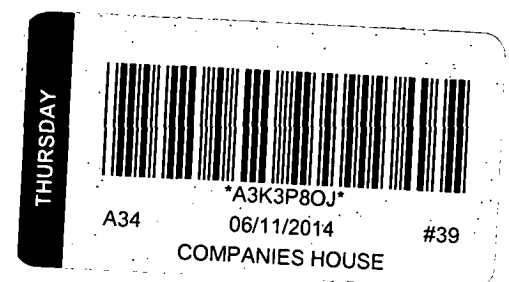

Everton Football Club Company Limited
Annual Report and Accounts 2014

Company Registration Number: 36624



Welcome to Everton Football Club Company Limited Annual Report and Accounts 2014

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DIRECTORS

W Kenwright CBE Chairman
J V Woods Deputy Chairman
R I Earl
Sir P D Carter CBE

CHIEF EXECUTIVE

R Elstone

DEPUTY CHIEF EXECUTIVE

D Barrett-Baxendale MBE

COMPANY SECRETARY

G Ingles

REGISTERED OFFICE

Goodison Park
Liverpool L4 4EL

COMPANY REGISTRATION NUMBER

36624

AUDITOR

Deloitte LLP
Chartered Accountants
& Statutory Auditor
Horton House
Exchange Flags
Liverpool L2 3PG

BANKERS

Barclays Bank PLC
Liverpool North Group
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Bootle
Liverpool L20 3EB

REGISTRARS

Capita IRG
The Registry
Northern House
Woodsome Park
Fenay Bridge
Huddersfield
West Yorkshire HD8 0GA

CHAIRMAN'S STATEMENT

A VERY SPECIAL SEASON

With so many highlights and so many memories, this year's Chairman's Statement has presented me with only one challenge - deciding what to leave out...

It was a special season that blended the optimism of youth, a much talked-about, bold new style, individual brilliance and an enduring team spirit that runs through every Everton squad. It was a season that, quite simply, I didn't want to end.

Last season's campaign brought a Club record Premier League points haul - a total that, in almost any other year, would have sealed the Champions' League football Roberto had so boldly cited as his ambition for the Club on his first day at the helm. From that very first day, Roberto immersed himself in our history and grasped what makes our Club so special. Taking an already strong team, improving it and doing it quickly and seamlessly is never easy in the modern game but Roberto succeeded. He nurtured and inspired a team admired by the commentators, feared by our rivals and fully deserving of a place on the European stage this season. He brought the School of Science back.

THE DEADLINE DAY OF ALL DEADLINE DAYS...

We've had many dramatic, transfer deadline days but none can top August 2013. Within the space of only a couple of hours, the solid base Roberto had inherited was transformed. Whilst I often have to remind myself that our Manager has only been with us a year, such is the difference he has made in a relatively short period of time, the same is true of Gareth Barry and James McCarthy, two names that joined us that day and two players who are already on their way into Goodison folklore. And then of course, also on that same day, Romelu arrived. His goal against Arsenal, his leap into Roberto's arms, and the out-pouring of joy that triggered inside Goodison Park that day, was one of my lasting memories of a great season.

There was so much to celebrate on the pitch in 2013/14; Bryan Oviedo's goal at Old Trafford, Steven Naismith's winner against Chelsea, Ross Barkley's wonder goal against Newcastle (and Norwich City and Swansea City and Manchester City!)

and, any number of Seamus Coleman thunderbolts! Our Sligo man had a stunning season and thoroughly deserved his place in the prestigious 'PFA Team of the Year'.

A SAMBA BEAT

The Nation held its breath as players swapped royal blue jerseys for the Three Lions and as England fans looked forward to seeing Ross compete on the highest, international stage, I again reflected on the outstanding contribution made by our Academy to our Club. It's the best there is and it's made even better, and more relevant, by the way in which Roberto empowers our young talent; a philosophy that quite remarkably, but absolutely deservedly, saw John Stones almost join Ross on the plane to Brazil. In those circumstances, we'd have been responsible for 75% of the England back four, with Jags and Leighton as mainstays in the National team's defence.

Of course, it wasn't just about Roy Hodgson's boys. Our brilliant Belgians - Romelu and Kevin - are part of one of the most exciting international teams in world football. And then there was Tim, the ultimate professional and long-time Everton hero, now all-American hero, now on first name terms with the most powerful man on the planet. Tim Howard - superhero.

It was just a shame Bryan Oviedo and Arouna Kone were unable to make their marks on the highest stage. I hope their chance will come again.

2014/15

To say we're looking forward to 2014/15 would be an understatement. I am filled with an excitement and optimism that I know is shared by all our fans. And the best barometer of that optimism has been season ticket sales. Going into the new season, an unprecedented 97% of last year's season ticket holders renewed. On top of that, we have over 4,000 new season ticket holders and over 4,500 junior Blues coming into Goodison for each game.

The summer of 2014 saw us add further quality and depth to our squad. The most important signing was the first one - a new

extended deal for Roberto. We followed that by securing Romelu and Gareth as permanent signings, a key priority after the huge impact they made last season. Romelu became our Club record signing and represented an unambiguous statement of our ambition. He wasn't the only international striker to choose the Everton family in the summer. Samuel Eto'o, one of the most decorated and celebrated players in world football, also 'backed the Blues'.

Of course, young blood is as vital as new blood and I was just as excited to secure the long-term commitment of John Stones, Ross Barkley and Seamus Coleman. It tells me that these world-class young players share our ambition, that they are as excited as we are about our Manager and that they are proud to be Evertonians.

With Europa League football heading our way we needed this additional depth to the squad and we can now look forward with confidence to facing some of the finest teams from across the continent - both at Goodison Park and as part of some hugely exciting European away trips.

NEVER STANDING STILL

We are moving forward on so many fronts off the field as well as on it. I know because I see it. I know because I hear it. And you told us the same thing. Last year's Premier League Survey showed us at, or near the top and moving forward, in all areas that were measured. Whilst it didn't come as a surprise, of course I was delighted when 97% of you described us as a 'well run Club' and 70% described us as a 'listening Club', compared to an average of 38% across our rivals.

One area where we never score well, unsurprisingly, is sight lines in our stadium. Over the last few weeks you will have seen our intention to explore a new home at Walton Hall Park. While we're still in the very early stages of investigating the potential of this site, our aim is to work closely with all of our fans to ensure that, should the opportunity progress, it does so in a way that will delight Evertonians for generations to come. While the thought of possibly leaving our beloved Goodison Park brings a degree of sadness for us

all, an opportunity to potentially have a new purpose built stadium right in our heartland which also enables us to play our part in the regeneration of our local community is something we must pursue.

TRULY, THE PEOPLE'S CLUB

On the subject of making a positive impact locally, Everton in the Community continues to be the envy of the Premier League. The 42 community programmes it operates, day-in, day-out, are delivered by the most talented and motivated team you could ever meet. I cannot thank them enough nor can I find the pages and pages of space to do them justice. You have to read Everton in the Community's Annual Report. This team really is what the People's Club is all about. There couldn't be a more deserving recipient of an MBE than Denise Barrett-Baxendale who was recognised for her services to the Community this year. I salute all my colleagues in Everton in the Community.

GOODISON GREATS

As I look forward to the coming season, we should also take a moment to look back. Over the last year, some great servants to our Club have moved on. I'd like to wish all the players and staff who have left us the very best of luck in the next stage of their careers, and if I may, single out Alan Irvine who has made such a significant contribution to our Club over many years.

Sadly, some great Evertonians left us forever; Kenny Rea who made 51 appearances for us between 1956 and 1959; Republic of Ireland international, Don Donovan who played 187 games for us throughout the 1950s; Wilf Dixon, who was chief coach to Harry Catterick from 1967 to 1971; Mick Buckley, who played 135 games for us in the 1970s; and Sandy Brown, veteran of over 250 games.

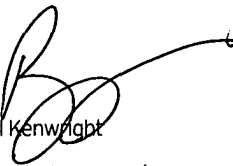
We also lost the greatest hero of them all, for me, Dave Hickson, the Cannonball Kid. Dave was everything I wanted an Everton centre-forward to be; brave, dominant, confident, aggressive and a deadly finisher. Quite simply, he was a true Blue, a true hero, a true legend, a great man. We miss him.

Our younger fans have their own hero. It is wonderful to have him back and I'm

delighted he's at Roberto's side. Duncan Ferguson belongs at Finch Farm. And Duncan's not the only great 'Number 9' back working at the Everton training ground. In a season of so many highs, bringing Joe Royle back home to work with our young players, to cement that enduring team spirit, brought so much pleasure.

Finally, and most importantly, I'd like to finish by thanking you, the Evertonian, for making last season so memorable. Year-in and year-out, home and away, at home and abroad, your support, your dedication and your passion humbles me. You make this Club so special. You too are Goodison Greats.

