GERONIMO INNS LIMITED

FINANCIAL STATEMENTS

For the year ended
2 April 2012

Company no 02979146

Company registration number	02979146
Registered office	Riverside House 26 Osiers Road London SW18 1NH
Directors	R J Clevely P W Whitehead
Secretary	A Schroeder
Bankers	Barclays Bank plc 27th Floor 1 Churchill Place London E14 5HP
Auditors	Ernst & Young LLP 1 More London Place London SE1 2AF

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GERONIMO INNS LIMITED
REPORT OF THE DIRECTORS

For the year ended 2 April 2012

The directors present their report together with the audited financial statements for the year 5 April 2011 to 2 April 2012 and the comparative period of 1 July 2010 and 4 April 2011

Principal activity
The principal activity of the company is the running of public houses

Business review
There was a profit for the year after taxation amounting to £1,844,325 (2011 £9,550,912) The directors do not recommend the payment of a dividend (2011 £nil)

During the year, with effect from 5 April 2011, the company transferred its 100% shareholding in its former subsidiary company Geronimo Airports Limited to its parent company Young & Co 's Brewery, P L C for fair value The company realised a profit on the disposal of £1,166,538

Three direct and indirect 100% subsidiaries of the company, Geronimo Inns VCT LLP, Geronimo Inns VCT I Limited and Geronimo Inns VCT II Limited, all of which were dormant at 4 April 2011, were struck off the registrar of companies

In addition, the company opened three new sites, the Lion and Unicorn in Kentish Town opened at the beginning of the current year, the Cow in the new Westfield shopping centre in Stratford opened in September 2011 and the Oyster Shed on the riverbank near Cannon Street opened in January 2012 In addition, the company began trading two sites previously operated by another group company

In the prior period, on 16 December 2010 the entire issued share capital of the former parent company, Geronimo Group Limited, was acquired by Young & Co 's Brewery, P L C On the same day, the company acquired the remaining 50% issued share capital of two of its subsidiary undertakings, Geronimo Inns VCT I Limited and Geronimo Inns VCT II Limited From 16 December 2010 the company has operated within the Young's Group and in the prior period changed its year end from 30 June to be consistent with Young & Co 's Brewery, P L C In the prior period, on 22 February 2011 the trade, assets and liabilities of Geronimo Inns VCT LLP transferred at fair value to the company and on 23 March 2011 the company received a dividend from two of its subsidiary shareholdings, Geronimo Inns VCT I Limited and Geronimo Inns VCT II Limited

Likely future developments
The directors expect good sales growth next year from continuing operations and an uplift from one off summer events, including the Olympics and the Queen's Jubilee

Directors
The present membership of the Board is set out below No director had any rights granted in the year to subscribe in the shares of the company and no such rights were exercised

R J Clevely
P W Whitehead
P J Dyson (resigned 31 May 2011)

R J Clevely and P W Whitehead are directors of the ultimate parent undertaking, Young & Co 's Brewery, P L C Their share holdings in its share capital are disclosed in the financial statements of that company

Qualifying indemnity provisions
The company's articles of association contains an indemnity provision in favour of the directors, this provision, which is a qualifying third party indemnity provision, was in force throughout the year and is in force at the date of this report

Financial risk management objectives and policies
The company uses various financial instruments including cash, and has trade debtors and trade creditors that arise directly from its operations The main purpose of these financial instruments is to improve the efficiency of the balance sheet, lower the cost of capital and raise finance for the company's expansion The existence of these financial instruments exposes the company to a number of financial risks, the main ones being credit risk and liquidity risk There is no significant interest risk as the company finances its capital requirements through intra group loans

Liquidity risk
The company seeks to manage financial risk by ensuring sufficient liquidity is available to meet foreseeable needs and to invest cash assets safely and profitably.

