

Marston's Pubs Limited (formerly W & DB Pubs Limited)
INTERIM INVESTOR REPORT
For the Period ended 31 March 2007

**This Investor Report covers the results for Marston's Pubs Limited
from 2 April 2006 to 31 March 2007**

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

Terms defined in the Master Definitions and Construction Schedule (the **Master Definitions and Construction Schedule**) dated as of 9 August 2005 and signed for the purposes of identification by Freshfields Bruckhaus Deringer and Linklaters shall bear the same meaning herein.

Definitions:

Q3 means the results for the Financial Quarter from 2 April 2006 to 1 July 2006
Q4 means the results for the Financial Quarter from 2 July 2006 to 30 September 2006
Q1 means the results for the Financial Quarter from 1 October 2006 to 30 December 2006
Q2 means the results for the Financial Quarter from 31 December to 31 March 2007

Relevant Period means Q1 + Q2; and

Relevant Year means Q3 + Q4 + Q1 + Q2

Principal Debt Movements

Q1 Principal Debt Movements on the Notes	Balance as at 30 December 2006 £m	Scheduled repayments made £m	Prepayments £m	Balance as at 31 March 2007 £m
Aggregate principal amount outstanding at the Financial Quarter Date	792.1	(2.9)	-	789.2
Class A1 Notes	223.1	(2.9)	-	220.2
Class A2 Notes	214.0	-	-	214.0
Class A3 Notes	200.0	-	-	200.0
Class B Notes	155.0	-	-	155.0

Q1 Principal Debt Movements on the Term Advance	Balance as at 30 December 2006 £m	Scheduled repayments made £m	Prepayment s £m	Balance as at 31 March 2007 £m
Aggregate principal debt outstanding at the Financial Quarter Date	792.1	(2.9)	-	789.2
A1 Term Advance	223.1	(2.9)	-	220.2
A2 Term Advance	214.0	-	-	214.0
A3 Term Advance	200.0	-	-	200.0
B Term Advance	155.0	-	-	155.0

Specific Trading Details

Turnover for the 26 weeks comprising Q1 and Q2 was £156.6m giving a total during the Relevant Year of £328.2m. EBITDA for the interim was £54.9m giving a cumulative total of £117.1m.

	Tenanted (Q2) £m	Managed (Q2) £m	Total (Q2) £m	Relevant Period (Q1 + Q2) £m	Relevant Year (Q3 + Q4 + Q1 + Q2) £m
Turnover	30.8	44.6	75.4	156.6	328.2
Operating expenses	16.5	36.8	53.3	110.3	228.3
Adjusted Operating Profit*	14.3	7.8	22.1	46.3	99.9
Operating Profit			19.6	41.3	89.9
EBITDA	15.9	10.4	26.3	54.9	117.1
Free Cash Flow			20.2	39.5	88.4
Debt Service			12.7	25.6	51.2

* Before amortisation of goodwill

Coverages and Covenants

FCF DSCR was 1.7 times and the EBITDA to Debt Service ratio was 2.3 times for the Relevant Year and 1.5 times and 2.1 times respectively for the Relevant Period. The Debt Service Covenant and Restricted Payment Condition were satisfied.

	Relevant Period (Q1 + Q2)	Relevant Year (Q3 + Q4 + Q1 + Q2)
Free Cash Flow: Debt Service	1.5 times	1.7 times
EBITDA: Debt Service	2.1 times	2.3 times
Debt Service covenant satisfied	Yes	Yes
Restricted Payment Condition satisfied	Yes	Yes

Net Worth as at 31 March 2007 was £438.3m. Restricted Payments of £13m were made in Q2 and £28m during the Relevant Year. The Restricted Payment Maximum at 31 March 2007 was £20.6m and no calculation of the Further Restricted Payment Maximum was required.

Maintenance and Capital Enhancement

The cumulative Maintenance Expenditure* in the Relevant Year was £26.6m and the Relevant Period was £14.5m. The Required Maintenance Amount* for the Relevant Year is £13.7m.

Capital Enhancement Expenditure of £9.4m was made in the Q2, £14.8m in the Relevant Year and £11.8m in the Relevant Period.

*Maintenance includes both capital items and items expensed through the Profit & Loss account.

Cash Balances

Balances on the following accounts at 31 March 2007 were as follows:

	£m
Borrower Transaction Account	1.7
Disposals Proceeds Account	0.5
Maintenance Reserve Account	-
All other Obligor Accounts	11.8

Amounts available under the Liquidity Facility were £86m. No amounts were drawn under this facility.

Estate

	Tenanted Number	Managed Number	Total Number
Outlets at the beginning of Q4	1,298	287	1,585
Conversions from Managed to Tenanted	-	-	-
Conversion from Tenanted to Managed	-	-	-
Acquisitions and substitutions	-	-	-
Disposals	(1)	-	(1)
Closed	-	-	-
Outlets at the end of Q1	1,297	287	1,584

The aggregate proceeds from disposals are £0.6m

Accounting Policies

Marston's PLC certifies that these financials comply with Generally Accepted Accounting Principles applied in the United Kingdom.

Defaults

Marston's PLC certifies that no Loan Event of Default or Potential Loan Event of Default has occurred.

For further information please contact: Dawn Callow, Director of Treasury & Risk 01902 778031

Paul Inglett, Finance Director 01902 329516