Thank you for your support.



Bill Kenwright

2013/14 FINANCIAL REVIEW

	2014	2013
LEAGUE POSITION	5th	6th
AVERAGE LEAGUE ATTENDANCE	37,732	36,356
REVENUE	£120.5m	£86.4m
WAGES/TURNOVER RATIO	58%	73%
OPERATING PROFIT BEFORE PLAYER TRADING	£23.7m	£0.7m
PROFIT AFTER TAX	£28.2m	£1.6m
NET LIABILITIES	(£14.5m)	(£42.7m)
NET DEBT	(£28.1m)	(£45.3m)

TRADING PERFORMANCE

The Club achieved record turnover in 2013/14, as a result of increases achieved in broadcast, gate receipts and sponsorship income.

Broadcast income increased by £32.8m as a direct result of the Premier League's new three year broadcasting deal that commenced in 2013/14. The fifth place finish in the Premier League (2013: sixth place finish) and an increase in live televised Premier League matches with 16 involving Everton (2013: 14 live matches) helped broadcast income reach a record high of £88.5m (2013: £55.7m). In 2013/14 Everton received the seventh highest Premier League broadcasting distribution (seventh in 2012/13).

The Club's fifth place finish in the Premier League in 2013/14 was matched by average league attendances increasing from 36,356 in 2012/13 to 37,732 in 2013/14. These attendances have contributed to gate receipts increasing by £1.9m to £19.3m in 2014.

Underpinning the increase in gate receipts was a successful season ticket campaign. In 2013/14, the Club secured almost 25,000 season ticket holders and 1,000 more than in 2012/13, with many young fans enjoying the exceptional value for money offered by the Club's £95 season ticket for junior school children. This price means an adult and child can enjoy Premier League action for under £30 per game underlining the Club's ongoing commitment to affordable pricing and future generations.

The Club's sponsorship, advertising and merchandising revenue has also increased from £7.6m in 2013 to £8.4m in 2014 due to the long term support of key partners such as Chang and Kitbag. The decrease in other commercial activities revenue

from £4.4m in 2013 to £3.3m in 2014 is due to 2013 containing a receipt from UEFA for players who participated in the 2012 European Championships.

The increase in turnover enabled continued investment in the playing squad, which included the additions of Arouna Kone, Joel Robles, Antolin Alcaraz, James McCarthy, Aiden McGeady, and Jindrich Stanek, together with loan spells secured for Gerard Deulofeu, Gareth Barry, Romelu Lukaku and Lacina Traore. Staff costs rose by 10% to £69.3m (2013: £63.0m). The increase in wages together with the significant rise in turnover has reduced the Clubs' wages as a percentage of turnover to 58%, although when comparing to other clubs outsourced revenues should be added back (retail and catering).

As a result of the key factors outlined above, the Club recorded an operating profit for the year before player trading of £23.7m (2013: profit of £0.7m). The inclusion of the amortisation of players' registrations of £18.6m (2013: £10.6m), and profit on disposal of player registrations of £28.2m (2013: £15.6m), gives a profit before interest and taxation of £33.4m compared to a profit of £5.8m in 2013. With the incorporation of the annual net interest charge of £5.2m (2013: £4.2m), principally arising from the servicing of the securitised debt and the bank overdraft, as well as interest receivable, the results for the year present a pre-tax profit of £28.2m, significantly improved from the profit of £1.6m in 2013.

BALANCE SHEET AND FUNDING

As a result of the above trading, the balance sheet shows an improved net liability position of £14.5m (2013: £42.7m). However, it should be noted that the balance sheet contains £12.2m of deferred income in relation to advance season

ticket and lounge membership sales which will be released to the profit and loss as games are played during the 2014/15 season, hence will not require repayment. In addition, £16.0m of borrowings are not repayable for more than five years.

Furthermore it is important to note that the intangible assets value of £34.2m represents the value paid to acquire players' registrations less annual amortisation amounts. This does not reflect the true value of the playing squad and attributes little value in respect of home grown players such as Leon Osman, Ross Barkley and Tony Hibbert.

Cash inflow from operating activities was £28.3m (2013: £3.7m). After net payments for interest of £3.3m, net payments on player transfers of £5.1m and £2.4m net capital expenditure and net cash inflows from financing of £3.0m, the increase in cash for the year was £20.5m (2013: £8.7m).

The Club's net debt position reduced significantly from £45.3m to £28.1m in 2014 despite the continued investment in the playing squad. The net debt of the Club has averaged £44m over the last 5 years and is considered to be well managed with the Club benefitting from the continued support of long-standing lenders.

2013/14 COMMERCIAL REVIEW

Commercially, progression built on trust and affinity was the theme of 2013/14 as we announced a record-breaking extension with our main club sponsor and reunited with a technical partner associated with producing top-quality Everton kits throughout the past five decades.

In March 2014, Chief Executive Officer Robert Elstone, striker Arouna Kone and Club ambassador Graeme Sharp travelled to the Thai capital of Bangkok to confirm a three-year extension to our shirt sponsorship with Chang – one which, after 10 seasons, is currently the longest-running in the Barclays Premier League.

Having initially signed with the Thai beverage giants in 2004, the Blues have now renewed the partnership on four separate occasions, having previously done so in 2005, 2008 and 2010, increasing our exposure and following in South-East Asia, as well as opening doors to further geographical opportunities in a football-obsessed region of the world.

A month earlier, Everton had announced its new technical partnership with iconic football brand Umbro – kit suppliers for the Club in the 1970s, 1980s, 1990s and 2000s.

The deal meant the return of the famous double diamond to Everton's strip for the 2014/15 campaign and brought supporters the promise of guaranteed sizes in all ranges and availability for men, women, juniors, infants and babies.

However, commercial success had also been achieved in the 12 months prior, with Umbro's predecessors, Nike, helping the Club realise record kit sales in 2013/14.

Other new deals included an improved two-year agreement with EA and the arrival of Indonesia's leading electronics manufacturers, Polytron, as Everton's official technology partner.

The partnership sees the firm exclusively featuring members of the first-team squad in promotional and marketing materials in Indonesia and Thailand and helps to promote the Blues across key Premier League markets.

These deals expanded our valued and trusted stable of partners – one which continues to grow commercial revenues and provide new opportunities for our supporters.

Overseas betting partner, Dafabet, extended its link with the Club by a further year, while StubHub, a subsidiary of eBay and the world's largest secondary ticketing marketplace, saw increased usage by fans taking advantage of the ability to sell their Season Ticket for matches they were unable to attend.

Elsewhere, Thomas Cook continued to provide supporters and the Club with travel benefits and assistance, SportFive entered the second season of its five-year agreement and beverage company Crabbie's increased its involvement and investment in the Club, with revenues enhanced due to the team's successful on-pitch performances.

SEASON TICKETS

The effervescent style of football delivered by new manager Roberto Martinez and his players had Everton supporters heralding the return of the 'School of Science' in 2013/14.

As well as easy-on-the-eye football, Evertonians were treated to an enhanced all-round matchday experience, with significant focus placed on making matchdays memorable and improving the offering of the popular Goodison Park Fan Zone.

Tangible evidence of success was achieved when Everton's was voted the second best matchday experience in the annual Premier League Fan Survey in April 2014, while Goodison Park achieved a total of nine sell-outs, up from four the previous campaign.

The stadium's average attendance also grew from 36,356 in 2012/13 to 37,732 in

2013/14, resulting in a 26,000 year-on-year increase in the total number of supporters who journeyed through our turnstiles.

Additionally, we saw a 20 per cent rise in the number of Season Tickets sold for 2014/15 during the ever-popular Early Bird window, while, overall, a staggering 97 per cent of Season Ticket holders renewed for the 2014/15 campaign.

On top of that, the Blues welcomed over 4,000 new Season Ticket holders, resulting in more than three of every four seats in Goodison Park being pre-sold for each of the 19 Premier League home games before the 2014/15 campaign had begun.

There was also an expansion of the Club's junior fanbase, with the continuation of our £95 under-11 offer helping the number of school-age Season Ticket holders rise by almost 1,000 to 4,500.

And a continued level of excellency across our award-winning lounges saw Hospitality Memberships reach a five-year high for 2014/15, with a 20 per cent year-on-year increase achieved.

EVERTON IN THE COMMUNITY

The next chapter

The 2013/14 season saw the silver jubilee year of the Club's official charity draw to a close as fans, trustees, staff, players and partners came together to celebrate the end of a highly successful fundraising campaign which saw Everton in the Community raise over £1million to enable it to continue to develop its work in the local community and further afield.

The past 12 months have seen the charity enjoy continued successes and further establish its position on the world stage of community sports development.

