

PUNCH TAVERNS PLC

("Punch" or "the Group")

Interim Results for the 28 Weeks ended 4 March 2006

Punch Taverns plc, the operator of over 9,500 pubs throughout the UK, today announces interim results for the 28 weeks ended 4 March 2006. All figures have been reported under IFRS and prior years restated.

Highlights

Financial

- Group turnover up 53% to £619m (2005: £404m)
- EBITDA up 26% to £269m (2005: £214m)
- Profit before tax and exceptional items up 13% to £116m (2005: £103m)
- EPS up 10% to 35.1p (2005: 31.9p)
- Interim dividend increased by 19% to 4.4p (2005: 3.7p)
- Acquisition of Spirit comprising 1830 of the highest quality managed pubs

Operational

- Punch leased estate (7,748 pubs at 4th March) has performed well within a more challenging market
 - Like for like turnover growth +1%
 - EBITDA growth of 8% to £232m
 - 54 pubs acquired, 533 sold
 - Investment continued with £37m spent on 408 pubs
- Spirit managed estate (1,808 pubs at 4th March) acquired and operating successfully
 - 8 weeks profit contribution in the period
 - EBITDA of £37m
 - Same store sales growth +3.2%
 - Transfer to lease: 459 pubs now announced from likely total of 740
- Following full review of the Spirit estate the disposal of a further 380 managed pubs is now planned. The remaining 680 are high quality managed pubs with an average outlet EBITDA £231k per annum and excellent growth prospects

Giles Thorley, Chief Executive of Punch Taverns plc, commented:

"This is another excellent result demonstrating the benefit of our acquisition strategy combined with strong operational performance. We are delighted with the acquisition of Spirit which brings a new dimension to the Group and continued growth potential.

"After some further disposals and lease conversions Punch will own a very high quality managed house estate to complement our highly successful leased estate. These extremely valuable trading divisions are well funded, have very solid infrastructure, and provide an excellent platform to further grow the value of the business."

22 May 2006

ENQUIRIES:

Punch Taverns plc

Giles Thorley, *Chief Executive*

Robert McDonald, *Finance Director*

Today: 020 7457 2020

Thereafter: 020 7868 8903

College Hill

Justine Warren

Matthew Smallwood

Tel: 020 7457 2020

PUNCH TAVERNS INTERIM RESULTS

Overview

This has been another successful period of growth for Punch Taverns. Our leasing business has been enhanced by the integration of Avebury, acquired last August, and by the sale of some lower quality pubs. In January, we completed the acquisition of Spirit, adding over 1800 directly managed pubs to our estate, increasing our flexibility and future growth prospects considerably.

Once again we have delivered a solid set of results for our half year, being a 28 week period to 4th March 2006. Accounting on an IFRS basis (against restated comparatives) before exceptional items we have generated EBITDA of £269m, an increase of 26%, whilst PBT of £116m represents growth of 13% in the period. Earnings per share increased by 10% to 35.1p. In view of this continued growth we intend to make an interim dividend payment of 4.4p per ordinary share, an increase of 19% on last year.

We are very pleased with our acquisition of Spirit. We have identified for some time an attractive opportunity to acquire smaller managed pubs for conversion to our leased estate. Spirit provides this together with an established infrastructure that can safely manage the conversion process and can be utilised for any further similar acquisitions. Our strategy remains to add value to our pubs by recruiting and supporting the best retailers to deliver customer service and good returns, and to use the surplus cash generated to invest in our wider pub estate. This strategy works equally well with leased and with managed pubs, such that the two models are complementary when run in tandem.

The Spirit estate is of the highest quality, the management team, the staff and the services are excellent, and the business continues to perform well. We are ahead of schedule on the lease conversion programme, and now expect to convert around 740 of the managed pubs to lease by August 2007, about six months earlier than first announced. Since acquisition we have sold 29 Spirit pubs and now expect to sell a further 380 over the next six months, following a detailed review of the estate. This will leave a very high quality, robust estate of around 680 managed pubs, which we intend to consolidate into a valuable trading asset.

Leased Estate

The Punch leased estate numbered 7,748 pubs at the 4th March, following 54 acquisitions and 533 disposals during the course of the 28 weeks. On average, the estate was 4% larger than in the same period last year, representing mainly the addition of 409 pubs acquired from Avebury in August 2005.

The business has performed well in a competitive market, generating EBITDA of £232m in the first half, a growth of 8% on last year. In the like for like estate, turnover growth was 1.0% and pub profit growth was 2.1%. The more recently acquired estates of InnSpired and Avebury are fully integrated and have also contributed well, as expected.

