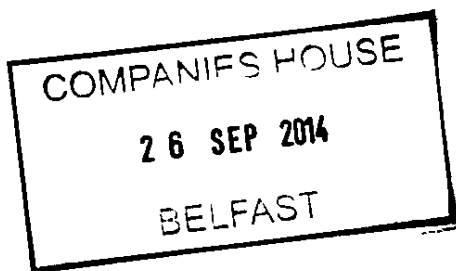


REGISTERED NUMBER: 06954762 (England and Wales)

**Report of the Directors and
Financial Statements for the Year Ended 31 December 2013
for
Regus (Potters Bar High Street) Limited**



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Regus (Potters Bar High Street) Limited (Registered number: 06954762)

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for the Year Ended 31 December 2013

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Regus (Potters Bar High Street) Limited

Company Information *for the Year Ended 31 December 2013*

DIRECTORS:

PDE Gibson
R Morris

REGISTERED OFFICE:

268 Bath Road
Slough
Berkshire
SL1 4DX

REGISTERED NUMBER:

06954762 (England and Wales)

AUDITORS:

KPMG
Chartered Accountants and Statutory Auditor
Stokes House
17-25 College Square East
Belfast
BT1 6DH

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Report of the Directors
for the Year Ended 31 December 2013

The directors present their report with the financial statements of the company for the year ended 31 December 2013

DIVIDENDS

No dividends were paid or proposed for either the year ended 31 December 2013 or the year ended 31 December 2012

FUTURE DEVELOPMENTS

The directors consider that the future outlook presents significant challenges in terms of sales volume and pricing, as well as costs. The directors have concluded that these circumstances represent a material uncertainty which casts significant doubt upon the company's ability to continue as a going concern. Nevertheless, after making enquiries, the directors have formed a judgement, at the time of approving the financial statements, that there is a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the annual report and financial statements.

DIRECTORS

PDE Gibson and R Morris were appointed as directors after 31 December 2013 but prior to the date of this report.

N Benbow and N McIntyre ceased to be directors after 31 December 2013 but prior to the date of this report.

POLITICAL CONTRIBUTIONS

The company made no political contributions in either the year ended 31 December 2013 or the year ended 31 December 2012.

SMALL COMPANY EXEMPTION

In preparing the Directors' Report, the directors have taken the small companies exemption under section 419(2) of the Companies Act 2006 not to prepare a Strategic Report.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors 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 financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- 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.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

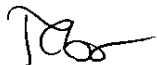
Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Report of the Directors
for the Year Ended 31 December 2013

AUDITORS

Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be re-appointed and KPMG will therefore continue in office

BY ORDER OF THE BOARD:

A handwritten signature in black ink, appearing to be 'PDE Gibson', written over a horizontal line.

PDE Gibson - Director

23 September 2014

Independent Auditors' Report to the Members of Regus (Potters Bar High Street) Limited

We have audited the financial statements of Regus (Potters Bar High Street) Limited for the year ended 31 December 2013 which comprise the Profit and Loss account, Balance Sheet and Notes to the Financial Statements. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 Auditors' Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out 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 of the Directors 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 company's affairs as at 31 December 2013 and of its loss 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.

Emphasis of matter - Going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 1 to the financial statements concerning the company's ability to continue as a going concern. The company incurred a net loss of £143,000 during the year ended 31 December 2013 and, at that date, the company's current liabilities exceeded its total assets by £501,000 and it had net current liabilities of £501,000. These conditions, explained in note 1 to the financial statements, indicate the existence of a material uncertainty which may cast significant doubt about the company's ability to continue as a going concern. The financial statements do not include the adjustments that would result if the company was unable to continue as a going concern.

Opinion on other matter prescribed by the Companies Act 2006

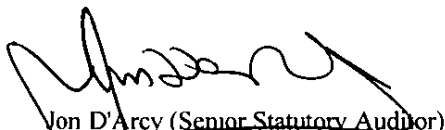
In our opinion the information given in the Report of the Directors for the financial year for which the financial statements are prepared is consistent with the financial statements.