October 2013 saw first team manager Roberto Martinez give his backing to World Mental Health Day as Imagine Your Goals participants took part in a day of activity at Finch Farm to raise awareness of the award-winning mental health project delivered in partnership with Mersey Care NHS Trust.

In early 2014, Everton in the Community secured £4,492,219 worth of government and business investment to deliver a flagship traineeship programme, which offers young people from across the region access to qualifications and employment.

The disability programme delivered by the Club's official charity is one of the largest and most respected in the world and provides football and physical activity opportunities for thousands of disabled children and adults each year. This critically acclaimed programme launched Active Me in March 2014, a National Lottery funded initiative to encourage adults with learning difficulties, the deaf and hard of hearing and blind and partially sighted, to get involved in a variety of sporting activities.

The ground-breaking work of the charity saw it pick up an impressive 19 international, national and regional awards in recognition for their work including a Big Society Award from Prime Minister David Cameron. The Prime Minister praised Everton in the Community for using their skills, expertise and profile to make life better for people in local communities.

The work of the charity has also continued to attract the attention of many other officials, including a number of Members of

Parliament requesting a visit to Goodison Park to find out more about what Everton has been doing to make a difference on a range of social issues as diverse as employability, anti-social behaviour, crime, education, poverty and youth justice.

The past year also saw Everton in the Community continue to open the doors of Goodison Park to host the People's Picnic to assist local families who have fallen on hard times. The People's Picnic helps some of the city's most deserving groups as well as a number of local charities. At the West Ham fixture in March 2014, the charity called upon the generosity of Evertonians and asked fans to donate to its food bank appeal. As is custom for Everton fans, they got right behind the campaign in their thousands and items were donated to local food banks and various Merseyside charities supported by Everton in the Community.

In April 2014, lifelong Evertonian and Shadow Secretary of State for Health, Rt. Hon Andy Burnham MP pledged his support to the charity's Pass on the Memories programme when he ran the London marathon to raise funds for the pioneering programme. Delivered in partnership with Mersey Care NHS Trust, the project supports people living with dementia and their carers.

All of this work and achievements would not have been possible without the consistent hard work, dedication and commitment of Everton in the Community staff and volunteers who strive to make a difference seven days a week, 365 days a year.

To round off another highly successful year for the charity, Dr Denise Barrett-Baxendale was recognised in the Queen's

Birthday Honours in June 2014 where she was awarded an MBE for Services to the Merseyside Community.

Established in 1988, Everton in the Community is one of the Premier League's leading community schemes due to the quality and reach of its various programmes. For the past 26 years, the official charity has been at the forefront of social intervention across Merseyside, not afraid to tackle issues which others shied away from.

Moving forwards, Everton in the Community remains dedicated to continuing to work hard in putting all its efforts behind gaining new and significant funding to help the most hard-to-reach groups of people in Liverpool realise their potential and take advantage of the life-changing opportunities the charity has to offer.

The 2014/15 season will see the Everton Free School move into a new home on Spellow Lane, in the shadows of Goodison Park. Backed by educationalist Sir Ken Robinson, the new site will continue to provide learning opportunities to underprivileged and vulnerable young people aged 14-19.

The coming months will also see Everton in the Community launch a mental health programme specifically for women and girls as well as continue to develop their Youth Engagement, Apprenticeships and Employment programmes to help people realise their potential and assist them with training, qualifications and employment opportunities.

Here's to the next chapter.

STRATEGIC REPORT

The Directors present their report, their strategic report and the audited financial statements of the Group and Company for the year ended 31st May 2014.

REVIEW OF THE BUSINESS

The results of the year's trading are shown on page 11 of the financial statements. A detailed review of the Group's business, key performance indicators including wages to turnover ratio and operating profit before player trading, an indication of the likely future developments, and the risks and uncertainties facing the Group are contained in the Chairman's Statement, the Financial Review and the reviews set out on pages 6 - 7.

RISK AND UNCERTAINTIES

In addition to the risks addressed within the Financial Review, in ensuring that the Group has sufficient liquid resources to meet its liabilities as they fall due the Directors have reviewed in detail the business' cash flow projections. As disclosed in note 1, the Group meets its day to day working capital requirements through its cash reserves, bank loan and overdraft. Additionally, because of the predictable nature of football club revenue streams, the Group has obtained further funding post year end through the securitisation of future guaranteed revenues, as is common industry practice, and as it has done in the past. This funding replaced an existing loan and is repayable in August 2015. Based on ongoing dialogue with the existing and potential funders, the Directors are confident that this facility will be replaced by an equivalent facility on repayment.

The Group's current overdraft facility expires on 31 July 2015. The timing of the expiry of the current facilities on 31 July 2015 allows the Group's bankers and the Directors to agree appropriate facilities for the following season based on performance in the 2014/15 Premier League season and reflect activities, including the Group's player trading activity in the January 2015 transfer window and the start of the summer 2015 transfer window.

The Directors have worked closely with the bank throughout the year and based on discussions with the bank believe

that it is the bank's current intention to renew the facility agreements or put in place arrangements to provide similar facilities for the following season, in each case subject to review at the end of the current football season with the knowledge of the level of player trading over the period and with the amount and terms to be negotiated at the appropriate time. The Directors acknowledge the need for further discussion and agreement with the bank, thereby giving rise to a degree of uncertainty on the final outcome regarding bank funding. However, the Directors consider discussions with the bank to be of appropriate comfort to them in the circumstances. In particular, the Directors consider it to be common practice for many Premier League football clubs for the exact level and terms of the facility to be reviewed at the end of each football season. Based on the ongoing dialogue with the bank, the Directors are confident that the current facilities will be renewed at a similar level, or replaced by equivalent facilities, for the 2015/16 Premier League season.

The Group's trading projections show that it has a reasonable expectation of staying within its currently available, and future anticipated, finance facilities, including the overdraft and bank loan facilities and the available agreed securitisation facilities against future revenues referred to above, for at least 12 months from the date of signing of these accounts. In preparing these trading projections, a number of additional inherent uncertainties have been identified; notably on-field performance and the resultant reduction in the Premier League domestic broadcasting merit award payment and the level of player trading.

The Directors have considered the uncertainty surrounding the renewal of the facilities and other inherent uncertainties and, in the event that they would be required, have identified a number of potential mitigating actions to manage any resulting forecast shortfall against

current facilities including the ability within the industry to securitise additional future guaranteed revenues and flexibility around player trading.

Based on the mitigating actions referred to above and the comfort obtained from their bankers, the Directors have a reasonable expectation that the Group will have adequate resources to continue in operational existence for the foreseeable future. Accordingly they adopt the going concern basis in preparing the Annual Report and Accounts.

The Club is regulated by the rules of the FA, Premier League, UEFA and FIFA. Any change to FA, Premier League, UEFA and FIFA regulations in future could have an impact on the Group as the regulations cover areas such as: the format of competitions, financial fair play, the division of broadcasting income, the eligibility of players and the operation of the transfer market. The Group monitors its compliance with all applicable rules and regulations on a continuous basis and also monitors and considers the impact of any potential changes.

Approved by the Board on 7 October 2014 and signed on its behalf by:



G Ingles
Company Secretary

DIRECTORS' REPORT

PRINCIPAL ACTIVITY

The principal activity of the Group continues to be that of a professional football club. The Group has continued to develop the Everton brand and associated media rights.

RESULT FOR THE YEAR

The profit for the year amounted to £28.2m (2013: £1.6m), which have been transferred to reserves. The Directors are not able to recommend the payment of a dividend (2013: £nil).

DISABLED EMPLOYEES

Applications for employment by disabled persons are always fully considered, bearing in mind the abilities of the applicant concerned. In the event of members of staff becoming disabled every effort is made to ensure that their employment with the Group continues and that appropriate training is arranged. It is the policy of the Group and the Company that the training, career development and promotion of disabled persons should, as far as possible, be identical to that of other employees.

POST BALANCE SHEET EVENTS

A description of the material aspects of these events can be found in note 24 to the accounts.

DIRECTORS

The Directors in office during the year and their beneficial interests in the share capital of the Company at the end of the financial year, and of the previous financial year, were as follows:

NUMBER OF SHARES

	31 MAY 2014	31 MAY 2013
W KENWRIGHT CBE	9,044	9,044
J V WOODS	6,622	6,622
R I EARL	8,146	8,146
SIR P D CARTER CBE	714	714

DIRECTORS' RESPONSIBILITIES STATEMENT

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). Under company law the Directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Group and Parent Company and of the profit or loss of the Group for that period. In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments 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 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.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

AUDITORS

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditors are unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditors in the absence of an Annual General Meeting.