We have continued to follow our proven operational strategy in the leased estate which, in the 28 weeks to 4th March, saw us:

- Recruit 628 new retailers from 3,448 applicants
- Provide 5,872 training days for our retailers
- Invest £37m in 408 pub developments
- Work together with our retailers to relicense the whole estate, almost entirely on more flexible terms than before.

Success in our own eyes is one thing, however we are particularly pleased with the number of awards and plaudits received for our pubs and for Punch from the industry during the year, which included:

- National Innkeeper Training awards for the Plungington Tavern (Licensee Trainer of the Year), and Punch (Innovation in Training, and Best Area Manager Development)
- The Publican newspaper Catering Pub of the Year award for The Punch Tavern, and Newcomer of the Year award for the Three Compasses, which was also recognised as Best Community Pub by the Morning Advertiser
- The Publican newspaper Pub Company of the Year award for Punch Taverns, for the second time in three years
- ALMR award of Business Development Manager of the Year for our BRM Dave Daniel

Managed Estate

We completed the acquisition of Spirit on 5th January 2006, such that Spirit provided 8 weeks profit contribution in the period to 4th March. The acquisition process was completed smoothly, and the business has continued to operate successfully and in line with our expectations.

On acquisition, Spirit comprised 1,830 pubs, each one directly managed by the company. These are high quality pubs, with average outlet EBITDA of £186k pa making them roughly three times the size of the average Punch leased pub. The estate has operated under a large number of trading formats, but to the consumer is only lightly branded, with a small number of recognised brands such as Chef & Brewer, John Barras, and Old Orleans. The pubs are distributed throughout the UK, include the very best of the former S&N Retail estate, and are supported by an experienced and well managed infrastructure in Burton upon Trent, nearby to the head office of Punch.

The performance of the managed estate has been strong. EBITDA of £37m was generated in the first 8 weeks of ownership (at the flattest trading time of the year). In the first 16 weeks of acquisition, to 29th April, same store like for like sales growth was 3.2% across the estate, or 1.3% on an uninvested basis.

In line with our stated strategy on acquisition, we intend to transfer a significant number of Spirit managed pubs to our leased estate to be run by entrepreneurial independent retailers. So far, we have marketed 212 pubs for transfer, and have recently announced a second tranche of 247 from a probable total of 740. Interest levels have been high, and our first lettings are imminent.

We continue to sell individual managed pubs that have greater alternative use value – 22 were sold by 4th March, with a further 7 since then. Following the outcome of our estate review, we now anticipate selling a further 380 pubs in the next six months, mostly in package sales, some individually. Pubs have been selected for disposal after careful review, on the basis of their current and prospective trade, and their fit with the remaining estate.

The remaining 680 pubs constitute a top quality estate which is streamlined and less complex to operate through three divisions of Value Food, Premium Food, and Quality Locals. Premium Food will include the Chef & Brewer brand. The estate is 68% freehold or long lease, with an average outlet EBITDA of £231k pa and a strong growth profile.

Our intention is to establish the retained pubs as the highest quality managed house estate, run as a separate business within Punch, and managed by an experienced team drawn mostly from the Spirit management team. Whilst driving towards this simultaneously with the lease conversion programme, we are successfully building valuable quality assets in both our leased and managed divisions.

Industry Issues

In common with other operators we have found trading conditions in the past 12 months to be slightly tougher than in recent years, but our business model is extremely resilient and the majority of our pubs continue to trade well.

Licensing changes have now bedded in and pubs are gradually becoming accustomed to the longer more flexible opening hours agreed last November.

It is still too early to assess the full impact of the smoking ban introduced in Scotland in March but early indications suggest little overall change so far. We are well advanced with our preparations for a full ban in England and Wales, which we anticipate in Summer 2007.

Financial

We are, for the first time, reporting these results under IFRS. A detailed statement of our revised accounting policies, differences from UK GAAP, and the impact on recently reported results is available on our website.

The acquisition of Spirit, with a headline price of £2,679m, resulted in goodwill of £248m, primarily represented by potential deferred tax and mark to market differences on retained loans and swaps.

The acquisition was funded through the retention of a long term debenture (£1.25bn), a short term loan (£1.25bn), a convertible bond issue (£275m) and the issue of £75m new equity. The funding increased our net debt to £5,524m, effectively at fixed rates, with interest cover in the period of 2.0x EBITDA. Given our substantial fixed asset base and steady cash generation, we are comfortable with this level of financial gearing but we will reduce the short term element of funding over time through cash generation and disposal proceeds. This reduction has already commenced, with only £1.17bn of the short term facility in use at 4th March 2006.

