JD WETHERSPOON PLC

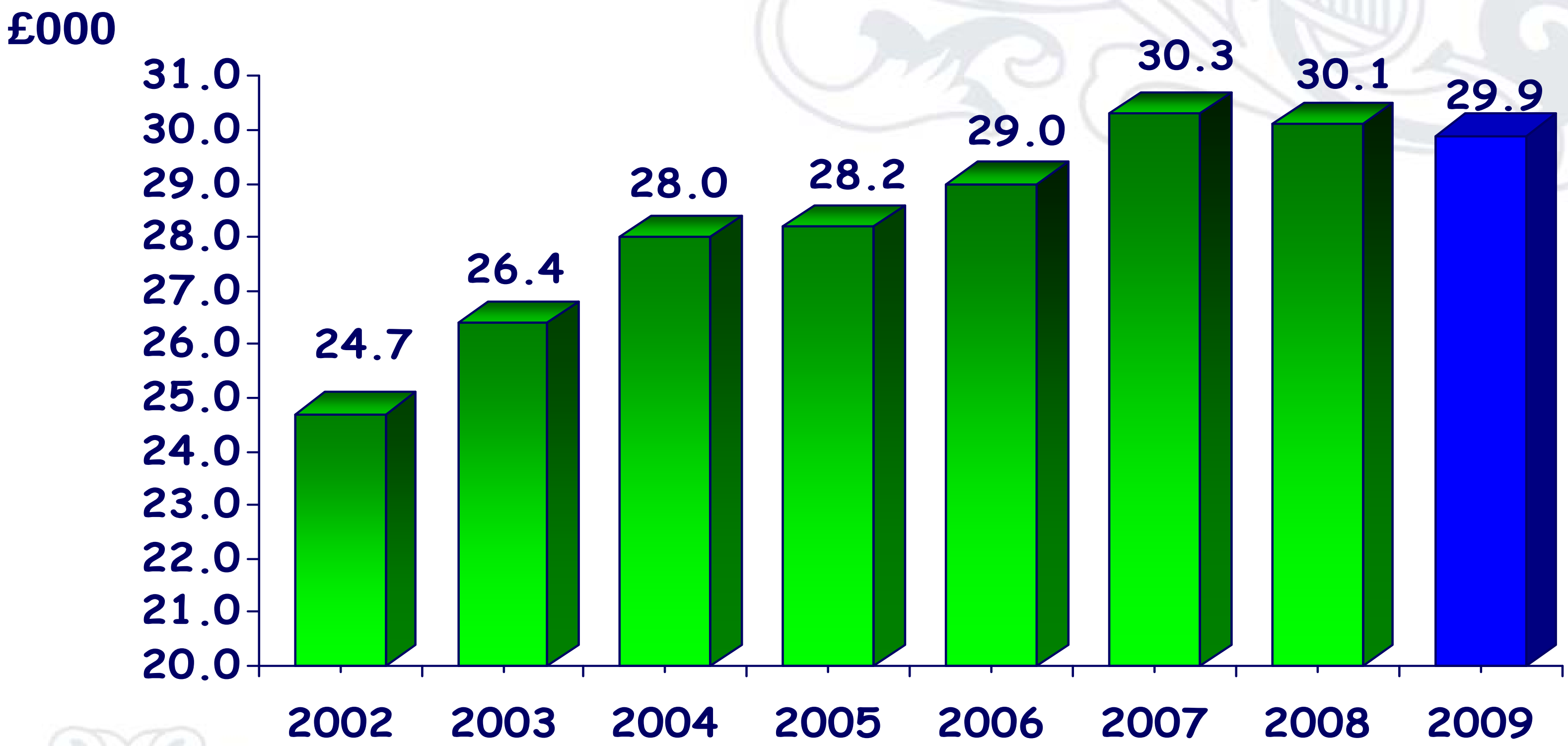
Preliminary Results 2009

11 September 2009

Highlights – Year to 26 July 2009

Revenue £955.1m (2008: £907.5m)	+5.2%
Like-for-like sales	+1.2%
Operating profit before exceptional items £97.0m (2008: £90.5m)	+7.2%
Operating profit after exceptional items £75.1m (2008: £87.2m)	-13.9%
Operating margin before exceptional items 10.2% (2008: 10.0%)	+0.2%
Operating margin after exceptional items 7.9% (2008: 9.6%)	-1.7%
Profit before tax before exceptional items £66.2m (2008: £58.2m)	+13.6%
Profit before tax after exceptional items £45.0m (2008: £54.2m)	-16.9%
Earnings per share before exceptional items 32.6p (2008: 27.6p)	+18.1%
Earnings per share after exceptional items 18.2p (2008: 25.2p)	-27.8%
Free cash flow per share 71.7p (2008: 50.6p)	+41.7%
Free cash flow £99.5m (2008: £71.4m)	+39.4%