Approved by the Board on 7 October 2014 and signed on its behalf by:



G Ingles
Company Secretary

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF EVERTON FOOTBALL CLUB COMPANY LIMITED

We have audited the financial statements of Everton Football Club Company Limited for the year ended 31 May 2014 which comprise the consolidated profit and loss account, the consolidated statement of total recognised gains and losses, the Group and Company balance sheets, the consolidated cash flow statement and the related notes 1 to 26. 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 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 Directors' Responsibilities Statement, 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

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. In addition, we read all the financial and non-financial information in the annual report to identify material inconsistencies with the audited financial statements and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by us in the course of performing the audit. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and the Company's affairs as at 31 May 2014 and of the Group's 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.

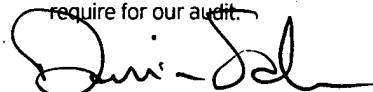
OPINION ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Strategic Report and 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.



Damian Sanders BA ACA
(Senior Statutory Auditor)

for and on behalf of Deloitte LLP
Chartered Accountants
and Statutory Auditor
Liverpool, United Kingdom
7 October 2014

CONSOLIDATED PROFIT AND LOSS ACCOUNT

for the year ended 31st May 2014

		2014		2013	
	NOTES	OPERATIONS EXCLUDING PLAYER TRADING £'000	PLAYER TRADING £'000	TOTAL £'000	TOTAL £'000
TURNOVER	1,2	120,511	-	120,511	86,397
Operating expenses	3	(96,771)	(18,555)	(115,326)	(96,248)
OPERATING PROFIT / (LOSS)	4	23,740	(18,555)	5,185	(9,851)
Profit on disposal of players' registrations		-	28,202	28,202	15,617
Profit on disposal of tangible fixed assets	2	-	-	2	13
PROFIT BEFORE INTEREST AND TAXATION		23,742	9,647	33,389	5,779
Interest receivable and similar income	5			7	23
Interest payable and similar charges	6			(5,164)	(4,205)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION				28,232	1,597
Tax on profit on ordinary activities	8			-	-
PROFIT AFTER TAXATION FOR THE YEAR TRANSFERRED TO RESERVES	19, 20			28,232	1,597

All the above amounts derive from continuing operations.

There are no recognised gains and losses for the year ended 31st May 2014 and the prior year other than as stated in the consolidated profit and loss account, accordingly no separate consolidated statement of total recognised gains and losses is given.

GROUP BALANCE SHEET

as at 31st May 2014

		2014		2013	
	NOTES	£'000	£'000	£'000	£'000
FIXED ASSETS					
Intangible assets	10		34,173		29,601
Tangible assets	11		7,821		6,228
			41,994		35,829
CURRENT ASSETS					
Debtors	14	31,244		9,840	
Investments	12	2,767		2,767	
Cash at bank and in hand		18,180		-	
		52,191		12,607	
Creditors - amounts falling due within one year	15	(77,203)		(58,422)	
NET CURRENT LIABILITIES			(25,012)		(45,815)
TOTAL ASSETS LESS CURRENT LIABILITIES			16,982		(9,986)
Creditors - Amounts falling due after more than one year	16		(29,577)		(31,702)
Provision for liabilities	17		(1,869)		(1,008)
NET LIABILITIES			(14,464)		(42,696)
CAPITAL AND RESERVES					
Called up share capital	18		35		35
Share premium account	19		24,968		24,968
Revaluation reserve	19		3,049		3,049
Profit and loss account - deficit	19		(42,516)		(70,748)
SHAREHOLDERS' DEFICIT	20		(14,464)		(42,696)

The financial statements of the Everton Football Club Company Limited, registered number 36624, were approved by the Board on the

7 October 2014 and signed on its behalf by


J W Kenwright CBE
Director

COMPANY BALANCE SHEET

as at 31st May 2014

		2014		2013	
	NOTES	£'000	£'000	£'000	£'000
FIXED ASSETS					
Intangible assets	10		34,173		29,601
Tangible assets	11		3,022		1,183
			37,195		30,784
CURRENT ASSETS					
Debtors	14	31,018		9,674	
Investments	12	-		-	
Cash at Bank and in Hand		16,618		-	
		47,636		9,674	
Creditors - amounts falling due within one year	15	(88,041)		(71,680)	
NET CURRENT LIABILITIES			(40,405)		(62,006)
TOTAL ASSETS LESS CURRENT LIABILITIES			(3,210)		(31,222)
Creditors - Amounts falling due after more than one year	16		(7,836)		(8,912)
Provision for liabilities	17		(1,869)		(1,008)
NET LIABILITIES			(12,915)		(41,142)
CAPITAL AND RESERVES					
Called up share capital	18		35		35
Share premium account	19		24,968		24,968
Revaluation reserve	19		1,165		1,165
Profit and loss account - deficit	19		(39,083)		(67,310)
SHAREHOLDERS' DEFICIT			(12,915)		(41,142)

The financial statements of the Everton Football Club Company Limited, registered number 36624, were approved by the Board on the

7 October 2014 and signed on its behalf by


W Kenwright CBE
Director

CONSOLIDATED CASH FLOW STATEMENT

for the year ended 31st May 2014

		2014	2013
	NOTES	£'000	£'000
CASH INFLOW FROM OPERATING ACTIVITIES	21A	28,290	3,716
RETURNS ON INVESTMENT AND SERVICING OF FINANCE			
Interest received		7	23
Interest paid		(3,324)	(4,061)
Finance lease and hire purchase interest		(7)	(7)
NET CASH OUTFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		(3,324)	(4,045)
TAXATION		-	-
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT			
Purchase of intangible fixed assets		(24,538)	(14,526)
Purchase of tangible fixed assets		(2,462)	(599)
Proceeds from the disposal of tangible fixed assets		24	16
Proceeds from the disposal of intangible fixed assets		19,421	15,099
NET CASH OUTFLOW FROM CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT		(7,555)	(10)
NET CASH INFLOW / (OUTFLOW) BEFORE FINANCING		17,411	(339)
FINANCING			
New loans		8,056	10,000
Repayment of loans	21c	(4,968)	(898)
Capital element of finance lease and hire purchase payments	21c	(7)	(60)
Net cash inflow from financing		3,081	9,042
INCREASE IN CASH	21B	20,492	8,703

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014

1 ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the year and the preceding year.

(i) Accounting Convention

The financial statements are prepared under the historical cost convention as modified by the revaluation of freehold properties, plant & equipment and in accordance with applicable law and United Kingdom accounting standards.

(ii) Basis of Preparation

The consolidated financial statements incorporate the financial statements of the company and all its subsidiary undertakings. Under s408 of the Companies Act 2006 the Company is exempt from the requirement to present its own profit and loss account.

The result for the financial year for the Company is disclosed in note 9 to these financial statements. The results of subsidiary undertakings acquired or disposed of during the year are included in the consolidated profit and loss account from the date of their acquisition or up until the date of their disposal. Intra-group trading is eliminated on consolidation.

Going Concern

As set out in the Directors' Responsibilities Statement on page 9, in preparing these financial statements the Directors are required to prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business. In satisfaction of this responsibility the Directors have reviewed in detail the business' cash flow projections, and considered the Group's ability to meet its liabilities as they fall due.

The Group meets its day-to-day working capital requirements through its cash reserves, bank loan and overdraft. Additionally, because of the predictable nature of football club revenue streams, the Group has obtained further funding post year end through the securitisation of future guaranteed revenues, as is common industry practice, and as it has done in the

past. This funding replaced an existing loan and is repayable in August 2015. Based on ongoing dialogue with the existing and potential funders, the Directors are confident that this facility will be replaced by an equivalent facility on repayment.

The Group's current overdraft facility expires on 31 July 2015. The timing of the expiry of the current facilities on 31 July 2015 allows the Group's bankers and the Directors to agree appropriate facilities for the following season based on performance in the 2014/15 Premier League season and reflect activities, including the Group's player trading activity in the January 2015 transfer window and the start of the summer 2015 transfer window.

The Directors have worked closely with the bank throughout the year and based on discussions with the bank believe that it is the bank's current intention to renew the facility agreements or put in place arrangements to provide similar facilities for the following season, in each case subject to review at the end of the current football season with the knowledge of the level of player trading over the period and with the amount and terms to be negotiated at the appropriate time.

The Directors acknowledge the need for further discussion and agreement with the bank, thereby giving rise to a degree of uncertainty on the final outcome regarding bank funding. However, the Directors consider discussions with the bank to be of appropriate comfort to them in the circumstances. In particular, the Directors consider it to be common practice for many Premier League football clubs for the exact level and terms of the facility to be reviewed at the end of each football season. Based on the ongoing dialogue with the bank, the Directors are confident that the current facilities will be renewed at a similar level, or replaced by equivalent facilities, for the 2015/16 Premier League season.