Non recurring cost of £8.0m was reported in the first half, including £4.4m of rate variability on underlying Spirit swaps which cannot be hedge accounted. The non recurring expenditure of £3.6m primarily related to Spirit and relicensing, and more will be incurred in the second half as the lease conversion programme accelerates. In addition, we benefited from an exceptional tax credit of £15m.

The effective tax charge of 22% reflects the estimated tax rate for the 52 weeks to 19th August 2006, and is similar to the first half last year.

Overall PBT before exceptional items was £116m which gave rise to basic EPS of 35.1p on the enlarged share register, a growth of 10%. Diluted EPS of 34.5p increased by 11% in the year.

Summary and Outlook

The past six months have been a period of steady progress for the underlying estate whilst we have successfully moved the Group into a new dimension with the acquisition of Spirit. With this acquisition we have significantly improved the quality of our estate and gained the capacity and skills to develop our business further.

While the trading environment presents some ongoing challenges, our strategy of acquisition, divestment and investment continues to improve the quality of the pubs in our estate. Moreover our management team has the strength and range of skills to continue to move the business forward.

The second half has started well and continued the steady pattern of the first half. We look forward to an active programme for the remainder of the year and a satisfactory outcome with enhanced prospects for continued future growth.

CONSOLIDATED INCOME STATEMENT

for the 28 weeks ended 4 March 2006

	28 weeks to 4 March 2006			28 weeks to 5 March 2005 ³		
	Total £m	Non- recurring and exceptional items (note 3) £m	Before non- recurring and exceptional items £m	Total £m	Non- recurring and exceptional items (note 3) £m	Before non- recurring and exceptional items £m
Revenue						
Continuing operations	430.4	-	430.4	416.4	12.8	403.6
Acquisitions ¹	188.5	-	188.5	-	-	-
Group revenue	618.9	-	618.9	416.4	12.8	403.6
Cost of sales	(302.6)	-	(302.6)	(158.6)	(5.5)	(153.1)
Gross profit	316.3	-	316.3	257.8	7.3	250.5
Administrative expenses before depreciation and amortisation	(51.1)	(3.5)	(47.6)	(42.3)	(5.5)	(36.8)
EBITDA²						
Continuing operations	229.7	(1.9)	231.6	215.5	1.8	213.7
Acquisitions ¹	35.5	(1.6)	37.1	-	-	-
Group EBITDA	265.2	(3.5)	268.7	215.5	1.8	213.7
Depreciation	(12.0)	-	(12.0)	(6.5)	-	(6.5)
Amortisation	(3.1)	-	(3.1)	(0.9)	-	(0.9)
Operating profit						
Continuing operations	221.8	(1.9)	223.7	208.1	1.8	206.3
Acquisitions ¹	28.3	(1.6)	29.9	-	-	-
Group operating profit	250.1	(3.5)	253.6	208.1	1.8	206.3
Profit on sale of property, plant and equipment	0.4	-	0.4	0.2	-	0.2
Finance income	9.0	-	9.0	6.7	0.3	6.4
Finance costs	(146.7)	(0.1)	(146.6)	(123.2)	(12.9)	(110.3)
Movement in fair value of interest rate swaps	(4.4)	(4.4)	-	-	-	-
Share of post-tax loss from joint ventures	(0.1)	-	(0.1)	-	-	-
Profit before taxation	108.3	(8.0)	116.3	91.8	(10.8)	102.6
Income tax credit / (expense) (note 4)	(8.5)	17.4	(25.9)	(29.2)	(6.4)	(22.8)
Profit for the financial period attributable to equity shareholders	99.8	9.4	90.4	62.6	(17.2)	79.8
Earnings per share (note 5)						
Basic (pence)	38.8		35.1	25.0		31.9
Diluted (pence)	38.1		34.5	24.4		31.1
Dividend per share paid and / or proposed in respect of the period (pence)	4.4			3.7		
Total dividend paid and / or proposed in respect of the period (£m)	11.6			9.4		

¹ Relates to the acquisition of Spirit Group Holdings Limited, ultimate parent of the Spirit trading companies. The income statement in the current period includes 8 weeks of results relating to the acquired Spirit companies

² EBITDA represents earnings before finance income, finance costs, tax, depreciation, amortisation, profit on sale of property, plant and equipment and share of post-tax loss from joint ventures

³ As restated for the effect of the transition to International Financial Reporting Standards ("IFRS") – see note 1