Credit risk
The objective is to minimise the company's costs relating to credit risk Such risks arise where counterparties default on their debts or other obligations which would impair the company's ability to recover the carrying value of that asset The company has financial control policies which it follows before entering into arrangements with a new counterparty or when there is a substantial change in the existing relationship Any potential impairment is monitored and, where appropriate, provision is made for any irrecoverable balances

Statement of directors' responsibilities
For each financial period, the directors are required to prepare an annual report and financial statements The directors have elected to prepare financial statements in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) The financial statements are required by law to give a true and fair view of the financial position and financial performance of the company for the relevant period

In preparing the statements, the directors must.

- select suitable accounting policies and then apply them consistently
- state that the group has complied with UK Accounting Standards (subject to any material departures disclosed and explained in the financial statements)
- present information, including accounting policies, in a manner that provides relevant, reliable and comparable information

The directors are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the company at that time 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

In so far as each of the directors is aware·

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

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

Employee involvement
The company has continued its practice of keeping employees informed of matters affecting them as employees and the financial and economic factors affecting the performance of the company

It is the policy of the company to support the employment of disabled employees where possible, both in recruitment and retention of employees who became disabled whilst in employment of the company

Auditors
Ernst and Young LLP were appointed during the prior period and have expressed their willingness to continue in office, and will be deemed reappointed for the next financial year in accordance with Section 489(2) of the Companies Act 2006 unless the Company receives notice under Section 488(1) of the Act

ON BEHALF OF THE BOARD

R J Clevely
Director
19 December 2012

Independent auditor's report to the members of Geronimo Inns Limited

We have audited the financial statements of Geronimo Inns Limited for the year ended 2 April 2012 which comprise the profit and loss account, the balance sheet, and the related notes 1 to 21 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 on page two, 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 report to the directors to identify material inconsistencies with the audited financial statements. 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 company's affairs as at 2 April 2012 and of its 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 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

Ernst & Young LLP.

Iain Wilkie (Senior statutory auditor)
for and on behalf of Ernst & Young LLP, Statutory Auditor
London

19 December 2012

GERONIMO INNS LIMITED
PROFIT AND LOSS ACCOUNT

For the year ended 2 April 2012

	Note	**For the year ended 2 April 2012**	For the 9 months ended 4 April 2011
		£	£
Turnover	2	**31,301,934**	16,041,442
Cost of sales		**(8,916,976)**	(4,568,468)
Gross profit		**22,384,958**	11,472,974
Other operating charges		**(19,730,542)**	(9,946,180)
Operating profit before exceptional items		**2,654,416**	1,526,794
Impairment of fixed assets	4	**(705,352)**	(2,722,000)
Profit on disposal of investments		**1,166,538**	-
Impairment of investments		**-**	(6,313,212)
Operating profit/(loss)	3	**3,115,602**	(7,508,418)
Dividend income		**-**	18,447,542
Interest payable	5	**(709,000)**	(1,267,491)
Profit on ordinary activities before taxation		**2,406,602**	9,671,633
Tax charge on ordinary activities	7	**(562,277)**	(120,721)
Profit retained and transferred to reserves	16	**1,844,325**	9,550,912

All transactions arise from continuing operations

There were no recognised gains or losses other than the profit for the financial year (2011 none)

The accompanying accounting policies and notes form an integral part of these financial statements

GERONIMO INNS LIMITED
BALANCE SHEET

As at 02 April 2012

	Note	2012	2011
		£	£
Fixed assets			
Tangible fixed assets	8	**33,365,862**	32,973,159
Investments	9	**10**	211
		33,365,872	32,973,370
Current assets			
Stocks	10	**384,535**	332,559
Debtors	11	**3,538,829**	3,361,777
Cash at bank and in hand		**1,061,075**	1,478,508
		4,984,439	5,172,844
Creditors: amounts falling due within one year	12	**(30,345,552)**	(31,985,780)
Net current liabilities		**(25,361,113)**	(26,812,936)
Total assets less current liabilities		**8,004,759**	6,160,434
Capital and reserves			
Called up share capital	14	**12,853**	12,853
Share premium account	15	**502,957**	502,957
Profit and loss account	15	**7,488,949**	5,644,624
Shareholders' funds	16	**8,004,759**	6,160,434

The financial statements were approved by the Board of Directors on 19 December 2012