The Group's trading projections show that it has a reasonable expectation of staying within its currently available, and future anticipated, finance facilities, including the

overdraft and bank loan facilities and the available agreed securitisation facilities against future revenues referred to above, for at least 12 months from the date of signing of these accounts. In preparing these trading projections, a number of additional inherent uncertainties have been identified; notably on-field performance and the resultant reduction in the Premier League domestic broadcasting merit award payment and the level of player trading.

The Directors have considered the uncertainty surrounding the renewal of the facilities and other inherent uncertainties and, in the event that they would be required, have identified a number of potential mitigating actions to manage any resulting forecast shortfall against current facilities including the ability within the industry to securitise additional future guaranteed revenues and flexibility around player trading.

Based on the mitigating actions referred to above and the comfort obtained from their bankers, the Directors have a reasonable expectation that the Group will have adequate resources to continue in operational existence for the foreseeable future. Accordingly they adopt the going concern basis in preparing the Annual Report and Accounts.

(iii) Turnover

Turnover is stated exclusive of value added tax, and match receipts are recognised net of payments owing to visiting clubs, the Premier League, the Football Association and the Football League.

Gate and other match day revenue is recognised over the period of the football season as games are played. Sponsorship and similar commercial income is recognised over the duration of the respective contracts. The fixed element of broadcasting revenues is recognised over the duration of the football season it relates to whilst facility fees for live coverage or highlights are taken when earned. Merit awards are accounted for only when known at the end of the football season.

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

(iv) Tangible Fixed Assets and Depreciation

Depreciation is not provided on freehold land. On properties it is provided to write off the costs or revalued amounts less estimated residual value (based on prices prevailing at the date of acquisition or revaluation) in equal annual instalments over the estimated useful economic lives of the assets which are considered to be between 10 and 40 years. No depreciation is provided on assets in the course of construction.

Depreciation is charged on a straight line basis of three years for vehicles and five years for plant and equipment.

The Group has taken advantage of the transitional provisions of Financial Reporting Standard 15 'Tangible fixed assets' and retained the book amounts of certain freehold properties which were revalued prior to implementation of that standard. The properties were last revalued at 31 May 1999 and the valuations have not subsequently been updated.

(v) Grants

Grants of a capital nature are credited to deferred income and amortised to the profit and loss account on a systematic basis over the useful economic life of the asset to which they relate.

(vi) a) Current Taxation

Current taxation, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

(vi) b) Deferred Taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements.

Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

(vii) Intangible Fixed Assets - Players' Registrations

The cost of players' registrations, including agents' fees, is capitalised and amortised over the period of the respective players' contracts in accordance with Financial Reporting Standard 10 'Accounting for goodwill and intangible assets'. The transfer fee levy refund received during the year is credited against additions to intangible assets.

When a playing contract is extended, any costs associated with securing the extensions are added to the unamortised balance (at the date of the amendment) and the revised book value is amortised over the remaining revised contract period.

(viii) Contingent Appearance Fees

Where the Directors consider the likelihood of a player meeting future appearance criteria specified in the transfer agreement of the player to be probable, provision for this cost is made (see note 17). If the likelihood of meeting these criteria is merely possible not probable, then no provision is made but the potential obligations are disclosed as contingent liabilities (see note 22).

(ix) Signing-on Fees and Loyalty Bonuses

Signing-on fees and loyalty bonuses represent a normal part of the employment cost of the player and as such are charged to the profit and loss account in the period in which the payment becomes due, except in the circumstances of a player disposal. In that case any remaining signing-on fees and loyalty bonuses due are allocated in full against profit or loss on disposal of players' registrations in the year in which the player disposal is made. Those instalments due in the future on continued service are not provided for but are noted as contingent liabilities (see note 22).

(x) Investments

Investments held as fixed assets are stated at cost less any provision for impairment.

(xi) Lease Rentals

Where the company enters into a lease which entails substantially taking all the risks and rewards of ownership of an asset the lease is treated as a finance lease. Assets acquired under finance leases are capitalised and depreciated over the shorter of their lease term or their estimated useful lives. The interest element of the rental obligations is charged to the profit and loss account over the period of the lease. Operating lease rentals are charged to the profit and loss account on a straight line basis over the period of the lease even when payments are not made on such a basis.

(xii) Foreign Currency Transactions

Transactions denominated in foreign currencies are translated into sterling at the rates ruling at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. All exchange differences are recognised in the profit and loss account.

(xiii) Pensions

Certain staff of the Group are members of either the Football League Limited Players Retirement Income Scheme, a defined contribution scheme, or the Football League Limited Pension and Life Assurance Scheme ("FLLPLAS"; "the Scheme"), a defined benefit scheme. As one of a number of participating employers in the FLLPLAS, the Group is advised only of its share of the Scheme's deficit and recognises a liability in respect of this. As a result, the contributions paid to the scheme reduce the provision. The Group is unable to identify its share of the underlying assets and liabilities of the Scheme on a consistent and reliable basis and therefore, as required by FRS 17 'Retirement benefits', accounts for the Scheme as if it were a defined contribution scheme.

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

2 TURNOVER

TURNOVER, ALL OF WHICH ORIGINATES IN THE UNITED KINGDOM, CAN BE ANALYSED AS FOLLOWS:

	2014	2013
	£'000	£'000
Gate receipts and programme sales	19,339	17,486
Broadcasting	88,465	55,699
Sponsorship, advertising and merchandising	8,436	7,644
Catering	934	1,180
Other commercial activities	3,337	4,388
	120,511	86,397

3 OPERATING EXPENSES

	2014	2013
	£'000	£'000
Amortisation of players' registrations (note 10)	18,555	10,570
Staff costs (note 7)	69,332	63,049
Depreciation (note 11)	1,058	829
Other operating costs	26,381	21,800
TOTAL OPERATING EXPENSES	115,326	96,248

4 OPERATING PROFIT / (LOSS)

THE OPERATING PROFIT / (LOSS) IS STATED AFTER CHARGING / (CREDITING):

	2014	2013
	£'000	£'000
Depreciation - property	261	254
Depreciation - other	797	575
Amortisation of grants	(38)	(38)
OPERATING LEASE RENTALS		
Motor vehicles	199	212
Office equipment	79	96
Land and properties	550	1,399

THE ANALYSIS OF AUDITOR'S REMUNERATION IS AS FOLLOWS:

Fees payable to the company's auditor for the audit of the company's annual accounts	55	49
Fees payable to the company's auditor for the audit of the company's subsidiaries	6	6
TOTAL AUDIT FEES	61	55
Other non-audit services		
Tax services	380	118
Other services	18	14
TOTAL NON-AUDIT FEES	398	132

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

5 INTEREST RECEIVABLE AND SIMILAR INCOME

BANK INTEREST RECEIVABLE

2014	2013
£'000	£'000
7	23

6 INTEREST PAYABLE AND SIMILAR CHARGES

Bank overdrafts

Finance leases and hire purchase agreements

Other loans

2014	2013
£'000	£'000
357	771
7	7
4,800	3,427
5,164	4,205

Included in interest on other loans is interest of £1,749,000 (2013: £1,823,000) on loans not wholly repayable in full within five years.

7 PARTICULARS OF EMPLOYEES

THE AVERAGE WEEKLY NUMBER OF EMPLOYEES DURING THE YEAR WAS AS FOLLOWS:

Playing, training and management

Youth Academy

Marketing and Media

Management and Administration

Maintenance, Security, Pitch and Ground Safety

2014	2013
NUMBER	NUMBER
88	82
31	31
32	32
57	53
39	36
247	234

In addition, the Group employed an average of 436 temporary staff on matchdays (2013: 437).

AGGREGATE PAYROLL COSTS FOR THE ABOVE EMPLOYEES WERE AS FOLLOWS:

Wages and salaries

Social security costs

Other pension costs

2014	2013
£'000	£'000
60,792	55,320
8,126	7,328
414	401
69,332	63,049

DIRECTORS' REMUNERATION AND HIGHEST PAID DIRECTOR EMOLUMENTS

2014	2013
£'000	£'000
350	-

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

8 TAX ON PROFIT ON ORDINARY ACTIVITIES

There was no tax charge in the year (2013: £nil).

a) Factors affecting the tax charge for the current year. The tax assessed for the year is lower than that resulting from applying the effective standard rate of corporation tax in the UK: 22.67% (2013: 23.83%).