Independent Auditors' Report to the Members of Regus (Potters Bar High Street) Limited

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, or
- the directors were not entitled to take advantage of the small companies' exemption from the requirement to prepare a Strategic Report



Jon D'Arcy (Senior Statutory Auditor)
for and on behalf of KPMG
Chartered Accountants and Statutory Auditor
Stokes House
17-25 College Square East
Belfast
BT1 6DH

23 September 2014

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Profit and Loss Account
for the Year Ended 31 December 2013

	Notes	2013 £'000	2012 £'000
TURNOVER	2	358	395
Cost of sales		<u>417</u>	<u>433</u>
GROSS LOSS		(59)	(38)
Administrative expenses		<u>69</u>	<u>77</u>
OPERATING LOSS	4	(128)	(115)
Interest payable and similar charges	5	<u>(15)</u>	<u>(13)</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(143)	(128)
Tax on loss on ordinary activities	6	<u>-</u>	<u>-</u>
LOSS FOR THE FINANCIAL YEAR		<u>(143)</u>	<u>(128)</u>

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current year or previous year

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than the losses for the current year or previous year

NOTE OF HISTORICAL COST PROFITS AND LOSSES

The difference between the results as disclosed in the profit and loss account and the results on an unmodified historical cost basis is not material

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Balance Sheet
31 December 2013

	Notes	2013 £'000	2012 £'000
CURRENT ASSETS			
Debtors	7	113	122
CREDITORS			
Amounts falling due within one year	8	614	480
NET CURRENT LIABILITIES		<u>(501)</u>	<u>(358)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(501)</u>	<u>(358)</u>
CAPITAL AND RESERVES			
Called up share capital	10	-	-
Merger reserve	11	(73)	(73)
Profit and loss account	11	<u>(428)</u>	<u>(285)</u>
SHAREHOLDERS' FUNDS	13	<u>(501)</u>	<u>(358)</u>

These financial statements were approved by the Board of Directors on 23 September 2014 and were signed on its behalf by



PDE Gibson - Director

The notes on pages 8 to 12 form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2013

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared in accordance with the requirements of the Companies Act 2006 and comply with UK Generally Accepted Accounting Practice

Accounting convention

The financial statements have been prepared under the historical cost convention

Cash flow statement

In accordance with FRS 1, a cash flow statement has not been prepared on the grounds that the company is a wholly owned subsidiary undertaking of Regus plc and its cash flows are included within the consolidated cash flow statement of that company

Turnover

Turnover represents the value of services provided to third parties in the year and is exclusive of VAT and similar taxes

Centre income is invoiced two months in advance and is deferred until the month in which the services are provided

Income for other services supplied to clients is charged and recognised in the month in which the related services are provided

Services are deemed to have been delivered to customers when, and to the extent that, the company has met its obligations under its services contract

Taxation

The charge for taxation is based on the profit or loss for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19

Leases

Building Leases

Building leases are all accounted for as operating leases because substantially all the risks and rewards of ownership remain with the lessor

Any incentives or rent free periods on conventional leases and the conventional element of leases, which are partly conventional and partly conditional on profitability, are spread on a straight line basis over the period to the date of the first market rent review or first break point in the lease, whichever is sooner, so that the amounts charged to the profit and loss account are the same each year over that period

Going concern

As described in the Report of the Directors on page 2, the current economic environment is challenging and the company has reported an operating loss for the year. The directors consider that the outlook presents significant challenges in terms of sales volume and pricing, as well as costs.

The directors have concluded that these circumstances represent a material uncertainty which casts significant doubt upon the company's ability to continue as a going concern. Nevertheless, after making enquiries, the directors have formed a judgement, at the time of approving the financial statements, that there is a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. For this reason, they continue to adopt the going concern basis in preparing the annual report and financial statements.

Related party transactions

As the company is a wholly owned subsidiary of Regus plc, the company has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group.

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Notes to the Financial Statements - continued *for the Year Ended 31 December 2013*

1 ACCOUNTING POLICIES - continued

Start-up costs

Start-up costs (including formation costs, costs related to finding property and any other centre opening costs) are charged to the profit and loss account as they are incurred

Refurbishment

The terms of most building leases require the company to make good dilapidation or other damage occurring during the rental period. Due to the nature of the business, centres are maintained to a high standard. Provisions for dilapidations are only made when the company considers that it is likely that the premises will be vacated by the company and it is known that a dilapidation has occurred.

The above accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements.

2 TURNOVER

All results are derived from the provision of serviced offices and related services in the United Kingdom.

3 STAFF COSTS

	2013	2012
	£'000	£'000
Wages and salaries	77	65
Social security costs	6	5
	<u>83</u>	<u>70</u>

The average monthly number of employees during the year was as follows

	2013	2012
Operations	<u>4</u>	<u>3</u>

Regus Management (UK) Limited recharges the payroll costs to Regus (Potters Bar High Street) Limited at cost.