R J Clevely - Director

The accompanying accounting policies and notes form an integral part of these financial statements

1. Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with United Kingdom applicable accounting standards for the year ended 2 April 2012 and the comparable period being the 9 months to 4 April 2011

The financial statements contain information about Geronimo Inns Limited as an individual company and do not contain consolidated financial information as the parent group The company has taken advantage of the exemption conferred by section 400 of the Companies Act 2006 not to produce consolidated financial statements as it is consolidated within the group financial statements of its ultimate parent company, Young & Co 's Brewery, P L C

The principal accounting policies of the company have remained unchanged from the previous period and are set out below.

Going concern
The company made a profit for the current period and is in a net asset position at the year end The directors are confident that the trade will be profitable in the next financial period and with the continued support from Young & Co 's Brewery, P L C , its ultimate parent company, they have reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future Accordingly, they continue to prepare the accounts on a going concern basis

Turnover
Turnover is the total amount derived from the provision of goods and services falling within the company's activities after the deduction of trade discounts and value added tax

Tangible fixed assets and depreciation
Depreciation is calculated to write down the cost less estimated residual value of all tangible fixed assets other than freehold land on a straight line basis over their expected useful lives The rates generally applicable are

Freehold property	- 50 years
Leasehold buildings	- 50 years, or the lease term if shorter
Fixtures, fittings and equipment	- 5 to 10 years

Impairment of assets
The carrying values of investments, property and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount The recoverable amount is the higher of an asset's fair value less costs to sell, and its value in use

Value in use is assessed by reference to the estimated future cash flows, which are discounted to present value using an appropriate pre tax discount rate Impairment losses are recognised in the income statement

For property assets, impairment is assessed on the basis of each individual pub The fair value of the asset is assumed to be the market value of the property

Leases
Leases where the lessor retains a significant portion of the risks and benefits of ownership of the asset are classified as operating leases and rentals payable are charged in the profit and loss account on a straight line basis over the lease term

The company does not have any finance leases

Investments
Investments are stated at cost less provision for impairment where necessary to reduce book value to recoverable amount Cost is purchase price including acquisition expenses, but excluding any payment for accrued interest or fixed dividend entitlement

Stocks
Stocks are stated at the lower of cost and net realisable value, after making allowance for obsolete and slow moving items

Deferred taxation
Deferred tax is recognised on all timing differences where the transactions or events that give the group an obligation to pay more tax in the future, or a right to pay less tax in the future, have occurred by the balance sheet date Deferred tax assets are recognised when it is more likely than not that they will be recovered Deferred tax is measured using rates of tax that have been enacted or substantively enacted by the balance sheet date

Cash flow statement
The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is wholly owned and its ultimate parent publishes a consolidated cash flow statement

Financial instruments
Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities Financial liabilities are presented as such in the balance sheet Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account Finance costs are calculated so as to produce a constant rate of return on the outstanding liability

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument Dividends and distributions relating to equity instruments are debited direct to equity

Key accounting estimates and judgements
The following are the key judgements that management have made in the process of applying the company's accounting policies and that have the most significant effect on the amounts recognised in the financial statements

(a) Estimated impairment of property and equipment
The company is required to review property and equipment for impairment if events or changes in circumstances indicate that the carrying amount may not be recoverable When a review for impairment is conducted, the recoverable amount is determined based on value in use calculations or the fair value (market value) which are prepared on the basis of management's assumptions and estimates See note 4

(b) Depreciation
Depreciation is provided so as to write down the assets to their residual values over the estimated useful lives The selection of these residual values and estimated lives requires the exercise of management's judgement See note 8

(c) Provisions and accruals
Provisions and accruals are recognised in the period when it becomes probable that there will be a future outflow of funds resulting from past operations or events which can be reasonably estimated The timing of recognition requires judgements to be made on existing facts and circumstances which can be subject to change

Estimates of the amounts of provisions and accruals recognised can differ from actuals The carrying amounts of provisions and accruals are regularly reviewed and adjusted to take account of such events

A change in estimate of a recognised provision or accrual would result in a charge or credit to income in the period in which the change occurs