CONSOLIDATED INCOME STATEMENT continued
for the 28 weeks ended 4 March 2006

	52 weeks to 20 August 2005 ³		
	Total	Non-recurring and exceptional items	Before non-recurring and exceptional items
	£m	£m	£m
Revenue			
Continuing operations	782.9	12.8	770.1
Acquisitions ¹	-	-	-
Group revenue	782.9	12.8	770.1
Cost of sales	(294.9)	(5.5)	(289.4)
Gross profit	488.0	7.3	480.7
Administrative expenses before depreciation and amortisation	(77.3)	(10.1)	(67.2)
EBITDA			
Continuing operations	410.7	(2.8)	413.5
Acquisitions ¹	-	-	-
Group EBITDA	410.7	(2.8)	413.5
Depreciation	(11.8)	-	(11.8)
Amortisation	(1.7)	-	(1.7)
Operating profit			
Continuing operations	397.2	(2.8)	400.0
Acquisitions ¹	-	-	-
Group operating profit	397.2	(2.8)	400.0
Profit on sale of property, plant and equipment	-	-	-
Finance income	11.1	0.3	10.8
Finance costs	(217.8)	(13.8)	(204.0)
Movement in fair value of interest rate swaps	-	-	-
Share of post-tax profits of joint ventures	-	-	-
Profit before taxation	190.5	(16.3)	206.8
Income tax expense	(44.2)	(4.6)	(39.6)
Profit for the financial period attributable to equity shareholders	146.3	(20.9)	167.2
Earnings per share (note 5)			
Basic (pence)	58.1		66.4
Diluted (pence)	56.9		65.1
Dividend per share paid and /or proposed per share in respect of the period (pence)	11.3		
Total dividend paid and / or proposed in respect of the period (£m)	29.4		

CONSOLIDATED STATEMENT OF RECOGNISED INCOME AND EXPENSE
for the 28 weeks ended 4 March 2006

	28 weeks to 4 March 2006 £m	28 weeks to 5 March 2005 £m	52 weeks to 20 August 2005 £m
Actuarial gains on defined benefit pension schemes	15.0	-	1.5
Losses on cash flow hedges	(11.4)	-	-
Tax credit related to indexation on revalued properties	2.0	2.3	2.4
Tax on items taken directly to equity	(1.1)	-	(0.5)
Net gain recognised directly in equity	4.5	2.3	3.4
Profit attributable to shareholders	99.8	62.6	146.3
Total recognised income for the period attributable to equity shareholders	104.3	64.9	149.7
Effects of changes in accounting policy attributable to equity shareholders:			
Net loss on recognition of derivative financial instruments at fair value on first-time application of IAS 39	(68.6)	-	-
	(68.6)	-	-

CONSOLIDATED BALANCE SHEET

at 4 March 2006

	4 March 2006 £m	5 March 2005 £m	20 August 2005 £m
Assets			
Non-current assets			
Property, plant and equipment	6,982.7	4,004.3	4,292.8
Investment property	0.9	1.0	1.0
Goodwill	516.8	255.8	268.8
Intangible assets	229.6	23.0	27.5
Receivables	6.1	9.7	11.7
Deferred tax asset	157.5	32.2	37.9
Investments in joint ventures	5.3	-	-
	7,898.9	4,326.0	4,639.7
Current assets			
Inventories	16.7	-	-
Trade and other receivables	130.3	78.4	78.5
Cash deposits used as security for loan notes	31.8	31.6	202.8
Cash and cash equivalents	448.1	143.0	245.7
	626.9	253.0	527.0
Non-current assets classified as held for sale	8.1	7.2	6.4
Total assets	8,533.9	4,586.2	5,173.1
Liabilities			
Current liabilities			
Trade and other payables	(395.7)	(161.3)	(206.3)
Obligations under finance leases	(6.4)	(1.1)	(1.1)
Interest-bearing loans and borrowings	(638.4)	(273.0)	(247.5)
Current income tax liabilities	(19.0)	(34.7)	(38.3)
Provisions	(7.2)	(9.3)	(7.0)
	(1,066.7)	(479.4)	(500.2)
Non-current liabilities			
Obligations under finance leases	(22.7)	(9.0)	(9.3)
Interest-bearing loans and borrowings	(5,127.7)	(2,718.5)	(3,203.3)
Convertible bond	(237.9)	-	-
Derivative financial instruments	(278.0)	-	-
Deferred tax liabilities	(400.6)	(286.0)	(293.0)
Retirement benefit obligations	(76.2)	(9.7)	(7.6)
Provisions	(80.9)	(25.8)	(25.7)
Other liabilities	(6.8)	(11.8)	(11.3)
	(6,230.8)	(3,060.8)	(3,550.2)
Total liabilities	(7,297.5)	(3,540.2)	(4,050.4)
Net assets	1,236.4	1,046.0	1,122.7
Shareholders' equity			
Called up share capital	0.1	0.1	0.1
Share premium	448.4	372.2	373.0
Equity component of convertible bonds	21.0	-	-
Hedge reserve	(70.5)	-	-
Other reserves	3.5	0.5	1.9
Retained earnings	833.9	673.2	747.7
Total shareholders' equity	1,236.4	1,046.0	1,122.7