	2014	2013
	£'000	£'000
Profit on ordinary activities before taxation	28,232	1,597
Tax on profit on ordinary activities at the standard rate	6,400	381
(Non-taxable income) / Expenses not deductible for tax purposes	369	(186)
Depreciation (less than) / in excess of capital allowances	(134)	(182)
Other short term timing differences	(28)	(20)
Income not taxable for tax purposes	(6,607)	-
Group relief	-	7
CURRENT TAX CHARGE FOR THE YEAR	-	-

b) Unrecognised deferred tax assets of the Group are £6.8m (2013: £13.9m). These assets will be utilised if sufficient taxable profits are generated by Group companies in future periods. This asset primarily consists of carried forward losses of £60.8m, less the NBV of players into which profits have been rolled over and profits being rolled over. Decelerated capital allowances and pension assets are also included.

9 COMPANY PROFIT AND LOSS ACCOUNT

The company has taken advantage of Section 408 of the Companies Act 2006 and has not presented its own profit and loss account. The Company's profit for the year was £28,227,000 (2013: £1,598,000).

10 INTANGIBLE FIXED ASSETS - GROUP AND COMPANY

	TOTAL
COST	£'000
At 1st June 2013	79,253
Additions in the year	31,579
Disposals in the year	(37,047)
AT 31ST MAY 2014	73,785
AMORTISATION	
At 1st June 2013	49,652
Provided during the year	18,555
Eliminated on disposals	(28,595)
AT 31ST MAY 2014	39,612
NET BOOK VALUE	
AT 31ST MAY 2014	34,173
At 31st May 2013	29,601

The intangible fixed assets relate entirely to the cost of players' registrations. The Directors review the carrying value of the players' registrations for impairment. Where events or changes in circumstances indicate that the carrying value of the asset may not be recoverable, to the extent that the carrying value exceeds the recoverable amount, the asset is impaired and the impairment loss is recognised in the profit and loss.

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

11 TANGIBLE FIXED ASSETS

GROUP

COST OF VALUATION

At 1st June 2013

Additions in the year

Disposals in the year

AT 31ST MAY 2014

DEPRECIATION

At 1st June 2013

Provided during the year

On disposals

AT 31ST MAY 2014

NET BOOK VALUE

AT 31ST MAY 2014

At 31st May 2013

FREEHOLD PROPERTIES	PLANT AND EQUIPMENT	VEHICLES	TOTAL
£'000	£'000	£'000	£'000
11,142	10,154	118	21,414
265	2,258	150	2,673
-	(62)	(11)	(73)
11,407	12,350	257	24,014
6,091	8,981	114	15,186
261	780	17	1,058
-	(40)	(11)	(51)
6,352	9,721	120	16,193
5,055	2,629	137	7,821
5,051	1,173	4	6,228

COMPANY

COST OF VALUATION

At 1st June 2013

Additions in the year

Disposals in the year

AT 31ST MAY 2014

DEPRECIATION

At 1st June 2013

Provided during the year

On disposals

AT 31ST MAY 2014

NET BOOK VALUE

AT 31ST MAY 2014

At 31st May 2013

FREEHOLD PROPERTIES	PLANT AND EQUIPMENT	VEHICLES	TOTAL
£'000	£'000	£'000	£'000
42	10,154	118	10,314
265	2,258	150	2,673
-	(62)	(11)	(73)
307	12,350	257	12,914
36	8,981	114	9,131
15	780	17	812
-	(40)	(11)	(51)
51	9,721	120	9,892
256	2,629	137	3,022
6	1,173	4	1,183

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

11 TANGIBLE FIXED ASSETS (CONTINUED)

The Club's premises at Goodison Park, the equipment and contents (but not including computer equipment or motor vehicles), together with an immaterial amount of residential properties were revalued at £12,272,550 by John Foord & Company as at 31st May 1999.

The freehold buildings at Goodison Park were valued at depreciated replacement cost, and the land at open market value for its existing use. The freehold land of £650,000 (2013: £650,000) has not been depreciated. The residential properties have been revalued at open market value basis with the benefit of full vacant possession or subject to and with the benefit of the various leases/agreements as appropriate.

If the freehold properties had not been revalued regularly since 1983 they would have been included at the following amounts on the basis previously appertaining:

	2014	2013
	£'000	£'000
Cost	9,146	9,146
Aggregate depreciation	(5,263)	(5,133)
NET BOOK VALUE	3,883	4,013

12 INVESTMENTS

FIXED ASSET INVESTMENTS

COMPANY	SUBSIDIARY UNDERTAKINGS
COST	£
AS AT 1ST JUNE 2013 AND 31ST MAY 2014	5
NET BOOK VALUE	
AS AT 1ST JUNE 2013 AND 31ST MAY 2014	5

Details of the principal operating subsidiaries as at 31st May 2014, all registered in England and Wales, were as follows:

NAME OF COMPANY	% OWNED	NATURE OF BUSINESS
Goodison Park Stadium Limited	100	Provision of football entertainment facilities
Everton Investments Limited	100	Issuer of loan notes
The Everton Ladies Football Club Limited	100	Professional football club

CURRENT ASSET INVESTMENTS

GROUP

Current asset investments consist of four month treasury deposits of £2,767,000 (2013: £2,767,000).

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

13 LEASE COMMITMENTS

The Group and Company has operating lease commitments to meet during the next year in respect of land and property leases, motor vehicles and office equipment, as follows:

	LAND AND PROPERTIES		OTHER		TOTAL	
	2014	2013	2014	2013	2014	2013
	£'000	£'000	£'000	£'000	£'000	£'000
Expiring within one year	-	5	11	2	11	7
Expiring between two and five years	-	-	234	225	234	225
Expiring in more than five years	954	954	-	-	954	954
	954	959	245	227	1,199	1,186

14 DEBTORS

	GROUP		COMPANY	
	2014	2013	2014	2013
	£'000	£'000	£'000	£'000
Trade debtors	28,455	7,616	28,230	7,506
Other debtors	1	1	-	-
Repayments and accrued income	2,788	2,223	2,788	2,168
	31,244	9,840	31,018	9,674

15 CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	GROUP		COMPANY	
	2014	2013	2014	2013
	£'000	£'000	£'000	£'000
Bank overdrafts (secured)	-	2,312	-	3,809
Other loans (see note 16)	27,968	19,836	26,924	18,868
Obligations under finance lease and hire purchase agreements	79	44	79	44
Trade creditors	12,822	6,455	12,813	6,447
Amounts due to subsidiaries	-	-	22,349	21,303
Social security and other taxes	11,615	8,127	12,297	8,934
Accruals and deferred income	24,719	21,648	13,579	12,275
	77,203	58,422	88,041	71,680

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

16 CREDITORS - AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	GROUP		COMPANY	
	2014	2013	2014	2013
	£'000	£'000	£'000	£'000
Other loans (see borrowings below)	20,846	25,857	-	4,000
Obligations under finance lease and hire purchase agreements	116	10	116	10
Trade creditors	6,034	2,750	6,034	2,750
Accruals and deferred income	2,581	3,085	1,686	2,152
	29,577	31,702	7,836	8,912

BORROWINGS

	BANK OVERDRAFT		OTHER LOANS		FINANCE LEASES AND HIRE PURCHASE		TOTAL	
	2014	2013	2014	2013	2014	2013	2014	2013
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
GROUP								
ANALYSIS OF BORROWINGS								
Payable by instalments								
Within one year	-	2,312	27,968	19,836	79	44	28,047	22,192
Between one and two years	-	-	1,125	5,044	116	10	1,241	5,054
Between two and five years	-	-	3,928	3,644	-	-	3,928	3,644
After more than five years	-	-	16,030	17,439	-	-	16,030	17,439
Prepaid finance costs	-	-	(237)	(270)	-	-	(237)	(270)
	-	2,312	48,814	45,693	195	54	49,009	48,059

	BANK OVERDRAFT		OTHER LOANS		FINANCE LEASES AND HIRE PURCHASE		TOTAL	
	2014	2013	2014	2013	2014	2013	2014	2013
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
COMPANY								
ANALYSIS OF BORROWINGS								
Payable by instalments								
Within one year	-	3,809	26,924	18,868	79	44	27,003	22,721
Between one and two years	-	-	-	4,000	116	10	116	4,010
	-	3,809	26,924	22,868	195	54	27,119	26,731

The bank overdraft is principally secured via a lightweight floating charge over all the assets and undertakings (excluding Goodison Park Stadium) of the Company.

Other loans include £22,127,000 of loan notes (2013: £23,095,000) which are repayable in annual instalments over a 25 year period at a fixed interest rate of 7.79%. The first payment under the agreement was made on 30th September 2002 amounting to £1,588,000 with subsequent annual payments of £2,767,000 (including interest) starting on 30th September 2003.

The notes will be repaid in a securitisation agreement serviced by future season ticket sales. The costs incurred in raising the finance, amounting to £710,000, have been offset against the original £30,000,000 loan, and are contained within prepaid finance costs and charged to the profit and loss in line with the interest charge over a period of 25 years.