Average Sales Per Pub Week (including VAT)



Sales resilient despite tough market conditions and impact of new openings

Like-for-Like Sales/Profits

%	2009	2008	2007	2006	2005
Bar	+2.5	-4.3	+3.3	+2.2	-1.4
Food	-0.4	+7.9	+12.6	+3.6	+2.1
Machines	-7.5	-5.8	+2.7	-1.4	-2.4
Total LFL sales	**+1.2**	**-1.1**	**+5.6**	**+2.0**	**-0.6**
LFL profits	**-1.7**	**-6.6**	**+7.0**	**+5.9**	**-4.0**

Strong bar sales. Food sales reflect tougher comparatives.

Operating Margin Excluding Exceptionals

- Gross margin maintained
  - Higher food costs
  - Better buying
- Wages % lower
  - Minimum wage increase
  - Favourable sales mix
  - Lower staff turnover and improved scheduling
- Operating costs
  - Higher utility rate
  - Utility consumption saving
  - Lower consumables and repairs
  - Lower head office costs
- Depreciation lower as % of sales

Net increase in underlying operating margin of 20 basis points

Operating Margin - Summary

	2009 £000	2009 % of Sales	2008 £000	2008 % of Sales
Turnover	955,119	-	907,500	-
Pub operating profit	178,803	18.8	172,855	19.1
Head office costs	(34,137)	(3.6)	(35,018)	(3.9)
Share Incentive Plan	(2,569)	(0.3)	(2,319)	(0.3)
Depreciation	(45,096)	(4.7)	(45,061)	(5.0)
Exceptional items	(21,920)	(2.3)	(3,275)	(0.3)
Operating Profit	75,081	7.9	87,182	9.6