CONSOLIDATED CASH FLOW STATEMENT

	28 weeks to 4 March 2006 £m	28 weeks to 5 March 2005 £m	52 weeks to 20 August 2005 £m
Cash flows from operating activities			
Operating profit	250.1	208.1	397.2
Depreciation	12.0	6.5	11.8
Amortisation of intangibles	3.1	0.9	1.7
Increase in stocks	(0.8)	-	-
Decrease in trade and other receivables	24.2	1.5	0.6
Decrease in trade and other payables	(94.8)	(25.3)	(0.2)
Difference between pension contributions paid and amounts recognised in the income statement	(0.4)	(0.3)	-
Decrease in provisions and other liabilities	(8.1)	(4.2)	(9.0)
Cash generated from operations	185.3	187.2	402.1
Income tax paid	(21.1)	(7.8)	(13.5)
Net cash from operating activities	164.2	179.4	388.6
Cash flows from investing activities			
Acquisition of subsidiary, net of cash acquired	(205.3)	(8.6)	(69.2)
Purchase of property, plant and equipment	(93.0)	(69.2)	(139.1)
Proceeds from sale of property, plant and equipment	215.5	22.4	29.0
Proceeds from sale of assets held for resale	2.2	170.8	170.6
Purchase of intangible assets	(0.5)	(0.5)	(0.8)
Net cash used in investing activities	(81.1)	114.9	(9.5)
Cash flows from financing activities			
Net proceeds from issue of ordinary share capital	75.4	5.5	6.3
Proceeds from issue of new loans and borrowings	1,201.1	418.4	1,063.9
Deferred issue costs paid	(20.9)	(1.2)	(11.0)
Proceeds from issue of convertible bonds	275.0	-	-
Costs of issuing convertible bonds	(9.3)	-	-
Net proceeds from issue of derivative financial instruments	50.0	-	-
Repayment of borrowings	(1,368.2)	(635.9)	(974.3)
Interest paid	(127.7)	(109.7)	(211.5)
Interest received	9.7	5.9	9.0
Repayments of obligations under finance leases	(1.2)	(0.2)	(0.4)
Interest element of finance lease rental payments	(0.6)	(0.4)	(0.7)
Costs of terminating financing arrangements ¹	(115.0)	(25.1)	(25.5)
Decrease / (increase) in cash deposits used as security for loan notes	171.0	41.4	(129.8)
Dividends paid	(20.0)	(15.3)	(24.7)
Net cash used in financing activities	119.3	(316.6)	(298.7)
Net increase / (decrease) in cash and cash equivalents	202.4	(22.3)	80.4
Cash and cash equivalents at beginning of period	245.7	165.3	165.3
Cash and cash equivalents at end of period	448.1	143.0	245.7
Cash and cash equivalents consist of:			
Cash and cash equivalents	448.1	143.0	245.7
Bank overdrafts	-	-	-

for the 28 weeks ended 4 March 2006

Cash and cash equivalents comprises cash at bank and in hand.

¹ In the current period costs of terminating financing arrangements include outflows of £114.6m on the redemption of swaps following the repayment of £525.0m of bank loans on the acquisition of the Spirit group. These costs have been reflected in the fair value of assets acquired at the date of acquisition (note 8).

NOTES TO THE FINANCIAL STATEMENTS

for the 28 weeks ended 4 March 2006

1. ACCOUNTING POLICIES

Basis of preparation

The interim financial information is unaudited but has been reviewed by the auditors.

The Group has previously prepared its financial statements under UK Generally Accepted Accounting Principles ("UK GAAP"). Following a directive issued by the European Parliament, the Group is required to prepare its consolidated financial statements for the year to 19 August 2006 in accordance with International Financial Reporting Standards ("IFRS").

