Stonegate Group

OPERATING AND FINANCIAL REVIEW
FOR THE 28 WEEKS ENDED 12 APRIL 2026

Stonegate Pub Company Limited announces its trading update for the 28 week period to 12 April 2026 (2025: 28 week period to 13 April 2025).

David McDowall, CEO of Stonegate, said: *"The strategy we set out is working, and these results are a clear demonstration of that. By repositioning our estate and driving efficiencies across the business, we are building a stronger, more focused Stonegate that is delivering for the partners and publicans at the heart of our business and accelerating our profit growth, providing a clear path to deleveraging.*

Our Craft Union and Pub Partners businesses are performing exceptionally well, and the ongoing transformation of our managed estate is progressing, delivering higher quality revenues at an increased margin. There is real momentum here, and that is a testament to the hard work of our team and the quality of the operators we work alongside. We have made considerable progress, but our ambition does not stop here. The next phase is about consolidating this progress and continuing to shape an estate that is resilient, community-driven and built to last."

Current Trading

Total revenue for the period was £811 million compared to £871 million in the same period in the prior year. Of the £811 million, the managed segment contributed £368 million (28 weeks 2025: £465 million), reflecting site transitions out of the managed segment as part of the Group's Estate Transformation Strategy. The Group's leased and tenanted pubs, being Pub Partners and Commercial Property, together contributed £241 million (28 weeks 2025: £224 million) and the operator-led segment, contributed £202 million (28 weeks 2025: £182 million).

For the 28 weeks to 12 April 2026 the leased and tenanted estate demonstrated profit growth consistent with previous quarters of 6.6% on the equivalent period in the prior year. Craft Union, the Group's operator-led business, also delivered profit growth of 17.9% and the managed estate showed a decline of 4.6% across the period, again reflecting the reduced managed estate size.

During the 28 weeks to 12 April 2026, the Group achieved a robust adjusted EBITDA of £201 million (28 weeks 2025: £184 million). Adjusted EBITDA margin in the 28 weeks to 12 April 2026 was up 3.7% to 24.8%.

The operating profit for the 28 week period is £165 million (28 weeks 2025: £147 million), the loss before taxation is £41 million (28 weeks 2025: £75 million) and the loss after taxation is £31 million (28 weeks 2025: £59 million).

Capital Expenditure

In the 28 week period the Group has spent £65 million (28 weeks 2025: £68 million) on expansionary, conversion and maintenance capital.

Property

The Group has disposed of 76 trading sites, seven pieces of land and completed five trading site sale and leasebacks for net proceeds of £52 million in the 28 weeks ended 12 April 2026. These figures include twelve head lease surrenders or expiries for which the Group paid £2 million and the sale of fixtures and fittings to publicans. The five sale and leaseback completions generated proceeds of £4 million (28 weeks 2025: 49 trading sites and five pieces of land for net proceeds of £26 million. Included in the number of disposals were four lease hand backs for which the Group paid £4 million. In addition, the Group completed on sale and leasebacks of ten trading sites for proceeds of £12 million; 52 weeks 2025: 109 trading sites, 13 pieces of land and ten trading site sale and leasebacks for net proceeds of £74 million. These figures also include 23 head lease surrenders or expiries for which the Group paid £6 million. The ten sale and leaseback completions generated proceeds of £12 million).

Financial position

The Group has net assets of £742 million at 12 April 2026 (13 April 2025: £732 million; 28 September 2025: £773 million). The Group has a policy of revaluation and at 28 September 2025 recognised a £154 million upwards movement in the valuation of the estate and related assets and a net £96 million downwards movement. Group cash at the quarter end is £117 million (13 April 2025: £103 million; 28 September 2025: £160 million), of which £15 million (13 April 2025: £14 million; 28 September 2025: £41 million), is held within the Unique securitisation and £54 million (13 April 2025: £42 million; 28 September 2025: £53 million) is held in the restricted portfolio loan group. The Group had access to a further £80 million (13 April 2025: £150 million; 28 September 2025: £90 million) from its revolving credit facility and a further £25 million overdraft facility (13 April 2025: £25 million; 28 September 2025: £25 million).

The Group Consolidated Income Statement discloses statutory profit / (loss) information that includes items disclosed in the tables below which Management believe if separately disclosed allow a clearer understanding of the trading performance of the Group. Separately disclosed items are those which are separately identified by virtue of their size or incidence.

	Statutory			**Adjusted**		
	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m	**28 weeks ended 12 April 2026 £m**	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Revenue	**811**	871	1,619	**811**	871	1,619
Operating costs before depreciation and amortisation	**(573)**	(650)	(1,198)	**(610)**	(687)	(1,247)
EBITDA	**238**	221	421	**201**	184	372
Operating profit	**165**	147	212	**136**	119	252

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
EBITDA	**238**	221	421
Business reorganisation	**2**	1	17
Equity settled share based payment expense	**-**	-	1
Pension scheme service costs	**1**	-	2
Losses on disposed / non-trading sites	**-**	1	4
Other non-recurring costs	**1**	2	5
IFRS 16	**(41)**	(41)	(78)
Adjusted EBITDA	**201**	184	372

Adjusted EBITDA represents profit before finance income, finance costs, taxation, depreciation, amortisation, impairment, and the other items shown above. In relation to those leases under IFRS 16, for the 28 weeks ended 12 April 2026, the Group's operating profit before depreciation, amortisation, impairment, movement in value of the estate and profit on sale of non-current assets improved by £41 million as operating lease rentals are no longer included in operating profit (28 weeks 2025: £41 million; 52 weeks 2025: £78 million). Depreciation of right-of-use assets and lease liability interest are instead included below operating profit. The Directors consider the adjusted EBITDA is an important internal metric as it provides useful information about the Group's performance and aids a comparison of the Group's trading performance from one period to the next and with similar businesses. It is also the basis of measurement for covenant calculations.