4 OPERATING LOSS

The operating loss is stated after charging

	2013	2012
	£'000	£'000
Operating leases - property	109	109
Operating leases - other assets	30	33
	<u>139</u>	<u>142</u>

	2013	2012
	£	£
Directors' remuneration	-	-
	<u>-</u>	<u>-</u>

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Notes to the Financial Statements - continued
for the Year Ended 31 December 2013

4 OPERATING LOSS - continued

Amounts paid to the company's auditor in respect of services to the company have been paid for by Regus Management (UK) Limited. Details of auditor's remuneration are disclosed in the accounts of Regus Management (UK) Limited.

Neither N Benbow nor N McIntyre received any remuneration in relation to their services to the company. Details of PDE Gibson's remuneration are disclosed in the accounts of Regus Business Services Limited.

5 INTEREST PAYABLE AND SIMILAR CHARGES

	2013	2012
	£'000	£'000
Interest payable to parent and fellow subsidiary undertakings	<u>15</u>	<u>13</u>

6 TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the year ended 31 December 2013 nor for the year ended 31 December 2012.

Factors affecting the tax charge

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below.

	2013	2012
	£'000	£'000
Loss on ordinary activities before tax	<u>(143)</u>	<u>(128)</u>
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 23.250% (2012 - 24.500%)	(33)	(31)
Effects of Group relief surrendered for no payment	<u>33</u>	<u>31</u>
Current tax charge	<u>-</u>	<u>-</u>

The company has tax losses carried forward of £329,000 (2012: £220,000) and accelerated capital allowances of £2,000 (2012: £2,000) for which no deferred tax asset has been recognised, on the basis that there is uncertainty with regard to the timing of future taxable profits.

Factors that may affect future and total tax charges

Following the 2013 Budget Statement, the main rate of UK corporation tax was reduced from 24% directly to 23% with effect from 1 April 2013. Thereafter the main rate of UK corporation tax will continue to reduce to 21% from 1 April 2014 and to 20% from 1 April 2015. It is expected that this graduated fall in the main corporation tax rate will result in a reduction of the company's future current tax charge.

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Notes to the Financial Statements - continued
for the Year Ended 31 December 2013

7 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £'000	2012 £'000
Trade debtors	65	48
Prepayments and accrued income	48	74
	<u>113</u>	<u>122</u>

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2013 £'000	2012 £'000
Trade creditors	2	3
Amounts owed to group undertakings	494	328
Accruals and deferred income	118	149
	<u>614</u>	<u>480</u>

9 OPERATING LEASE COMMITMENTS

Annual commitments in respect of property, vehicles, plant and equipment under non-cancellable operating leases are as follows

	Property		Vehicle, plant & equipment	
	2013 £'000	2012 £'000	2013 £'000	2012 £'000
Expiring				
Within one year	-	-	-	2
Between one and five years	146	146	14	6
	<u>146</u>	<u>146</u>	<u>14</u>	<u>8</u>

10 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid		Nominal value	2013	2012
Number	Class		£	£
2	Ordinary	£1	<u>2</u>	<u>2</u>

11 RESERVES

	Profit and loss account £'000	Merger reserve £'000	Totals £'000
At 1 January 2013	(285)	(73)	(358)
Deficit for the year	(143)	-	(143)
At 31 December 2013	<u>(428)</u>	<u>(73)</u>	<u>(501)</u>

Regus (Potters Bar High Street) Limited (Registered number: 06954762)

Notes to the Financial Statements - continued
for the Year Ended 31 December 2013

12 ULTIMATE PARENT COMPANY

Regus (Potters Bar High Street) Limited is a wholly owned subsidiary of Regus Estates (UK) Limited, a company incorporated in Great Britain and registered in England and Wales

The smallest and largest group in which the results of the company are consolidated is that headed by Regus plc, a company incorporated in Jersey. The consolidated accounts of Regus plc are available to the public and may be obtained from the Company's website www.regus.com or from the Regus plc head office, 26 Boulevard Royal, L-2449 Luxembourg

13 RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2013	2012
	£'000	£'000
Loss for the financial year	(143)	(128)
Net reduction of shareholders' funds	(143)	(128)
Opening shareholders' funds	(358)	(230)
Closing shareholders' funds	(501)	(358)