Other loans also include £20,924,000 (2013: £12,868,000) secured by legal charges over the Company's guaranteed Premier League broadcast revenues. This loan incurs interest at a rate of 8.8% and was repaid in August 2014. The Group has obtained further funding post year end as described in note 1.

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

17 PROVISION FOR LIABILITIES

GROUP AND COMPANY

	PENSIONS (NOTE 23)	CONTINGENT APPEARANCE FEES (NOTE 1)	TOTAL
	£'000	£'000	£'000
At 1st June 2013	733	275	1,008
Utilised in the year	(121)	(275)	(396)
Provided in the year	-	1,257	1,257
AT 31ST MAY 2014	612	1,257	1,869

The contingent appearance fees and pension provision are expected to be utilised within 1 and 6 years respectively.

There are no amounts provided for deferred tax at 31st May 2014 or 31st May 2013.

18 EQUITY SHARE CAPITAL

	2014	2013
	£'000	£'000
ALLOTTED, ISSUED AND FULLY PAID 35,000 ORDINARY SHARES OF £1 EACH	35	35

19 RESERVES

	SHARE PREMIUM ACCOUNT	REVALUATION RESERVE	PROFIT AND LOSS ACCOUNT
	£'000	£'000	£'000
GROUP			
Balance at 1st June 2013	24,968	3,049	(70,748)
Profit for the year			28,232
BALANCE AT 31ST MAY 2014	24,968	3,049	(42,516)
COMPANY			
Balance at 1st June 2013	24,968	1,165	(67,310)
Profit for the year			28,227
BALANCE AT 31ST MAY 2014	24,968	1,165	(39,083)

20 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' DEFICIT

	2014	2013
	£'000	£'000
GROUP		
Profit for the year and net movement in shareholders' deficit	28,232	1,597
Opening shareholders' deficit	(42,696)	(44,293)
CLOSING SHAREHOLDERS' DEFICIT	(14,464)	(42,696)

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

21 CASH FLOW STATEMENT

(A) RECONCILIATION OF OPERATING LOSS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	2014	2013
	£'000	£'000
Profit before interest and tax	33,389	5,779
Profit on disposal of players' registrations	(28,202)	(15,617)
Profit on disposal of tangible fixed assets	(2)	(13)
OPERATING PROFIT / (LOSS)	5,185	(9,851)
Depreciation charge	1,058	829
Amortisation of grants	(38)	(38)
Amortisation of players' registrations	18,555	10,570
Increase in debtors	(2,129)	(345)
Decrease in provisions	(121)	(105)
Increase in creditors	5,780	2,656
NET CASH INFLOW FROM OPERATING ACTIVITIES	28,290	3,716

(B) ANALYSIS OF CHANGES IN NET DEBT

	AT 1ST JUNE 2013	CASH FLOWS	NON CASH MOVEMENTS	AT 31ST MAY 2014
	£'000	£'000	£'000	£'000
Bank overdraft	(2,312)	20,492	-	18,180
Debt due within one year	(19,836)	4,968	(13,100)	(27,968)
Debt due after one year	(25,857)	-	5,011	(20,846)
Finance lease and hire purchase agreements	(54)	7	(148)	(195)
Current asset investments	2,767	-	-	2,767
	(45,292)	25,467	(8,237)	(28,062)

(C) RECONCILIATION OF MOVEMENTS IN NET DEBT

	2014	2013
	£'000	£'000
Increase in cash in the year	20,492	8,703
Cash outflow from decrease in net debt	4,968	898
Cash outflow from decrease in finance lease and hire purchase financing	7	60
Change in net debt resulting from cash flows in the year	25,467	9,661
Non cash movements	(8,237)	(8,969)
Net debt as at 1st June 2013 / 2012	(45,292)	(45,984)
NET DEBT AS AT 31ST MAY 2014 / 2013	(28,062)	(45,292)

NOTES TO THE ACCOUNTS

for the year ended 31st May 2014 (continued)

22 CONTINGENT LIABILITIES

No provision is included in the accounts for transfer fees of £5,578,000 (2013: £6,135,000) which are, as at 31st May 2014, contingent upon future appearances of certain players; or signing-on fees and loyalty bonuses, as at 31st May 2014, of £7,650,000 (2013: £5,077,000) which would become due to certain players if they are still in the service of the Club on specific future dates.

23 PENSIONS

Certain staff of the Group are members of either the Football League Limited Players Retirement Income Scheme, a defined contribution scheme, or the Football League Limited Pension and Life Assurance Scheme ("FLLPLAS"; "the Scheme"), a defined benefit scheme. As one of a number of participating employers in the FLLPLAS, the Group is advised only of its share of the Scheme's deficit and recognises a liability in respect of this.

As a result, the contributions paid to the scheme reduce the provision. The Group is unable to identify its share of the underlying assets and liabilities of the Scheme on a consistent and reliable basis and therefore, as required by FRS 17 'Retirement benefits', accounts for the Scheme as if it were a defined contribution scheme. In May 2012 a further MFR deficit was identified in the Scheme, which increased the outstanding deficit allocated to the Group by £607,000 resulting in an increase in contributions advised by the Actuary.

Contributions are also paid into individuals private pension schemes. Total contributions across all schemes during the year amounted to £414,000 (2013: £401,000).

24 POST BALANCE SHEET EVENTS

Since 31st May 2014, the Club has entered into transfer agreements for confirmed contracted net transfer fees payable at £28,805,000.

25 FRS 8 - RELATED PARTY TRANSACTIONS

Everton In The Community is a registered Charity (Number 1099366) incorporated on 31st July 2003 and began trading on 1st June 2004. The Charity operates separately from the Group hence has not been consolidated in the Group results, but as at 31st May 2014 Everton Football Club Company Limited employees held two of the six Trustee positions at the Charity. During the year Everton Football Club Company Limited incurred net operating costs of £120,000 (2013: £120,000) on behalf of the Charity.

26 CAPITAL COMMITMENTS

There were no capital commitments at 31 May 2014 or 31 May 2013.

FIRST TEAM RESULTS, FINAL LEAGUE PLACINGS AND FIXTURES

FIRST TEAM RESULTS 2013/14

DATE	OPPONENT	FIXTURE	RESULT	ATTENDANCE	POINTS	POSITION
SAT 17 AUGUST	NORWICH	PREMIER LEAGUE	2-2	26,824	1	10
SAT 24 AUGUST	WEST BROM	PREMIER LEAGUE	0-0	36,410	2	14
WED 28 AUGUST	STEVENAGE	CAPITAL ONE CUP R2	2-1	22,730	-	-
SAT 31 AUGUST	CARDIFF	PREMIER LEAGUE	0-0	27,344	3	6
SAT 14 SEPT	CHELSEA	PREMIER LEAGUE	1-0	36,034	6	9
SAT 21 SEPT	WEST HAM	PREMIER LEAGUE	3-2	34,952	9	6
TUE 24 SEPT	FULHAM	CAPITAL ONE CUP R3	1-2	14,627	-	-
MON 30 SEPT	NEWCASTLE	PREMIER LEAGUE	3-2	33,495	12	4
SAT 5 OCT	MAN CITY	PREMIER LEAGUE	1-3	47,267	12	5
SAT 19 OCT	HULL	PREMIER LEAGUE	2-1	38,828	15	6
SAT 26 OCT	ASTON VILLA	PREMIER LEAGUE	2-0	35,154	18	4
SUN 3 NOV	TOTTENHAM	PREMIER LEAGUE	0-0	38,378	19	7
SAT 9 NOV	CRYSTAL PALACE	PREMIER LEAGUE	0-0	25,231	20	5
SAT 23 NOV	LIVERPOOL	PREMIER LEAGUE	3-3	39,576	21	5
SAT 30 NOV	STOKE	PREMIER LEAGUE	4-0	35,513	24	4
WED 4 DEC	MAN UTD	PREMIER LEAGUE	1-0	75,210	27	5
SUN 8 DEC	ARSENAL	PREMIER LEAGUE	1-1	60,001	28	5
SAT 14 DEC	FULHAM	PREMIER LEAGUE	4-1	33,796	31	4
SUN 22 DEC	SWANSEA	PREMIER LEAGUE	2-1	20,695	34	5
THU 26 DEC	SUNDERLAND	PREMIER LEAGUE	0-1	39,193	34	5
SUN 29 DEC	SOUTHAMPTON	PREMIER LEAGUE	2-1	39,092	37	4
WED 1 JAN	STOKE	PREMIER LEAGUE	1-1	25,832	38	5
SAT 4 JAN	QPR	FA CUP R3	4-0	32,283	-	-
SAT 11 JAN	NORWICH	PREMIER LEAGUE	2-0	36,827	41	5
MON 20 JAN	WEST BROM	PREMIER LEAGUE	1-1	24,184	42	6
SAT 25 JAN	STEVENAGE	FA CUP R4	4-0	6,913	-	-
TUES 28 JAN	LIVERPOOL	PREMIER LEAGUE	0-4	44,450	42	6
SAT 1 FEB	ASTON VILLA	PREMIER LEAGUE	2-1	39,469	45	5
SUN 9 FEB	TOTTENHAM	PREMIER LEAGUE	0-1	35,944	45	6
SUN 16 FEB	SWANSEA	FA CUP R5	3-1	31,498	-	-
SAT 22 FEB	CHELSEA	PREMIER LEAGUE	0-1	41,580	45	7
SAT 1 MAR	WEST HAM	PREMIER LEAGUE	1-0	38,286	48	6
SAT 8 MAR	ARSENAL	FA CUP R6	1-4	59,719	-	-
SAT 15 MAR	CARDIFF	PREMIER LEAGUE	2-1	38,018	51	6
SAT 22 MAR	SWANSEA	PREMIER LEAGUE	3-2	36,260	54	5
TUE 25 MAR	NEWCASTLE	PREMIER LEAGUE	3-0	47,622	57	5
SUN 30 MAR	FULHAM	PREMIER LEAGUE	3-1	25,454	60	5
SUN 6 APR	ARSENAL	PREMIER LEAGUE	3-0	39,504	63	5
SAT 12 APR	SUNDERLAND	PREMIER LEAGUE	1-0	38,445	66	4
WED 16 APR	CRYSTAL PALACE	PREMIER LEAGUE	2-3	39,333	66	5
SUN 20 APR	MAN UTD	PREMIER LEAGUE	2-0	39,436	69	5
SAT 26 APR	SOUTHAMPTON	PREMIER LEAGUE	0-2	31,313	69	5
SAT 3 MAY	MAN CITY	PREMIER LEAGUE	2-3	39,454	69	5
SUN 11 MAY	HULL	PREMIER LEAGUE	2-0	24,848	72	5