Adjusted operating profit represents statutory operating profit adjusted for the other items shown above in the adjusted EBITDA reconciliation and the impact of £7 million of reduction in the value of the estate (28 weeks 2025: £7 million; 52 weeks 2025: £96 million), £5 million impairment of intercompany receivables (28 weeks 2025: £nil; 52 weeks 2025: £nil) and profit on sale of non-current assets of £4 million (28 weeks 2025: loss of £2 million; 52 weeks 2025: profit of £7 million).

Stonegate Group

Stonegate Pub Company Limited

Condensed Consolidated Interim Financial Statements

For the 28 weeks ended 12 April 2026

Registered number FC029833

Contents

Consolidated Income Statement
For the 28 weeks ended 12 April 2026

		Unaudited 28 weeks ended 12 April 2026			Unaudited 28 weeks ended 13 April 2025			Audited 52 weeks ended 28 September 2025		
	Notes	**Pre-exceptional items £m**	**Exceptional items* £m**	**Total £m**	Pre-exceptional items £m	Exceptional items* £m	Total £m	Pre-exceptional items £m	Exceptional items* £m	Total £m
Revenue	2	**811**	**-**	**811**	871	-	871	1,619	-	1,619
Operating costs before depreciation and amortisation		**(570)**	**(3)**	**(573)**	(647)	(3)	(650)	(1,176)	(22)	(1,198)
EBITDA^		**241**	**(3)**	**238**	224	(3)	221	443	(22)	421
Depreciation and impairment		**(65)**	**(5)**	**(70)**	(65)	-	(65)	(119)	-	(119)
Movement in value of the estate		**-**	**(7)**	**(7)**	-	(7)	(7)	-	(96)	(96)
Brand amortisation		**-**	**-**	**-**	-	-	-	(1)	-	(1)
Total depreciation, amortisation, impairment and revaluation		**(65)**	**(12)**	**(77)**	(65)	(7)	(72)	(120)	(96)	(216)
Profit / (loss) on sale of non-current assets		**-**	**4**	**4**	-	(2)	(2)	-	7	7
Operating profit / (loss)		**176**	**(11)**	**165**	159	(12)	147	323	(111)	212
Finance income	3	**1**	**-**	**1**	2	-	2	4	-	4
Finance costs	4	**(206)**	**-**	**(206)**	(229)	-	(229)	(409)	(2)	(411)
Movement in fair value of derivative financial instruments		**(1)**	**-**	**(1)**	5	-	5	21	-	21
Loss before taxation		**(30)**	**(11)**	**(41)**	(63)	(12)	(75)	(61)	(113)	(174)
Taxation	6	**10**	**-**	**10**	16	-	16	13	22	35
Loss for the period		**(20)**	**(11)**	**(31)**	(47)	(12)	(59)	(48)	(91)	(139)
Attributable to:										
Owners of the parent company		**(20)**	**(11)**	**(31)**	(47)	(12)	(59)	(48)	(91)	(139)
Non-controlling interests		**-**	**-**	**-**	-	-	-	-	-	-

* Exceptional items are explained further in note 5.

^ EBITDA represents Operating profit / (loss) before depreciation, amortisation, impairment, movement in value of the estate and profit / (loss) on sale of non-current assets.

All of the Group's operations are classed as continuing.

The accompanying notes form part of these financial statements.

Consolidated Statement of Comprehensive Income

For the 28 weeks ended 12 April 2026

	Unaudited 28 weeks ended 12 April 2026 £m	Unaudited 28 weeks ended 13 April 2025 £m	Audited 52 weeks ended 28 September 2025 £m
Loss for the period	**(31)**	(59)	(139)
Items that will not be reclassified to the income statement			
Tax charge relating to components of other comprehensive income	**-**	-	(32)
Revaluation of assets on transfer to Investment Property	**-**	-	(2)
Revaluation of property, plant and equipment	**-**	-	154
Other comprehensive profits after tax	**-**	-	120
Total comprehensive loss for the period	**(31)**	(59)	(19)

The accompanying notes form part of these financial statements.

Consolidated Balance Sheet
At 12 April 2026

	Notes	**Unaudited 12 April 2026 £m**	Unaudited 13 April 2025 £m	Audited 28 September 2025 £m
Assets				
Non-current assets				
Property, plant and equipment	7	**4,432**	4,376	4,464
Investment property	8	**186**	259	214
Brand	10	**-**	1	-
Goodwill	10	**17**	17	17
Financial assets		**4**	4	4
Trade and other receivables	11	**2**	7	7
Derivative financial instruments	13	**3**	-	4
Retirement benefit surplus		**1**	1	1
		4,645	4,665	4,711
Current assets				
Inventories		**16**	21	18
Trade and other receivables	11	**154**	143	162
Cash and cash equivalents		**117**	103	160
Financial assets		**1**	1	1
		288	268	341
Non-current assets held for sale	9	**55**	50	55
Total assets		**4,988**	4,983	5,107
Liabilities				
Current liabilities				
Trade and other payables	12	**(349)**	(370)	(395)
Borrowings	13	**(36)**	(31)	(35)
		(385)	(401)	(430)
Non-current liabilities				
Borrowings	13	**(3,777)**	(3,756)	(3,810)
Derivative financial instruments	13	**-**	(12)	-
Deferred tax liabilities		**(82)**	(80)	(92)
Provisions		**(2)**	(2)	(2)
		(3,861)	(3,850)	(3,904)
Total liabilities		**(4,246)**	(4,251)	(4,334)
Net assets		**742**	732	773
Equity				
Called up share capital		**5**	5	5
Share premium		**1,448**	1,448	1,448
Revaluation reserve		**1,064**	915	1,064
Capital contribution reserve		**5**	4	5
Retained earnings		**(1,780)**	(1,639)	(1,748)
Total equity attributable to owners of the parent company		**742**	733	774
Non-controlling interests		**-**	(1)	(1)
Total equity		**742**	732	773

The accompanying notes form part of these financial statements.

