate controlling party

The immediate parent undertaking is Wizard Inns Limited. The ultimate parent undertaking and controlling party is Marston's PLC, which is the parent undertaking of the smallest and largest group to consolidate the financial statements of Osprey Inns Limited. The registered office of Marston's PLC is St Johns House, St Johns Square, Wolverhampton, WV2 4BH. Copies of the Group financial statements can be obtained from the General Counsel & Company Secretary at this address.