BARCLAYS PREMIER LEAGUE FINAL LEAGUE PLACINGS 2013/14

			HOME					AWAY					GL DIFF	PTS
		Played	W	D	L	F	A	W	D	L	F	A		
1	Manchester City	38	17	1	1	63	13	10	4	5	39	24	65	86
2	Liverpool	38	16	1	2	53	18	10	5	4	48	32	51	84
3	Chelsea	38	15	3	1	43	11	10	4	5	28	16	44	82
4	Arsenal	38	13	5	1	36	11	11	2	6	32	30	27	79
5	Everton	38	13	3	3	38	19	8	6	5	23	20	22	72
6	Tottenham Hotspur	38	11	3	5	30	23	10	3	6	25	28	4	69
7	Manchester United	38	9	3	7	29	21	10	4	5	35	22	21	64
8	Southampton	38	8	6	5	32	23	7	5	7	22	23	8	56
9	Stoke City	38	10	6	3	27	17	3	5	11	18	35	-7	50
10	Newcastle United	38	8	3	8	23	28	7	1	11	20	31	-16	49
11	Crystal Palace	38	8	3	8	18	23	5	3	11	15	25	-15	45
12	Swansea City	38	6	5	8	33	26	5	4	10	21	28	0	42
13	West Ham United	38	7	3	9	25	26	4	4	11	15	25	-11	40
14	Sunderland	38	5	3	11	21	27	5	5	9	20	33	-19	38
15	Aston Villa	38	6	3	10	22	29	4	5	10	17	32	-22	38
16	Hull City	38	7	4	8	20	21	3	3	13	18	32	-15	37
17	West Bromwich Albion	38	4	9	6	24	27	3	6	10	19	32	-16	36
18	Norwich City	38	6	6	7	17	18	2	3	14	11	44	-34	33
19	Fulham	38	5	3	11	24	38	4	2	13	16	47	-45	32
20	Cardiff City	38	5	5	9	20	35	2	4	13	12	39	-42	30

FIRST TEAM FIXTURES 2014/15

DATE	OPPONENT		DATE	OPPONENT	
Sat 16 Aug	Leicester City	A	Sat 24 Jan	F.A. Cup Round 4	
Sat 23 Aug	Arsenal	H	Wed 28 Jan	Capital One Cup Semi-Final (2)	
Sat 30 Aug	Chelsea	H	Sat 31 Jan	Crystal Palace	A
Sat 13 Sep	West Bromwich Albion	A	Sat 7 Feb	Liverpool	H
Thu 18 Sep	Wolfsburg - UEFA Europa League Group H	H	Wed 11 Feb	Chelsea	A
Sun 21 Sep	Crystal Palace	H	Sat 14 Feb	F.A. Cup Round 5	
Tue 23 Sep	Swansea City - Capital One Cup Round 3	A	Thu 19 Feb	UEFA Europa League Round 32 First Leg	
Sat 27 Sep	Liverpool	A	Sat 21 Feb	Leicester City	H
Thu 2 Oct	FC Krasnodar - UEFA Europa League Group H	A	Thu 26 Feb	UEFA Europa League Round 32 Second Leg	
Sun 5 Oct	Manchester United	A	Sat 28 Feb	Arsenal	A
Sat 18 Oct	Aston Villa	H	Sun 1 Mar	Capital One Cup Final	
Thu 23 Oct	Lille - UEFA Europa League Group H	A	Wed 4 Mar	Stoke City	A
Sun 26 Oct	Burnley	A	Sat 7 Mar	F.A. Cup Round 6	
Wed 29 Oct	Capital One Cup Round 4		Thu 12 Mar	UEFA Europa League Round 16 First Leg	
Sat 1 Nov	Swansea City	H	Sat 14 Mar	Newcastle United	H
Thu 6 Nov	Lille - UEFA Europa League Group H	H	Thu 19 Mar	UEFA Europa League Round 16 Second Leg	
Sun 9 Nov	Sunderland	A	Sat 21 Mar	Queens Park Rangers	A
Sat 22 Nov	West Ham United	H	Sat 4 Apr	Southampton	H
Thu 27 Nov	Wolfsburg - UEFA Europa League Group H	A	Sat 11 Apr	Swansea City	A
Sun 30 Nov	Tottenham Hotspur	A	Thu 16 Apr	UEFA Europa League Quarter-Final First Leg	
Wed 3 Dec	Hull City	H	Sat 18 Apr	Burnley	H
Sat 6 Dec	Manchester City	A	Sun 19 Apr	F.A. Cup Semi-Final	
Thu 11 Dec	FC Krasnodar - UEFA Europa League Group H	H	Thu 23 Apr	UEFA Europa League Quarter-Final Second Leg	
Sun 14 Dec	Queens Park Rangers	H	Sat 25 Apr	Manchester United	H
Wed 17 Dec	Capital One Cup Round 5		Sat 2 May	Aston Villa	A
Sat 20 Dec	Southampton	A	Thu 7 May	UEFA Europa League Semi-Final First Leg	
Fri 26 Dec	Stoke City	H	Sat 9 May	Sunderland	H
Sun 28 Dec	Newcastle United	A	Thu 14 May	UEFA Europa League Semi-Final Second Leg	
Thu 1 Jan	Hull City	A	Sat 16 May	West Ham United	A
Sat 3 Jan	F.A. Cup Round 3		Sun 24 May	Tottenham Hotspur	H
Sat 10 Jan	Manchester City	H	Wed 27 May	Europa League Final	
Sat 17 Jan	West Bromwich Albion	H	Sat 30 May	F.A. Cup Final	
Wed 21 Jan	Capital One Cup Semi-Final (1)				

HONOURS LIST

FIRST DIVISION CHAMPIONS

1890/91, 1914/15, 1927/28, 1931/32, 1938/39, 1962/63, 1969/70, 1984/85, 1986/87

RUNNERS-UP - 1889/90, 1894/95, 1901/02, 1904/05, 1908/09, 1911/12, 1985/86

SECOND DIVISION CHAMPIONS

1930/31

RUNNERS-UP - 1953/54

FA CUP WINNERS

1906, 1933, 1966, 1984, 1995

RUNNERS-UP - 1893, 1897, 1907, 1968, 1985, 1986, 1989, 2009

FOOTBALL LEAGUE CUP RUNNERS-UP

1976/77, 1983/84

FA CHARITY SHIELD WINNERS

1928, 1932, 1963, 1970, 1984, 1985, 1987, 1995, SHARED: 1986

EUROPEAN CUP-WINNERS' CUP WINNERS

1984/85

FA YOUTH CUP WINNERS

1964/65, 1983/84, 1997/98

RUNNERS-UP - 1960/61, 1976/77, 1982/83, 2001/02

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