Consolidated Statement of Changes in Equity
For the 28 weeks ended 12 April 2026

	Share capital £m	Share premium £m	Revaluation reserve £m	Capital contribution reserve £m	Retained earnings £m	Equity attributable to owners of the Parent Company £m	Non-controlling interests £m	Total equity £m
Total equity at 28 September 2025	**5**	**1,448**	**1,064**	**5**	**(1,748)**	**774**	**(1)**	**773**
Total comprehensive losses:								
Losses for the period	**-**	**-**	**-**	**-**	**(31)**	**(31)**	**-**	**(31)**
Total comprehensive losses for the period	**-**	**-**	**-**	**-**	**(31)**	**(31)**	**-**	**(31)**
Change in ownership interest in subsidiary undertaking	**-**	**-**	**-**	**-**	**(1)**	**(1)**	**1**	**-**
Total equity at 12 April 2026	**5**	**1,448**	**1,064**	**5**	**(1,780)**	**742**	**-**	**742**
Total equity at 29 September 2024	5	1,448	915	4	(1,580)	792	(1)	791
Total comprehensive losses:								
Losses for the period	-	-	-	-	(59)	(59)	-	(59)
Total comprehensive losses for the period	-	-	-	-	(59)	(59)	-	(59)
Total equity at 13 April 2025	5	1,448	915	4	(1,639)	733	(1)	732
Total equity at 29 September 2024	5	1,448	915	4	(1,580)	792	(1)	791
Total comprehensive losses:								
Losses for the period	-	-	-	-	(139)	(139)	-	(139)
Other comprehensive income / (losses) for the period	-	-	152	-	(32)	120	-	120
Total comprehensive income / (losses) for the period	-	-	152	-	(171)	(19)	-	(19)
Transfer of realised revaluation surplus on disposals	-	-	(3)	-	3	-	-	-
Capital contribution	-	-	-	1	-	1	-	1
Total equity at 28 September 2025	5	1,448	1,064	5	(1,748)	774	(1)	773

The accompanying notes form part of these financial statements.

Consolidated Cash Flow Statement

For the 28 weeks ended 12 April 2026

	Unaudited 28 weeks ended 12 April 2026	Unaudited 28 weeks ended 13 April 2025	Audited 52 weeks ended 28 September 2025
	£m	£m	£m
Cash flows from operating activities			
Loss for the period	**(31)**	(59)	(139)
Adjustments for:			
-Depreciation, amortisation, impairment and movement in value of the estate	**77**	72	216
-(Profit) / loss on sale of non-current assets	**(4)**	2	(7)
-Finance income	**(1)**	(2)	(4)
-Finance costs	**206**	229	411
-Movement in derivative financial instruments	**1**	(5)	(21)
-Taxation	**(10)**	(16)	(35)
	238	221	421
Changes in:			
-Inventories	**2**	-	3
-Receivables	**8**	(36)	(55)
-Payables	**(29)**	6	35
Cash generated from operating activities	**219**	191	404
Interest received	**1**	2	3
Net cash flow from operating activities	**220**	193	407
Cash flows from investing activities			
Purchase of property, plant and equipment	**(65)**	(68)	(135)
Net proceeds from sale of property, plant and equipment	**52**	37	74
Net cash flow from investing activities	**(13)**	(31)	(61)
Cash flows from financing activities			
Interest paid	**(198)**	(185)	(348)
Advance of borrowings	**105**	85	230
Repayment of borrowings	**(127)**	(88)	(187)
Transaction costs related to loans and borrowings	**-**	(21)	(27)
Payment of principal portion of lease liabilities	**(24)**	(21)	(24)
Redemption premium paid on prepayment	**(2)**	-	(1)
Payment of non-controlling interest in subsidary undertaking	**(4)**	-	-
Net cash flow from financing activities	**(250)**	(230)	(357)
Net decrease in cash and cash equivalents	**(43)**	(68)	(11)
Opening cash and cash equivalents	**160**	171	171
Closing cash and cash equivalents	**117**	103	160

The accompanying notes form part of these financial statements.

Notes to the condensed consolidated interim financial statements

1 Accounting policies and basis of preparation

Stonegate Pub Company Limited (the "Company") is governed by Cayman Island Company Law and is limited by shares.

The condensed consolidated interim financial statements consolidates those results of the Company and its subsidiaries (together referred to as the "Group"). The condensed consolidated interim financial statements have been prepared in accordance with Companies Law (2013 Revision) of the Cayman Islands. As the Cayman Islands do not have prescribed accounting standards, the Group has elected to prepare the condensed consolidated interim financial statements in accordance with IAS 34 'Interim Financial Reporting as adopted for use in the UK', as allowed under Cayman Island Company Law.

The results for the current and comparative period are unaudited. The financial information for the 52 weeks ended 28 September 2025 is extracted from the accounts for that period which are subject to a non-statutory audit for the purpose of filing accounts of the UK branch of this overseas Group and formally setting out the financial performance and position of the Group.

The condensed consolidated interim financial statements have been prepared on a consistent basis using the accounting policies set out in the Annual Report and Accounts for the period ended 28 September 2025. There have been no new standards that have been adopted during the period.

1.1 Going concern

In accordance with IFRS, management has conducted an assessment of the ability to continue as a going concern and have concluded that the accounts should be prepared on a going concern basis with no material uncertainty.

The Directors have considered the Group's financial resources including a review of the medium-term financial plan, which includes a review of the Group's cash flow forecasts for the period of at least 12 months from the date of approval of these financial statements.

Based on the outcome of the above considerations the Directors expect the Group to have adequate resources to continue in operational existence for the period under review. For this reason, the Directors continue to adopt the going concern basis of accounting in preparing the financial statements.

1.2 Key accounting judgements

The following are the key judgements that management have made in the period in applying the Group's accounting policies as disclosed in the financial statements of the Group for the period ended 28 September 2025.