2. Turnover

All of the turnover of the company arises from activities in the United Kingdom

3. Operating profit/(loss)

This is stated after charging/(crediting)

	For the year ended 2 April 2012	For the 9 months ended 4 April 2011
	£	£
Operating lease rentals		
- plant and machinery	**-**	279,950
- land and buildings	**1,289,856**	722,576
Loss on disposal of fixed assets	**-**	118,566
Depreciation of tangible fixed assets	**1,714,223**	817,685
Impairment loss on tangible fixed assets	**705,352**	2,722,000
Profit on disposal of investments	**(1,166,538)**	-
Impairment loss on investments	**-**	6,313,212
Auditor's remuneration		
Audit services	**8,000**	8,000

4. Impairment

Due to the weak UK economy, recent falls in property values and the deterioration in consumer confidence, an impairment charge was made in the year of £705,352 (2011 £2,722,000) for the impairment in Lord Palmerston and the Adam & Eve

Impairment is assessed at the cash generating unit level, which is considered to be each individual pub Whether an asset was impaired or not was determined by comparing the carrying value of an asset against its deemed 'recoverable amount' The recoverable amount was taken as the higher of either the fair value (net of disposal costs) or its value in use

The value in use was determined by conducting a net present value review of all relevant cash flows from the asset The pre-tax discount rate used in the current and prior period of review was 8 6% (8 4%)

5. Interest payable

	For the year ended 2 April 2012	For the 9 months ended 4 April 2011
	£	£
Bank interest payable	-	664
Interest payable on intercompany loan	709,000	1,266,827
	709,000	1,267,491

6. Directors and employees

Staff costs during the period were as follows	For the year ended 2 April 2012	For the 9 months ended 4 April 2011
	£	£
Wages and salaries	8,345,161	5,130,652
Social security costs	618,472	439,231
	8,963,633	5,569,883

The average number of employees of the company during the period was	For the year ended 2 April 2012	For the 9 months ended 4 April 2011
	Number	Number
	614	387

Remuneration in respect of directors was as follows	For the year ended 2 April 2012	For the 9 months ended 4 April 2011
	£	£
Emoluments	-	378,030

The highest paid director with emoluments including benefits in kind totalled £nil (2011 £135,726)

7. Tax on ordinary activities

(a) Tax on profit on ordinary activities

The tax charge is made up as follows	**For the year ended 2 April 2012**	For the 9 months ended 4 April 2011
Current tax	**£**	£
UK corporation tax at 26% (2011 28%)	**267,766**	-
	267,766	-
Deferred tax		
Origination and reversal of timing differences		
- Trading losses	**403,416**	164,131
- Accelerated capital allowances	**(107,369)**	(3,181)
Effect of tax rate change on opening balance	**13,976**	20,473
Adjustments in respect of previous periods	**(15,512)**	(60,702)
	294,511	120,721
Total tax charge	**562,277**	120,721

(b) Factors affecting the current tax charge

Profit on ordinary activities before tax	**2,406,602**	9,671,633
Profit multiplied by the standard rate of corporation tax in the UK of 26% (2011 28%)	**625,717**	2,708,057
Effect of		
Non-assessable income	**(303,300)**	(5,165,312)
Expenses not deductible for tax purposes (including impairment)	**265,930**	2,627,006
Capital allowances for the period in excess of depreciation	**82,835**	(5,620)
Utilisation of trading losses	**(403,416)**	(164,131)
Current tax charge for period	**267,766**	-

(c) Factors affecting future tax charges

During the period, as a result of the change in the UK corporation tax rate from 26% to 24%, that was substantively enacted in two parts on 5 July 2011 and on 26 March 2012, and is effective from 1 April 2012, the relevant deferred tax balances have been re-measured Deferred tax expected to reverse in the period ending 1 April 2013 and thereafter has been measured using the effective rate that will apply in the UK for the period

Further reductions to the UK tax rate have been announced The changes, which are expected to be enacted separately each year, propose to reduce the rate by 1% per annum to 21% by 1 April 2014 The changes had not been substantively enacted at the balance sheet date and are not therefore recognised in these financial statements