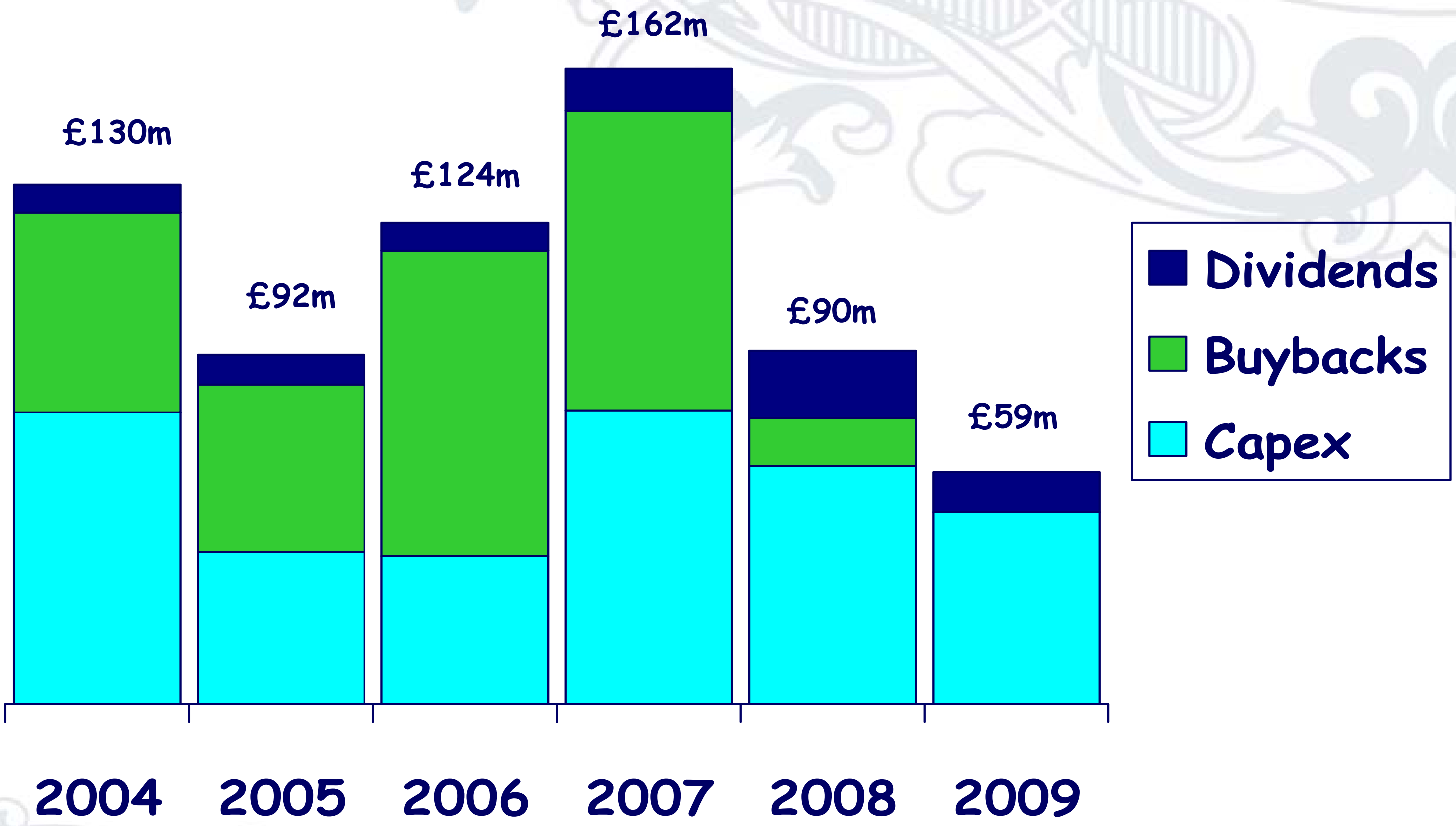
Exceptional Items – Summary

	2009 £000	2008 £000
Litigation	1,565	1,125
Redundancy	-	906
Impairment	6,527	-
Aborted Properties	1,954	980
Loss on asset disposal	2,450	264
Depreciation	9,424	-
Total	21,920	3,275

Depreciation

- Detailed review of fixed asset register
- Some assets not depreciated in line with accounting policy
- Exceptional charge relates to prior year impact
- Current year impact c£800k
- Reclassification of accumulated depreciation of £41.3m out of F & F and into short and long leasehold
- NBV of F & F now £73.1m (2008: £46.3m)
- F & F depreciation charge now £20.7m (2008: £28.2m)
- Based on similar CAPEX spend as this year, would expect depreciation charge to remain relatively constant going forward

Allocation of Resources



Focus on debt reduction

Capital Expenditure

• Total £48.8m	2009 openings £32.0m 2010 openings £5.8m re-investment £11.0m
• Re-investment £11.0m	£7.2m F & F (2008: £4.6m) £2.4m refurbishment (2008: £1.0m) £1.4m HO and IT (2008: £3.6m) £nil non smoking (2008: £3.1m)

Continued investment in pubs

Movement in Net Borrowings

- Free cash flow improved to £99.5m (2008: £71.4m)
- Free cash flow per share increased 41.7% to 71.7p (2008: 50.6p)
- Overall decrease in net borrowings of £51.4m during the year (2008: £5.8m increase)
- Total net borrowings £388.2m (2008: £439.6m)
- Net Debt to EBITDA of 2.7 amongst the lowest in the pub sector
- £27.7m improvement in working capital due to sales growth, improved terms and timing of payments

Record year for free cash flow

Cash Flow

	2009 £'000	2008 £'000
Cash from operations	171,850	134,369
Interest and tax	(55,354)	(47,454)
Investment in existing pubs	(10,999)	(12,323)
Investment in own shares (SIP)	(6,003)	(3,181)
Free cash flow	**99,494**	**71,411**
Dividends	(10,439)	(17,380)
Disposal proceeds	495	793
Investments in new pubs	(37,830)	(48,559)
Cash flow before share capital changes	51,720	6,265
Share buybacks	-	(12,031)
Issue of new shares	580	461
Finance lease principal payments	(889)	(479)
Movement in net borrowings	51,411	(5,784)
Free cash flow per share	**71.7p**	**50.6p**

Debt Position

	2009	2008
• Net debt/ EBITDA*	2.7	3.2
• Interest cover (times)	2.4	2.7
• Interest cover pre-exceptional (times)*	3.1	2.8
• Fixed charge cover (times)		
- statutory	1.5	1.6
- excluding depreciation	2.0	2.2
- statutory excluding exceptionals	1.7	1.7
- excluding depreciation and exceptionals	2.3	2.2

* Excludes exceptional items and fair value movement on financial derivatives.