Valuation of property, plant and equipment, and investment property

Properties are measured at fair value reflecting market conditions at the balance sheet date. Gains and losses arising from changes in the fair value of property, plant and equipment are recognised in the revaluation reserve except where they reverse a revaluation decrease relating to the same asset previously recognised as an expense in the income statement in which case the reversal of the revaluation decrease is recognised in the income statement. Any deficit arising from the revaluation exercise is taken to the revaluation reserve to the extent that there is a surplus in place relating to the same asset. Any further decrease in value is recognised in the income statement as an expense. Changes to the fair value of investment properties are recognised in the income statement in the period in which they arise. Fair values are determined based on an annual revaluation by external valuers. Management have judged that the valuation reached at 28 September 2025 still represents the best estimate of the fair value of such properties at 12 April 2026.

Notes *(continued)*

2 Segmental reporting

The Directors determine the appropriate operating segments based on the discrete management information regularly reviewed by the Chief Operating Decision Maker (CODM). The Group has five distinguishable revenue generating operating segments being Pub Partners, Commercial Property, Stonegate, Craft Union and Joint Ventures, and the CODM reviews discrete information on these segments. These have been aggregated into three reportable segments as outlined below:

1) Leased and tenanted comprising Pub Partners and Commercial Property – The Group receives rental income from leasing these sites to third parties. Revenue is also received from tied sites within Pub Partners for the supply of drinks and gaming machines. The Group has no direct involvement in the operation of each site.

2) Managed comprising Stonegate and Joint Ventures – The Group generates revenue from the sale of food, drink, admission, accommodation and gaming machine income. Each site is fully managed by the Group, such that the Group is exposed to all operational risks and in return receives the full retail margin.

3) Operator-led comprising Craft Union – The Group receives revenue from the sale of food, drink, admission and gaming machine income. The Group contracts with an operating company to manage the day-to-day operations of the site for which they receive a turnover-based fee. All labour costs are borne by the operating company, with all other costs being borne by the Group. The Group has access to the full retail margin.

Central costs represent certain head office expenses which are not attributable to specific segments. Accordingly, these costs are disclosed as a separate column within the segmental notes.

The CODM reviews the financial results by segment to EBITDA, which represents operating profit / (loss) before depreciation, amortisation, impairment, movement in value of the estate and profit / (loss) on sale of non-current assets, and this therefore provides the basis for the disclosures below. Inter-segment revenues and costs are eliminated upon consolidation such that all numbers disclosed in the table below are with external customers.

All of the Group’s revenue is generated in the United Kingdom and is not further segmented based on location, therefore no geographical segmental analysis has been provided. The balance sheet is not reviewed by the CODM on a segmented basis and therefore no disclosure has been made in relation to segmental assets and liabilities.

Notes *(continued)*

2 Segmental reporting *(continued)*

2026 28 weeks	Leased and tenanted £m	Managed £m	Operator-led £m	Central £m	Total £m
Drink revenue	160	284	179	-	623
Rent revenue	75	-	-	-	75
Food revenue	-	57	-	-	57
Revenue from amusement and other machines	5	9	21	-	35
Admission, accommodation and other revenue	1	18	2	-	21
Total revenue	**241**	**368**	**202**	**-**	**811**
Operating costs before depreciation and amortisation	(87)	(286)	(138)	(62)	(573)
EBITDA	**154**	**82**	**64**	**(62)**	**238**
Depreciation, amortisation, impairment and movement in value of the estate					(77)
Profit on sale of non-current assets					4
Net finance costs and movement in fair value of derivative financial instruments					(206)
Loss before tax					**(41)**
Taxation					10
Loss after tax					**(31)**

2025 28 weeks	Leased and tenanted £m	Managed £m	Operator-led £m	Central £m	Total £m
Drink revenue	152	353	164	-	669
Rent revenue	68	-	-	-	68
Food revenue	-	79	-	-	79
Revenue from amusement and other machines	4	12	18	-	34
Admission, accommodation and other revenue	-	21	-	-	21
Total revenue	**224**	**465**	**182**	**-**	**871**
Operating costs before depreciation and amortisation	(86)	(368)	(131)	(65)	(650)
EBITDA	**138**	**97**	**51**	**(65)**	**221**
Depreciation, amortisation, impairment and movement in value of the estate					(72)
Loss on sale of non-current assets					(2)
Net finance costs and movement in fair value of derivative financial instruments					(222)
Loss before tax					**(75)**
Taxation					16
Loss after tax					**(59)**

Notes *(continued)*

2 Segmental reporting *(continued)*

2025 52 weeks	Leased and tenanted £m	Managed £m	Operator-led £m	Central £m	Total £m
Drink revenue	300	626	316	-	1,242
Rent revenue	128	-	-	-	128
Food revenue	-	142	-	-	142
Revenue from amusement and other machines	8	21	36	-	65
Admission, accommodation and other revenue	1	39	2	-	42
Total revenue	**437**	**828**	**354**	**-**	**1,619**
Operating costs before depreciation and amortisation	(163)	(655)	(247)	(133)	(1,198)
EBITDA	**274**	**173**	**107**	**(133)**	**421**
Depreciation, amortisation, impairment and movement in value of the estate					(216)
Profit on sale of non-current assets					7
Net finance costs and movement in fair value of derivative financial instruments					(386)
Loss before tax					**(174)**
Taxation					35
Loss after tax					**(139)**

Notes *(continued)*

3 Finance income

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Other interest receivable	**1**	2	4
Total finance income	**1**	2	4

4 Finance costs

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Interest payable on loan notes	**172**	177	323
Other interest payable	**7**	6	11
Debt issue costs amortisation	**4**	4	8
Other finance costs	**3**	2	3
Foreign exchange (gain) / loss	**(4)**	16	19
Interest expense on lease liabilites	**24**	24	45
Exceptional interest payable and finance costs	**-**	-	2
Total finance costs	**206**	229	411

Notes *(continued)*

5 Exceptional items

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Operating costs before depreciation and amortisation:			
Business reorganisation	**2**	1	17
Other non-recurring costs	**1**	2	5
Depreciation, amortisation, impairment and revaluation:			
Intercompany impairment	**5**	-	-
Movements in value of the estate and related assets	**7**	7	96
(Profit) / loss on sale of non-current assets	**(4)**	2	(7)
	11	12	111
Net finance costs	**-**	-	2
UK income tax credit relating to exceptional items	**-**	-	(22)
Total exceptional costs	**11**	12	91

Business reorganisation: During the period £2 million (28 weeks ended 13 April 2025: £1 million; 52 weeks ended 28 September 2025: £17 million) has been recognised in relation to known redundancy costs and associated legal and professional fees associated with restructuring the Group's support function in line with the Transformation Agenda of moving pubs from managed to leased and tenanted.