8. Tangible fixed assets

	Land & buildings	Fixtures, fittings and equipment	Total
	£	£	£
Cost			
At 5 April 2011	34,780,527	5,016,108	39,796,635
Additions	357,649	2,433,812	2,791,461
Disposals	-	(1,174,652)	(1,174,652)
At 2 April 2012	35,138,176	6,275,268	41,413,444
Depreciation and impairment			
At 5 April 2011	4,599,834	2,223,642	6,823,476
Depreciation charge	203,229	1,490,177	1,693,406
Impairment charge	705,352	-	705,352
Disposal	-	(1,174,652)	(1,174,652)
At 2 April 2012	5,508,415	2,539,167	8,047,582
Net book value at 2 April 2012	**29,629,761**	**3,736,101**	**33,365,862**
Net book value at 5 April 2011	30,180,693	2,792,466	32,973,159

In the current period the company acquired the leasehold of the Cow in Westfield Stratford

In the prior period, the trade, assets and liabilities of Geronimo Inns VCT LLP, another group company, were transferred to Geronimo Inns Limited at fair value The transfer included four freehold properties, the Northcote, Elgin, Curtains Up and the Prince Albert for a consideration of £15,500,000 In the prior period the company also acquired the leasehold of the Lion and Unicorn, Kentish town for £1,161,000 and the freehold of the Crown, Bow for £1,215,000

9. Investments

	2012	2011
	£	£
Investment in Sticky Fingers Foods Ltd	**10**	10
Investment in Geronimo Airports Limited	**-**	1
Investment in Geronimo Inns VCT I Ltd	**-**	100
Investment in Geronimo Inns VCT II Ltd	**-**	100
	10	211

Subsidiary undertakings	Country of incorporation or registration	Principal activity	% of equity and votes held
Sticky Fingers Food Limited	England	Food retail	51

During the period, with effect from 5 April 2011, the company transferred its 100% shareholding in Geronimo Airports Limited to its parent company Young & Co 's Brewery, P L C for fair value The company realised a profit of £1,166,538 on the disposal

The company's dormant subsidiaries, Geronimo Inns VCT LLP, Geronimo Inns VCT I Limited and Geronimo Inns VCT II Limited have been struck off the registrar of companies

In the prior period, on the 16 December 2010, the company acquired the remaining 50% issued share capital of its two former subsidiaries, Geronimo Inns VCT I Limited and Geronimo Inns VCT II Limited for £1,836,706 each On 23 March 2011 the company received dividend income of £9,223,771 from each of Geronimo Inns VCT I limited and Geronimo Inns VCT II limited On receipt of this dividend, the company immediately impaired the carrying value of its investment in each of these entities by £3,156,606 In addition, in the prior period, on 12 October 2011, the company disposed of all of its 3 9% shareholding in Tomahawk Pubs Ltd

10. Stocks

	2012	2011
	£	£
Stocks	**384,535**	332,559

11. Debtors

	2012	2011
	£	£
Trade debtors	**168,418**	86,425
Amounts due from other group undertakings	**2,803,654**	2,543,340
Prepayments and accrued income	**542,351**	237,835
Other debtors	**24,406**	494,177
	3,538,829	3,361,777

Included within other debtors is £nil (2011 £166,187) in respect of a deferred tax asset - see note 13

12. Creditors: amounts falling due within one year

	2012	2011
	£	£
Trade creditors	**266,884**	2,446,077
Amounts owed to group undertakings	**28,413,159**	28,612,872
Other taxation and social security	**266,998**	171,912
Other creditors	**316,327**	57,377
Accruals and deferred income	**814,418**	697,542
Income tax payable	**267,766**	-
	30,345,552	31,985,780

Included within other creditors is £128,328 (2011 £nil) in respect of a deferred tax liability - see note 13