Accordingly, the interim financial information has been prepared using IFRS accounting policies consistent with those which management expects to apply in the Group's first IFRS Annual Report and Financial Statements for the year ending 19 August 2006. These policies are set out on the Group's website (www.punchtaverns.com) in a document which restates the consolidated financial information at 22 August 2004 (the opening balance sheet under IFRS) and for the 52 weeks to 20 August 2005, in accordance with IFRS. As permitted, the Group has not applied IAS 34 "Interim Reporting" in preparing the Interim Results. In addition, the Group has taken the exemption within IFRS 1 "First Time Adoption of IFRS" to apply IAS 32 "Financial Instruments: Presentation and Disclosure" and IAS 39 "Financial Instruments: Recognition and Measurement" prospectively only and not to retrospectively restate prior period comparatives upon adoption. These have been applied from 21 August 2005 and the impact is disclosed in note 9. IFRS and International Financial Reporting Interpretations Committee ("IFRIC") interpretations are subject to ongoing review and possible amendment of interpretive guidance and are therefore still subject to change. As a result it is possible that the information presented here may be subject to change before its inclusion in the 2006 annual financial statements, which will be the Group's first set of financial statements prepared in accordance with IFRS.

The interim report, which was approved by the Board of Directors on 22 May 2006, does not constitute statutory accounts within the meaning of section 240 of the Companies Act 1985.

The figures for the period ended 20 August 2005 have been derived from the UK GAAP statutory accounts, which have been filed with the Registrar of Companies and on which the auditors gave an unqualified opinion and did not make any statement under sections 237 (2) or (3) of the Companies Act 1985, as restated for the transition to IFRS.

2. SEGMENTAL ANALYSIS

The Group operates in two business segments; a leased estate and a managed estate. The managed estate segment consists of the Spirit group of companies which was acquired on 5 January 2006 and separate disclosure of the turnover and operating profit of this segment is provided on the face of the income statement.

NOTES TO THE FINANCIAL STATEMENTS continued
for the 28 weeks ended 4 March 2006

3. NON-RECURRING AND EXCEPTIONAL ITEMS

In order to provide a trend measure of underlying performance, profit is adjusted to exclude items which management consider will distort comparability, either due to their significant non-recurring nature or as a result of specific accounting treatments.

Included in the income statement are the following non-recurring and exceptional items:

	28 weeks ended 4 March 2006 £m	28 weeks ended 5 March 2005 £m	52 weeks ended 20 August 2005 £m
Operating			
Profits generated from pubs identified for disposal ¹	-	4.7	4.7
Redundancy, costs to integrate acquisition of subsidiary and other related one-off costs	(3.5)	(2.9)	(7.5)
	(3.5)	1.8	(2.8)
Finance income			
Other ²	-	0.3	0.3
	-	0.3	0.3
Finance costs			
Secured loan interest ³	(0.1)	(1.3)	(1.3)
Bank loan interest ⁴	-	(3.2)	(3.2)
Cost of terminating financing arrangements ⁵	-	(8.4)	(9.3)
	(0.1)	(12.9)	(13.8)
Movement in fair value of interest rate swaps⁶	(4.4)	-	-
	(4.4)	-	-
Total non-recurring and exceptional items before tax	(8.0)	(10.8)	(16.3)
Tax			
Tax impact of exceptional items	2.4	4.4	6.2
Tax charge on terminating financing arrangements ⁷	-	(10.8)	(10.8)
Release of tax provision ⁸	15.0	-	-
	17.4	(6.4)	(4.6)
Total non-recurring and exceptional items after tax	9.4	(17.2)	(20.9)

¹ Profits generated from pubs identified for disposal arise from the 545 pubs which were identified for disposal on acquisition of the InnSpired Group Limited on 10 September 2004 which were disposed of on 28 January 2005.

² Funds were held in an escrow account to fund the cost of acquisition of InnSpired Group Limited. The exceptional interest receivable relates to the proportion of funding relating to the 545 pubs of the total 1,064 pubs acquired on 10 September 2005 that were subsequently disposed of on 28 January 2005.

³ In the current period interest represents break costs incurred on the early redemption of bank loans which were repaid following the acquisition of the Spirit group. In the comparative period interest was incurred on the secured loan notes acquired through the InnSpired group acquisition from date of acquisition to their subsequent redemption on 21 October 2004. The exceptional secured loan note interest charge represents the portion of the loan relating to the 545 of the total 1,064 pubs acquired that were subsequently disposed of on 28 January 2005.

⁴ A bank facility was drawn down to fund the acquisition of InnSpired Group Limited. 545 of the 1,064 pubs acquired were subsequently sold on 28 January 2005 with the receipts used to repay a portion of the facility drawn down. The exceptional bank loan interest represents the interest and fees incurred on the portion of the loan relating to the 545 pubs from acquisition to 28 January 2005 when that portion was repaid.