Other non-recurring costs: During the period £1 million has been recognised in relation to a restructuring plan to streamline the Group's leasehold estate and negotiating new terms with landlords. During the 28 weeks ended 13 April 2025 £2 million of costs were incurred relating to the dual costs of distribution to facilitate a change of provider. During the 52 weeks ended 28 September 2025 £4 million of costs were incurred which included costs relating to a procurement efficiency project. Also during the 52 weeks ended 28 September 2025 £1 million of assignment premiums were paid to publicans in order to take the assignment of a lease or to break a lease at any point other than at renewal. Following the acquisition of Ei Group Limited, the Group are looking to review the entire portfolio of assets and move pubs across segments into their perceived optimum operating format.

Intercompany impairment: During the period the Group fully impaired an amount outstanding of £5 million in relation to a loan provided to PWB Kitchens Limited, see note 17 for further details, in relation to a minority investment in Peckwater Brands.

Notes *(continued)*

5 Exceptional items *(continued)*

Movements in value of the estate and related assets: Movements in value of the estate and related assets comprise the following:

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Impairment of property, plant and equipment (note 7)	**-**	-	34
Reversal of impairment of property plant and equipment (note 7)	**-**	-	(23)
Net movement from impairment	-	-	11
Movement in investment property from revaluation of the estate (note 8)	**1**	-	20
Impairment of non-current assets held for sale (note 9)	**-**	-	1
Revaluation of property, plant and equipment on transfer to non current assets held for sale (note 7)	**3**	5	7
Revaluation of property, plant and equipment on transfer to investment property (note 7)	**-**	-	1
Revaluation of investment property on transfer to non curent assets held for sale (note 8)	**3**	2	4
Revaluation loss charged as an impairment (note 7)	**-**	-	52
Total movements in value of the estate and related assets	**7**	7	96

(Profit) / loss on sale of non-current assets: The Group has disposed of 76 trading sites, seven pieces of land and completed five trading site sale and leasebacks generating an overall profit on disposal of £4 million in the 28 weeks ended 12 April 2026 (28 weeks 2025: 49 trading sites, five pieces of land and ten trading site sale and leasebacks, generating an overall loss on disposal of £2 million; 52 weeks 2025: 109 trading sites, 13 pieces of land and ten trading site sale and leasebacks generating an overall profit on disposal of £7 million).

Net finance costs: During the 52 weeks ended 28 September 2025 £2 million of fees were paid in relation to the refinancing during the prior period.

6 Taxation

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Tax charged / (credited) in the income statement			
Current tax:			
- UK corporation tax	**-**	-	1
Total current tax charge	**-**	-	1
Deferred tax:			
- Origination and reversal of temporary differences	**(10)**	(16)	(40)
- Adjustments in respect of previous periods	**-**	-	4
Total deferred tax credit	**(10)**	(16)	(36)
Total current and deferred tax credited in the income statement	**(10)**	(16)	(35)

Notes *(continued)*

7 Property, plant and equipment

	Right-of-use assets £m	Land and buildings £m	Leasehold improvements £m	Landlords' fixtures and fittings £m	Furniture, fixtures and equipment £m	Non-licensed properties and other assets £m	Total £m
Cost or valuation							
At 29 September 2024	963	3,395	195	217	260	89	5,119
Additions	7	54	8	12	63	-	144
Modifications	2	-	-	-	-	-	2
Disposals	(8)	-	(1)	-	(5)	(3)	(17)
Revaluation of non-current assets held for sale to fair value:							
-Income Statement (note 5)	-	(7)	-	-	-	-	(7)
Fair value on transfer to investment properties:							
-Income Statement (note 5)	-	(1)	-	-	-	-	(1)
-Revaluation reserve	-	(2)	-	-	-	-	(2)
Revaluation:							
-Revaluation reserve	-	154	-	-	-	-	154
-Income statement (note 5)	-	(52)	-	-	-	-	(52)
Transfer from / (to) non-current assets held for sale (note 9)	1	(32)	(6)	(3)	(2)	-	(42)
Transfer to investment properties (note 8)	(2)	(6)	-	(1)	-	-	(9)
At 28 September 2025	963	3,503	196	225	316	86	5,289
Additions	18	16	2	4	23	-	63
Disposals	-	-	-	-	(2)	-	(2)
Revaluation of non-current assets held for sale to fair value:							
-Income statement (note 5)	-	(3)	-	-	-	-	(3)
Transfer to non-current assets held for sale (note 9)	(4)	(16)	-	(3)	(1)	-	(24)
Transfer to investment properties (note 8)	(1)	(2)	-	-	-	-	(3)
At 12 April 2026	**976**	**3,498**	**198**	**226**	**336**	**86**	**5,320**
Depreciation							
At 29 September 2024	(369)	-	(113)	(62)	(126)	(46)	(716)
Charge for the period	(44)	-	(12)	(15)	(47)	(1)	(119)
Impairment charge (note 5)	(26)	-	(8)	-	-	-	(34)
Impairment reversal (note 5)	23	-	-	-	-	-	23
Disposals	7	-	1	-	4	4	16
Transfer to non-current assets held for sale (note 9)	-	-	4	-	1	-	5
At 28 September 2025	(409)	-	(128)	(77)	(168)	(43)	(825)
Charge for the period	(21)	-	(1)	(38)	(5)	-	(65)
Transfer to non-current assets held for sale (note 9)	-	-	-	1	1	-	2
At 12 April 2026	**(430)**	**-**	**(129)**	**(114)**	**(172)**	**(43)**	**(888)**
Net book value							
At 12 April 2026	**546**	**3,498**	**69**	**112**	**164**	**43**	**4,432**
At 28 September 2025	554	3,503	68	148	148	43	4,464