13. Deferred tax

The deferred tax included in the balance sheet is as follows	2012	2011
	£	£
Accelerated capital allowances	**128,328**	241,623
Tax losses	**-**	(407,810)
Deferred tax provision / (asset)	**128,328**	(166,187)
Deferred tax asset at 5 April (comparative 1 July)	**(166,187)**	(286,908)
Adjustments in respect of prior periods	**(15,508)**	(60,702)
Deferred tax asset arising on trade transfer	**-**	(108,742)
Deferred tax liability arising on trade transfer	**-**	107,519
Current period charge	**310,023**	182,646
Deferred tax provision / (asset) at 2 April (comparative 4 April)	**128,328**	(166,187)

14. Share capital

	2012	2011
	£	£
Allotted, called up and fully paid		
1,285,319 ordinary shares of 1p each	**12,853**	12,853

15. Reserves

	Share premium account	**Profit and loss account**
	£	**£**
At 5 April 2011	502,957	5,644,624
Profit for the period	-	1,844,325
At 2 April 2012	502,957	7,488,949

16. Reconciliation of movements in shareholders' funds

	£
Shareholders' funds at 5 April 2011	**6,160,434**
Profit for the financial year	**1,844,325**
Shareholders' funds at 2 April 2012	**8,004,759**

17. Capital commitments

	2012	2011
	£	£
Capital commitments not provided for in these financial statements and for which contracts have been placed amounted to	**160,903**	297,000

18. Contingent liabilities

There were no contingent liabilities as at 2 April 2012 or at 4 April 2011

19. Obligations under leases

Operating leases for property are for terms ranging from seven to 35 years Minimum lease payments are typically reviewed every five years and are based on a percentage of turnover or a negotiated rate per square foot Most property leases are renewable at the lessee's option at the end of the lease term Equipment is leased over terms of up to five years

Future minimum rentals payable under non cancellable operating leases are as follows

	2012		2011	
	Land and buildings	**Other**	Land and buildings	Other
	£	**£**	£	£
Less than one year	**1,433,547**	**-**	1,237,048	-
Between two and five years	**5,734,188**	**-**	4,948,192	-
In five years or more	**14,568,775**	**-**	13,208,364	-

20. Related parties

The company has taken advantage of the exemption of FRS 8 not to disclose transactions with wholly owned subsidiaries

During the period the company entered into transactions, in the ordinary course of business, with its 51% subsidiary, Sticky Fingers Food Limited The company purchased £239,466 (2011 £107,075) of ready made food items from Sticky Fingers Food limited in the period The amount payable at the period end for these food purchases was £36,829 (2011 £20,851)

The company provides payroll and administration facilities to Sticky Fingers Food Limited, the amount receivable for the period for these services was £289,734 (2011 £268,306) The outstanding amount receivable at 2 April 2012 was £150,629 (2011 £76,274)

During the prior period, the company entered into a loan with Sticky Fingers Food limited for food production The receivable amount outstanding for the year just ended was £53,000 (2011 £53,000)

Rupert Clevely and his wife, Jo Clevely

1 reside from time to time, free of charge, in accommodation above one of the company's pubs in London The value of the benefit was £9,050 (2011 £2,870)

2 are lessees of a property in London from which the company operates one of its pubs They hold the property on trust for two companies within the Young's group jointly and, as part of that arrangement, those companies have agreed to indemnify Rupert and Jo Clevely in respect of certain liabilities relating to the property and the lease under which it is held

3 are entitled to be reimbursed for certain liabilities, costs and expenses that may be incurred by them pursuant to or in connection with certain pub-related guarantees given by them The guarantees are not expected to be called on

Jo Clevely Design Limited, a company owned and controlled by Jo Clevely, provides interior design services for some of the company's pubs For these services (and inclusive of expenses and reimbursement for items of furniture purchased on behalf of the company), that company has received £202,713 (2011 £34,813) £20,580 was outstanding at 2 April 2012 (2011 £nil)

21. Ultimate parent undertaking

The immediate and ultimate parent company at 2 April 2012 was Young and Co 's Brewery, P L C

Copies of the group financial statements can be obtained from that company's registered office at Riverside House, 26 Osiers Road, Wandsworth, London, SW18 1NH