⁵ In comparative periods the cost of terminating financing arrangements represents premiums paid to redeem secured loan notes acquired through the acquisition of InnSpired Group Limited, break costs incurred to cancel swap arrangements associated with these loans and premiums incurred to redeem secured floating rate notes as part of the debt restructure on 1 August 2005.

⁶ Represents the movement in the fair value of interest rate swaps which do not qualify for hedge accounting.

⁷ The creation of deferred tax assets on the fair value of swaps and loans acquired on the acquisition of InnSpired Group Limited was reversed on the termination of these financing arrangements, resulting in a non-recurring tax charge of £10.8m in the prior period.

⁸ During the period the tax treatment of an onerous contract has been clarified and the associated tax provision has been released resulting in an exceptional tax credit of £15m.

NOTES TO THE FINANCIAL STATEMENTS continued
for the 28 weeks ended 4 March 2006

4. TAXATION

The effective taxation charge applied in these interim results of 22.3% reflects the estimated tax rate for the 52 weeks ending 19 August 2006. The effective rate of taxation for the comparative period was 22.2%.

The total tax charge of £8.5m (March 2005: £29.2m; August 2005: £44.2m) includes a tax credit of £17.4m (March 2005: charge of £6.4m; August 2005: charge of £4.6m) on non-recurring exceptional items.

5. EARNINGS PER ORDINARY SHARE

	28 weeks to 4 March 2006			28 weeks to 5 March 2005		
	Earnings £m	Weighted average number of shares m	Per share amount p	Earnings £m	Weighted average number of shares m	Per share amount p
Continuing operations						
Basic earnings per share	99.8	257.3	38.8	62.6	250.5	25.0
Effect of dilutive options	-	4.6	(0.7)	-	5.9	(0.6)
Diluted earnings per share	99.8	261.9	38.1	62.6	256.4	24.4
Supplementary earnings per share figures:						
Basic earnings per share	99.8	257.3	38.8	62.6	250.5	25.0
Effect of:						
Non-recurring exceptional items	(9.4)	-	(3.7)	17.2	-	6.9
Basic earnings per share before non-recurring exceptional items	90.4	257.3	35.1	79.8	250.5	31.9
Diluted earnings per share	99.8	261.9	38.1	62.6	256.4	24.4
Effect of:						
Non-recurring exceptional items	(9.4)	-	(3.6)	17.2	-	6.7
Diluted earnings per share before non-recurring exceptional items	90.4	261.9	34.5	79.8	256.4	31.1

6. NOTES TO THE CASH FLOW STATEMENT

(a) Analysis of changes in net debt

	At 20 August 2005 £m	Acquisitions £m	Cash flow £m	Non cash movements £m	At 4 March 2006 £m
Current assets					
Cash at bank and in hand	245.7	-	202.4	-	448.1
Cash deposits	202.8	-	(171.0)	-	31.8
Cash and cash deposits	448.5	-	31.4	-	479.9
Debt					
Bank loans	(1.4)	(850.0)	(300.8)	(2.0)	(1,154.2)
Secured loans	(3,418.7)	(1,360.9)	195.7	3.8	(4,580.1)
Guaranteed loan notes	(30.7)	-	(1.1)	-	(31.8)
Vendor loan notes	-	(294.2)	294.2	-	-
Debt component of convertible bonds	-	-	(265.7)	27.8	(237.9)
	(3,450.8)	(2,505.1)	(77.7)	29.6	(6,004.0)
Net debt per balance sheet	(3,002.3)	(2,505.1)	(46.3)	29.6	(5,524.1)

Cash deposits held at 4 March 2006 are used as security for guaranteed loan notes. Cash deposits at 20 August 2005 include £30.7m used as security for guaranteed loan notes and £172.1m of funds deposited on escrow to fund the redemption of old Punch Taverns Finance B Limited floating rate debt, not subject to tender offer, on 30 September 2005, together with interest accruing from refinancing on 1 August 2005 to redemption.

Non-cash movements relate to amortisation of deferred issue costs and premium on loan notes and convertible bonds and the equity component of convertible bonds.

6. NOTES TO THE CASH FLOW STATEMENT continued

(b) Cash flows relating to acquisition

The following table summarises the cash flows relating to continuing operations and acquisitions during the current period:

	Continuing Operations	Acquisitions ¹	Total
	£m	£m	£m
Cash flows from operating activities	177.8	7.5	185.3
Taxation paid	(21.1)	-	(21.1)
Cash flows from investing activities	(124.4)	43.3	(81.1)
Cash flows from financing activities	1,388.6	(1,269.3)	119.3

Of total loans repaid during the period of £1,368.2m, £1,144.1m relates to repayments of bank loans that were acquired through the acquisition of Spirit Group Holdings Limited.