Notes *(continued)*

7 Property, plant and equipment *(continued)*

	Right-of-use assets £m	Land and buildings £m	Leasehold improvements £m	Landlords' fixtures and fittings £m	Furniture, fixtures and equipment £m	Non-licensed properties and other assets £m	Total £m
Cost							
At 29 September 2024	963	3,395	195	217	260	89	5,119
Additions	7	16	5	8	38	1	75
Modifications	-	-	-	-	-	-	-
Disposals	(9)	-	(1)	-	(4)	(3)	(17)
Revaluation of non-current assets held for sale to fair value:							
-Income statement (note 5)	-	(5)	-	-	-	-	(5)
Transfer to non-current assets held for sale (note 9)	-	(14)	-	(2)	-	-	(16)
Transfer to investment properties (note 8)	-	(6)	-	(1)	-	-	(7)
At 13 April 2025	**961**	**3,386**	**199**	**222**	**294**	**87**	**5,149**
Depreciation							
At 29 September 2024	(369)	-	(113)	(62)	(126)	(46)	(716)
Charge for the period	(24)	-	(6)	(9)	(26)	-	(65)
Disposals	6	-	(1)	-	-	3	8
At 13 April 2025	**(387)**	**-**	**(120)**	**(71)**	**(152)**	**(43)**	**(773)**
Net book value							
At 13 April 2025	**574**	**3,386**	**79**	**151**	**142**	**44**	**4,376**
At 29 September 2024	594	3,395	82	155	134	43	4,403

8 Investment property

	Right-of-use assets £m	Land and buildings £m	Total £m
Fair value			
At 29 September 2024	46	220	266
Transfer from property, plant and equipment (note 7)	2	7	9
Transfer to non-current assets held for sale (note 9)	-	(44)	(44)
Transfers from non-current assets held for sale (note 9)	-	9	9
Revaluation on transfer to non-current assets held for sale (note 5)	-	(4)	(4)
Revaluation (note 5)	(5)	(15)	(20)
Disposals	(2)	-	(2)
At 28 September 2025	41	173	214
Transfer from property, plant and equipment (note 7)	1	2	3
Revaluation on transfer to non-current assets held for sale (note 5)	-	(3)	(3)
Transfer to non-current assets held for sale (note 9)	-	(27)	(27)
Revaluation	(1)	-	(1)
At 12 April 2026	**41**	**145**	**186**
At 29 September 2024	46	220	266
Transfer from property, plant and equipment (note 7)	-	7	7
Transfer to non-current assets held for sale (note 9)	-	(12)	(12)
Revaluation on transfer to non-current assets held for sale (note 5)	-	(2)	(2)
At 13 April 2025	**46**	**213**	**259**

Notes *(continued)*

9 Non-current assets held for sale

	Right-of-use assets £m	Land and buildings £m	Landlords' fixtures and fittings £m	Furniture, fixtures and equipment £m	Total £m
At 29 September 2024	1	43	11	3	58
Transfer (to) / from property, plant and equipment (note 7)	(1)	34	3	1	37
Transfer from investment properties (note 8)	-	44	-	-	44
Transfer to investment properties (note 8)	-	(9)	-	-	(9)
Write down to fair value less costs to dispose (note 5)	-	(1)	-	-	(1)
Disposals	-	(74)	-	-	(74)
At 28 September 2025	-	37	14	4	55
Transfer from property, plant and equipment (note 7)	4	16	1	1	22
Transfer from investment properties (note 8)	-	27	-	-	27
Disposals	-	(49)	-	-	(49)
At 12 April 2026	**4**	**31**	**15**	**5**	**55**
At 29 September 2024	1	43	11	3	58
Transfer from property, plant and equipment (note 7)	-	14	2	-	16
Transfer from investment properties (note 8)	-	12	-	-	12
Disposals	-	(36)	-	-	(36)
At 13 April 2025	**1**	**33**	**13**	**3**	**50**

Non-current assets held for sale comprises properties that have been identified by the Group for disposal as part of the continued disposal programme. The sale of all assets within this category is expected to be completed within one year of the balance sheet date.

When assets are identified for disposal and meet the criteria within IFRS 5 they are reclassified from property, plant and equipment to non-current assets held for sale and are revalued at that point to their fair value less costs to dispose if this is lower than their carrying value. Investment property assets are also moved to non-current assets held for sale at book value when they meet the criteria within IFRS 5.

Included in non-current assets held for sale are 93 sites at 12 April 2026 (13 April 2025: 64 sites; 28 September 2025: 77 sites).

Notes *(continued)*

10 Brand and goodwill intangible assets

	Brand £m	Goodwill £m
Cost		
At 29 September 2024	6	243
At 28 September 2025	6	243
At 12 April 2026	**6**	**243**
Amortisation		
At 29 September 2024	(5)	(226)
Charge for the period	(1)	-
At 28 September 2025	(6)	(226)
At 12 April 2026	**(6)**	**(226)**
Net book value		
At 12 April 2026	**-**	**17**
At 28 September 2025	-	17

	Brand £m	Goodwill £m
Cost		
At 29 September 2024	6	243
At 13 April 2025	**6**	**243**
Amortisation		
At 29 September 2024	(5)	(226)
At 13 April 2025	**(5)**	**(226)**
Net book value		
At 13 April 2025	**1**	**17**
At 29 September 2024	1	17

Notes *(continued)*

11 Trade and other receivables

	12 April 2026 £m	13 April 2025 £m	28 September 2025 £m
Trade receivables	**55**	50	70
Amounts due from parent undertakings	**19**	17	19
Other receivables	**20**	23	21
Prepayments and accrued income	**60**	53	52
	154	143	162
Due in more than one year:			
Trade receivables	**2**	2	2
Amounts due from group undertakings	**-**	5	5
	2	7	7