Banking Facilities

- UK Banking Facility £415m
  - Matures December 2010
  - 10 participating lenders
  - £250m swap expiring in 2014
  - £150m swap until Sept 2009 replaced by new swap until 2016
  - Average interest cost of swaps is 5.5% after Sept 2009
- US Private Placement $140m - £87m
  - To be repaid in September 2009
  - Foreign exchange swap in place
- New Bilateral of £20m from Santander matures December 2010
- Total facilities £542m (including overdraft)

- Unutilised banking facilities and cash balances of £153.8m as at 26th July 2009 (2008: £82.6m) allows repayment of USPP in September 2009

Anticipate commencing formal discussion by end of 2009

Property

- 39 pubs opened during the year, compared to 23 last year
- 13 of 39 openings were freehold. Property estate 42% freehold
- Targeting similar number of openings in FY 2009/10
- Property prices and rent review settlements lower than historic trends

Opportunities remain for profitable investment

ROC/CROCCE/ROE

	2009	2008
• P&L return on capital	12.0%*	11.3%*
• Crocce	11.2%*	11.3%*
• P&L return on equity	20.6%*	20.2%*
• Cash return on equity	13.5%*	14.2%*

* Excludes exceptional items and fair value movement on financial derivatives

Detailed calculations in appendix D

Returns broadly unchanged

Trading Performance Summary

- Bar sales +2.5%
- Food sales flat (tougher comparatives)
- Increased costs offset by process and efficiency improvements and favourable sales mix

Improvements In The Business

New Pub Openings

The Cordwainer, Northampton – opened 17^{th} July 2009

New Pub Openings

The Old Market Hall, Mexborough – opened 9th January 2009

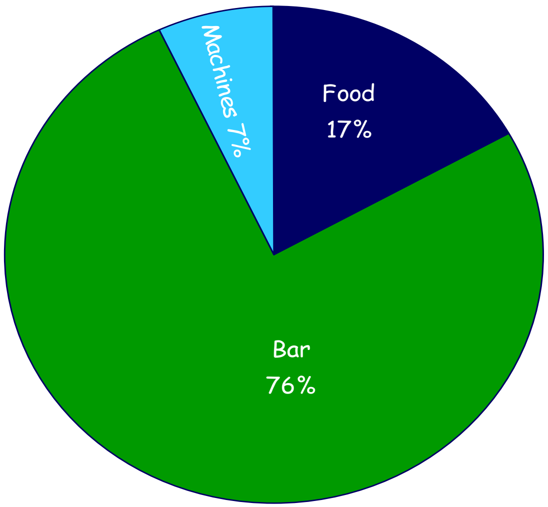
New Pub Openings

The Flying Boat, Dartford – 19th June 2009

'Loo of the Year'

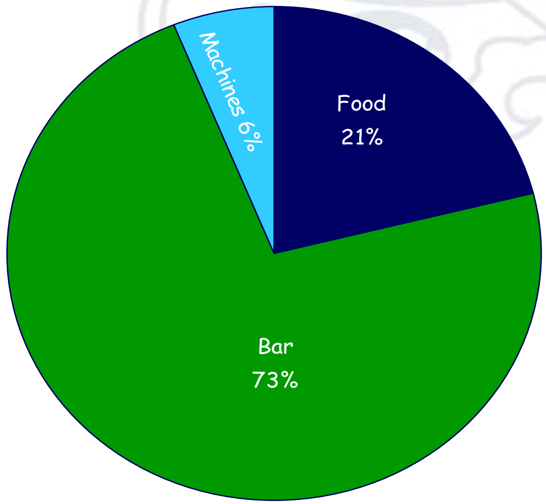
- Corporate Provider National Award for toilet excellence
- Loo of the Year winners in the pubs & wine bar category in England, Wales, Scotland and Northern Ireland

Developing Product Mix



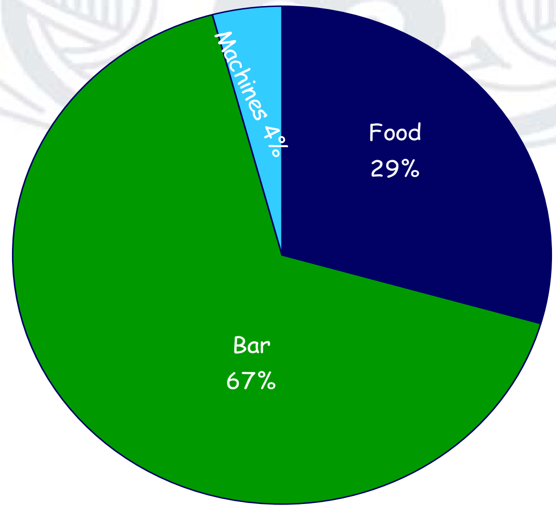
1997

(Sales £139m)