¹ Relates to the acquisition of Spirit Group Holdings Limited, ultimate parent of the Spirit trading companies. Cash flows in the current period include 8 weeks of results relating to the acquired Spirit companies.

7. RECONCILIATION OF MOVEMENTS IN EQUITY

	28 weeks ended 4 March 2006 £m	28 weeks ended 5 March 2005 £m	52 weeks ended 20 August 2005 £m
At beginning of period	1,122.7	990.4	990.4
IAS 32 and IAS 39 adjustments (note 9)	(68.6)	-	-
	1,054.1	990.4	990.4
Total recognised income and expense for the period	104.3	64.9	149.7
Issue of share capital	74.1	-	-
Exercise of share options	1.3	5.5	6.3
Share-based payments	1.6	0.5	1.0
Equity dividends	(20.0)	(15.3)	(24.7)
Equity component of convertible bonds	30.0	-	-
Tax on equity component of convertible bonds	(9.0)	-	-
Total equity at end of period	1,236.4	1,046.0	1,122.7

During the current period, on 8 December 2005 8,721,000 ordinary shares were issued for net proceeds of £74.1m and on 14 December 2005 £275.0m of convertible bonds, due 2010, were issued at par. The convertible bonds bear interest at 5.00% per annum and are convertible, at the option of the holder, into ordinary shares at an exchange price of £11.782 per ordinary share.

8. ACQUISITIONS DURING THE PERIOD

Acquisition of subsidiaries: Spirit Group Holdings Limited

On 5 January 2006 the Group acquired the entire share capital of Spirit Group Holdings Limited which operated a managed estate of 1,830 pubs at the date of acquisition.

The acquisition is summarised as follows:

	Provisional fair value £m
Intangible fixed assets	204.8
Property, plant and equipment	2,829.7
Investments in joint ventures	5.1
Inventories	15.9
Taxation	
- current	0.6
- deferred	(3.1)
Receivables	81.7
Cash and cash equivalents	234.1
Payables and provisions	(445.8)
Loans and swaps	(2,731.6)
Net assets acquired	191.4
Provisional goodwill arising on acquisition	248.0
Total consideration	439.4
Consideration satisfied by:	
Cash	439.4
	439.4

Due to the proximity of the acquisition to the interim date, the fair value adjustments contain some provisional amounts. Provisional goodwill of £248.0m includes £102.3m of deferred tax creditor which gives the opportunity to roll over taxable gains on the acquisition of properties and £222.9m of mark to market differences on retained loans and derivative financial instruments.

9. FIRST TIME ADOPTION OF IAS 32 AND IAS 39

The Group has adopted IAS 32 "Financial Instruments: Disclosure and Presentation" and IAS 39 "Financial Instruments: Recognition and Measurement" with effect from 21 August 2005. The Group has taken the exemption available in IFRS 1 "First-time Adoption of International Financial Reporting Standards" not to restate comparatives for both IAS 32 and IAS 39.

The principal impact of IAS 32 and IAS 39 on the Group's financial statements relates to the recognition of derivative financial instruments at fair value. All derivatives are held on the balance sheet at fair value; the effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges are recognised in equity. The gain or loss relating to the ineffective portion is recognised immediately in the income statement. Amounts accumulated in equity are recycled in the income statement in the periods when the hedged item will affect profit or loss.

Changes in fair value of any derivative instruments that do not qualify for hedge accounting are recognised immediately in the income statement.

The adjustments to the opening balance sheet as at 21 August 2005 are as follows:

	Opening balance sheet under IFRS £m	Effect of IAS 32 and IAS 39 £m	Restated opening position at 21 August 2005 £m
Non-current assets			
Receivables	11.7	(8.8)	2.9
Deferred tax asset	37.9	29.4	67.3
Current assets			
Trade and other receivables	78.5	(2.0)	76.5
Current liabilities			
Trade and other payables	(206.3)	2.9	(203.4)
Non-current liabilities			
Derivative financial instruments	-	(101.4)	(101.4)
Other liabilities	(11.3)	11.3	-
Impact on net assets		(68.6)	

10. DIVIDENDS

An interim dividend of 4.4p per share (March 2005: 3.7 pence, August 2005: 7.6 pence) was declared by the directors on 22 May 2006 and will be payable on 30 June 2006 to shareholders on the register of members on 9 June 2006. These financial statements do not reflect this dividend payable.