12 Trade and other payables

	12 April 2026 £m	13 April 2025 £m	28 September 2025 £m
Trade payables	**75**	106	110
Amounts due to parent undertakings	**2**	2	2
Other taxation and social security	**36**	41	39
Other payables	**50**	46	48
Accruals	**186**	175	196
	349	370	395

Notes *(continued)*

13 Borrowings

	12 April 2026 £m	13 April 2025 £m	28 September 2025 £m
Current liabilities			
Lease liabilities	**36**	31	35
	36	31	35
Non-current liabilities			
Revolving credit facility	**168**	98	158
Securitised bonds	**181**	209	201
Senior secured notes issued by Stonegate Pub Company Financing 2019 plc	**1,681**	1,682	1,680
Euro floating rate notes issued by Stonegate Pub Company Financing 2019 plc	**401**	403	405
PIK second lien facility	**176**	151	163
Portfolio loan - Senior facility	**415**	427	422
Portfolio loan - Mezzanine facility	**190**	195	193
Lease liabilities	**565**	591	588
	3,777	3,756	3,810

Terms and debt repayment schedule excluding the revolving credit facility:

		Principal outstanding		
	Year of maturity	**12 April 2026 £m**	13 April 2025 £m	28 September 2025 £m
Securitised bonds - N - 6.464%	2032	**165**	190	184
Senior secured notes - 10.75%	2029	**1,682**	1,682	1,682
Euro floating rate notes - Euribor + 6.625%	2029	**410**	408	410
PIK second lien facility - SONIA + 9.3755%	2029	**185**	162	173
Portfolio loan - Senior facility - SONIA + 5.0%	2029	**421**	435	430
Portfolio loan - Mezzanine facility - SONIA + 9.3065%	2029	**192**	199	196
		3,055	3,076	3,075

Notes *(continued)*

13 Borrowings *(continued)*

All financial assets and liabilities, with the exception of derivative financial instruments, are carried at amortised cost. The fair values of all financial instruments are either equal to, or not materially different from their book values, with the exception of securitised bonds, senior secured notes and euro floating rate notes. The book values and fair values of these financial instruments are summarised below:

	Fair value			Carrying value		
	12 April 2026 £m	13 April 2025 £m	28 September 2025 £m	**12 April 2026 £m**	13 April 2025 £m	28 September 2025 £m
Financial liabilities						
Securitised bonds - N	**172**	197	191	**181**	209	201
Senior secured notes due 2029	**1,690**	1,659	1,651	**1,681**	1,682	1,680
Euro floating rate notes due 2029	**407**	394	399	**401**	403	405
PIK second lien facility	**176**	151	163	**176**	151	163
Portfolio loan - Senior facility	**415**	427	422	**415**	427	422
Portfolio loan - Mezzanine facility	**190**	195	193	**190**	195	193
	3,050	3,023	3,019	**3,044**	3,067	3,064

Derivative financial instruments

The carrying values of derivative financial instruments in the balance sheet are as follows:

	12 April 2026 £m	13 April 2025 £m	28 September 2025 £m
Cross currency interest rate swaps			
Non-current assets	**(3)**	-	(4)
Non-current liabilities	**-**	12	-
	(3)	12	(4)

As part of the refinancing event during the period ended 29 September 2024 the Group entered into three new cross currency interest rate swaps in relation to the new Euro Floating Rate Notes. These swaps replace EURIBOR with a rate denominated in sterling and with reference to SONIA and expire in August 2027.

In addition the Group had in place hedging arrangements over £478 million of the portfolio loans which capped the floating SONIA rate at 5%. This arrangement expired in January 2026. During the period on 26 January 2026, the Group entered into a new interest rate hedging arrangement in relation to the portfolio loans. This hedging arrangement relates to £464 million of these borrowings and caps the floating SONIA rate at 4.7%. This expires in January 2027.

Notes *(continued)*

14 Net debt

	At 28 September 2025 £m	Cash flow £m	Non-cash movements £m	At 12 April 2026 £m
Cash at bank and in hand	160	(43)	-	117
Loans and borrowings	(3,222)	22	(12)	(3,212)
Lease liabilities	(623)	56	(34)	(601)
	(3,685)	35	(46)	(3,696)
Debt due within one year				(36)
Debt due after one year				(3,777)
Cash at bank and in hand				117
Net debt per balance sheet				**(3,696)**

	At 29 September 2024 £m	Cash flow £m	Non-cash movements £m	At 13 April 2025 £m
Cash at bank and in hand	171	(68)	-	103
Loans and borrowings	(3,284)	3	116	(3,165)
Lease liabilities	(642)	45	(25)	(622)
	(3,755)	(20)	91	(3,684)
Debt due within one year				(31)
Debt due after one year				(3,756)
Cash at bank and in hand				103
Net debt per balance sheet				**(3,684)**

	At 29 September 2024 £m	Cash flow £m	Non-cash movements £m	At 28 September 2025 £m
Cash at bank and in hand	171	(11)	-	160
Loans and borrowings	(3,284)	295	(233)	(3,222)
Lease liabilities	(642)	61	(42)	(623)
	(3,755)	345	(275)	(3,685)
Debt due within one year				(35)
Debt due after one year				(3,810)
Cash at bank and in hand				160
Net debt per balance sheet				**(3,685)**

Underlying net debt represents amounts repayable to banks and other lenders net of cash retained in the business. Cash includes £15 million (13 April 2025: £14 million; 28 September 2025: £41 million) held in the securitised Unique sub-group and £54 million (13 April 2025: £42 million; 28 September 2025: £53 million) held in the restricted portfolio loan group.