2002

(Sales £601m)



2009

(Sales £955m)

Bar sales slightly higher this year

Real Ale & Wine

- Uplift of 17% in traditional ales this year
- The biggest real ale and wine festivals in the world – in April 2009, we sold 3.3m pints of real ale in 20 days
- Over 650 pubs –96% of the estate - are Cask Marque accredited
- JDW stocks over 600 guest ales over the year
- 193 of our pubs are in the CAMRA Good Beer Guide 2010 (2009: 173)

People & Training

- Company employs over 20,000 people in full and part-time positions
- We are recognised as one of 'Britain's Top Employers' in a Guardian publication for 6 consecutive years
- Comprehensive award winning employee training system
- We offer an award winning national Diploma / Degree in Leisure Retail management to managers, in conjunction with Leeds Metropolitan University
- Average length of service of pub mangers over 8 years
- First pub retailer to have Learning & Skills Council funding contract recently awarded from government.
- £20.5m paid in the year on employee bonuses and free shares

Standards

CQSMA

Cleanliness, Quality, Service, Maintenance & Atmosphere

- Mystery Visit Programme using both External & Internal Callers
- Objective to monitor & maintain standards
- Detailed reports to provide feedback to the pubs
- 4,000 calls completed across the estate monthly
- Scores contribute to pub bonus structure
- Calls discussed at time of visit, followed by detailed form
- Current results are the highest yet achieved

JDW – Did You Know?

- Number 2 restaurant brand in the UK after McDonalds
- Eat Out magazine winner of MenuMasters 'best menu' in the Children's category
- Third equal biggest coffee seller in UK after Starbucks and Costa
- World's no. 1 seller of 'Tierra', Lavazza's sustainable coffee from Rainforest Alliance
- Largest curry restaurant group in the UK
- One of only 2 airport catering partners for BAA
- Took Ruddles Best to third largest cask ale in the UK the week after launch

Current Trading and Outlook

- Record sales in 6 weeks to 6th September 2009:
  - Total sales +5.8%
  - LFL sales +1.2%
- Cost outlook better than in recent years re: minumum wage and energy
- Seek to maintain current improvements and seek to make further improvements where possible
- Stronger comparatives in the first half
- Opportunities remain for profitable investment

