



To: HSBC Trustee (C.I.) Limited (as **Borrower Security Trustee, Issuer Security Trustee, and Note Trustee**)  
HSBC Bank plc (as **Principal Paying Agent**)  
Standard & Poor's Rating Services  
Fitch Ratings Limited

### **Marston's Pubs Limited - 2019 Quarter 2 Investor Report**

Marston's Pubs Limited has pleasure in announcing the trading performance of its 1,118 pubs securitised against its £765.6m outstanding bond issuance.

The securitised pubs generated EBITDA of £117.8m during the year to 30 March 2019.

Net worth was £590.1m as at 30 March 2019.

In the year to 30 March 2019, EBITDA to debt service coverage ratio was 1.6 times (restricted payment covenant 1.5 times) and the free cash flow to debt service coverage ratio was 1.5 times (restricted payment covenant 1.3 times and financial covenant 1.1 times).

During the year 36 tenanted pubs and 1 managed pub have been sold, no pubs have been acquired and no pubs were converted from managed to tenanted.

The 2019 Quarter 2 Investor Report is attached.

The securitised pubs amount to 72% of Marston's PLC's pub portfolio of 1,551 pubs as at 30 March 2019 and are considered by the Board to be a representative sample of the total.

#### **Marston's, PLC**

Rob Leach, Head of Treasury

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