Notes *(continued)*

15 Leases

Leases as a lessee

Impacts for the period

The Group follows the same basis of categorisation to both freehold property and leasehold property to determine where to present assets on the balance sheet and therefore right-of-use assets are recognised in investment property, non-current assets held for sale and property, plant and equipment depending on the type of sub lease (where it is sub let) or the commitment to dispose of the property/lease. The following table sets out the movement in the Group's right-of-use assets during the period and the carrying value at 12 April 2026:

			Property, plant and equipment		
Right-of-use assets	**Investment property £m**	**Non-current assets held for sale £m**	**Property £m**	**Vehicles £m**	**Total £m**
At 29 September 2024	46	1	593	1	641
Additions	-	-	7	-	7
Modifications	-	-	2	-	2
Depreciation charge for the period	-	-	(43)	(1)	(44)
Impairment	(5)	-	(26)	-	(31)
Impairment reversal	-	-	23	-	23
Derecognition	(2)	-	(1)	-	(3)
Transfers	2	(1)	(1)	-	-
At 28 September 2025	41	-	554	-	595
Additions	-	-	18	-	18
Depreciation charge for the period	-	-	(21)	-	(21)
Impairment	(1)	-	-	-	(1)
Transfers	1	4	(5)	-	-
At 12 April 2026	**41**	**4**	**546**	**-**	**591**
At 29 September 2024	46	1	593	1	641
Additions	-	-	7	-	7
Depreciation charge for the period	-	-	(24)	-	(24)
Derecognition	-	-	(3)	-	(3)
At 13 April 2025	**46**	**1**	**573**	**1**	**621**

The following amounts have been recognised in profit or loss for which the Group is a lessee:

Leases under IFRS 16	**28 weeks ended 12 April 2026 £m**	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Interest expense on lease liabilities	**24**	24	45
Depreciation of right of use assets	**21**	24	44
Impairment of right of use assets	**1**	-	31
Impairment reversal of right of use assets	**-**	-	(23)
Expenses relating to leases of low-value assets	**-**	-	1

Notes *(continued)*

15 Leases *(continued)*

The following amounts have been recognised in the statement of cash flows for which the Group is a lessee:

	28 weeks ended 12 April 2026 £m	28 weeks ended 13 April 2025 £m	52 weeks ended 28 September 2025 £m
Interest payments	**32**	24	37
Principal payments	**24**	21	24
Total cash outflow for leases	**56**	45	61

In relation to those leases under IFRS 16, for the 28 weeks ended 12 April 2026, the Group's operating profit metric improved by £20 million as the new depreciation expense is lower than the IAS 17 operating lease charge (28 weeks ended 13 April 2025: £17 million; 52 weeks ended 28 September 2025: £34 million). Interest expense was charged of £24 million (28 weeks ended 13 April 2025: £24 million; 52 weeks ended 28 September 2025: £45 million), such that net profit after tax is lower compared to the previous IAS 17 reporting basis (28 weeks ended 13 April 2025: lower; 52 weeks ended 28 September 2025: lower). Operating profit before depreciation, amortisation, impairment, movement in value of the estate and profit / (loss) on sale of non-current assets is higher compared to the previous IAS 17 reporting basis (28 weeks ended 13 April 2025: higher; 52 weeks ended 28 September 2025: higher).

16 Pensions

The Group operates two defined benefit pension schemes, the Laurel Pub Pension Scheme and the Yates Group Pension Scheme, providing benefits on final pensionable salary. The assets of the schemes are held separately from those of the Group. During the prior year on 11 September 2025, the Trustees of the Laurel Pub Pension Scheme contracted to purchase a bulk annuity policy to cover the Scheme's members. During the current period, on 9 October 2025 the Trustees of the Yates Group Pension Scheme agreed to do the same. These buy in policies now cover the main risks in the schemes, namely: the investment, inflation risk and mortality risks that are inherent within a defined benefit scheme. The cost of each of the bulk annuity policies is covered by excess assets in the respective schemes. There was no adjustment required to the carrying values of net pension assets at 28 September 2025 and 12 April 2026 as a result of these events.

The Group also participates in defined contribution pension schemes for the benefit of certain employees. The assets of the schemes are held separately from those of the Group in independently administered funds.

The amount charged to the profit and loss account represents the contributions payable to the schemes in respect of the accounting period.

Notes *(continued)*

17 Related party transactions

Transactions between the Company and its subsidiaries, which are related parties, have been eliminated on consolidation and are not contained in this note.

Included in amounts due from parent undertakings is a balance of £9 million owing from Stonegate Pub Company Pikco Limited, a parent undertaking (13 April 2025: £9 million; 28 September 2025: £9 million).

Also included within amounts due from parent undertakings is £1 million (13 April 2025: £nil; 28 September 2025: £1 million). This relates to an amount owing from Stonegate Pub Company Group S.a.r.l in relation to the management incentive plan.

In a prior period, Stonegate Pub Company Limited provided a loan to Stonegate Pub Company Holdings Limited, a parent undertaking. The loan is repayable on demand and charges annual interest of SONIA + 2.50%. The amount owed of £9 million is included in trade and other receivables (13 April 2025: £8 million; 28 September 2025: £9 million).

The Group also had transactions with a handful of public houses affiliated with investment funds managed by TDR Capital LLP, known as Cubitt House Limited. The balance owing as a result of these transactions at 12 April 2026 and included in amounts due from parent undertakings is £170,000 (13 April 2025: £115,000; 28 September 2025: £170,000). Subsequent to the period end on 22 April 2026 Cubitt House Limited was sold to Young & Co's Brewery PLC.

On 13 June 2022, Stonegate Pub Company Limited provided a £4 million loan to PWB Kitchens Limited, previously known as Stonegate Pub Company Kitchens Limited, a company under common control of the ultimate parent company, Stonegate Pub Company Topco Sarl, a company incorporated in Luxembourg, in relation to a minority investment in Peckwater Brands. The loan charged interest at a rate of 8.5% and expires in 2029. The amount currently owed of £5 million (13 April 2025: £5 million; 28 September 2025: £5 million) has been fully provided for at 12 April 2026 (13 April 2025: £nil; 28 September 2025: £nil).

There is an amount of £2 million (13 April 2025: £2 million; 28 September 2025: £2 million) owing to Stonegate Pub Company Midco Limited, the immediate parent undertaking, at 12 April 2026, which is included in trade and other payables.

18 Seasonality of operations

The business is subject to seasonal fluctuations dependant on public holidays and the weather.