Confident of future prospects

Appendices

A - 10-year financial graphs

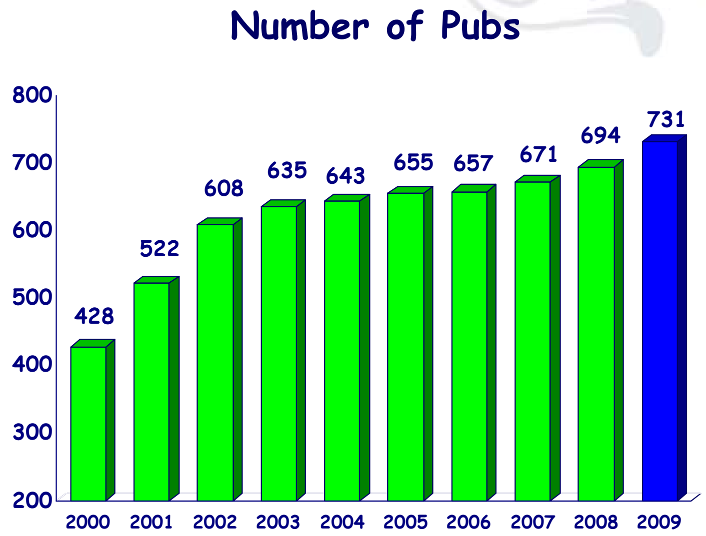
B - 10-year trends

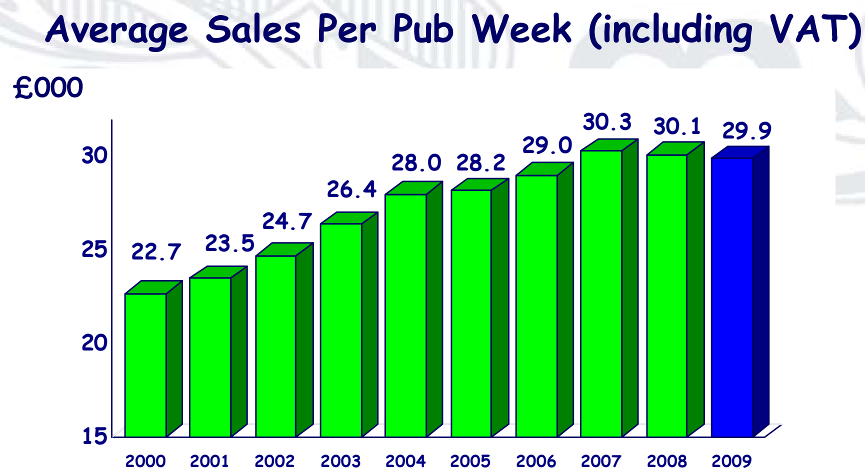
C - Capital trends

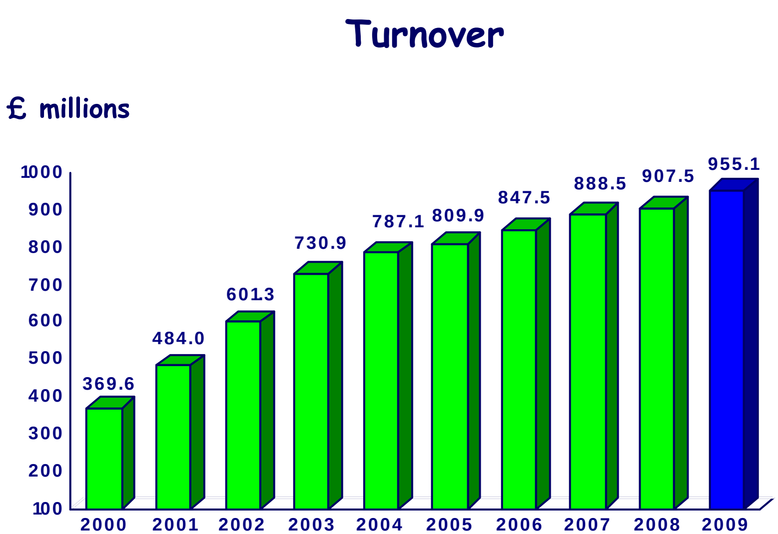
D - ROC/CROCCE/ROE calculations

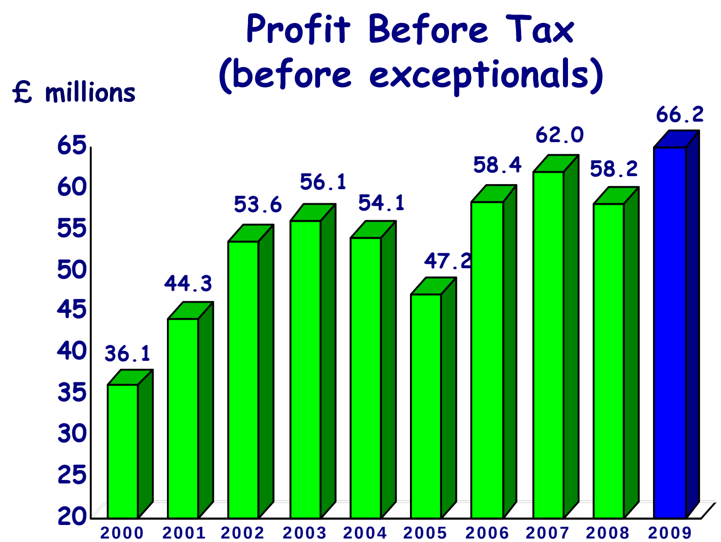
Appendix A

10-Year Summary









Appendix B

JDW - Financial Trends

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	**2009**
Sales per pub (£000)	904	1,004	1,040	1,093	1,169	1,239	1,246	1,283	1,354	1,333	**1,344**
EBITDA per pub (£000) (1)	188.0	203.8	205.9	207.4	201.9	204.4	195.7	205.6	219.0	211.6	**212.9**
Number of pubs	327	428	522	608	635	643	655	657	671	694	**731**
% freeholds (%)	21	32	40	42	42	41	41	41	42	42	**42**
CROCCE (%) (2)	15.7	15.6	15.3	13.9	13.0	12.6	11.7	12.0	12.2	11.3	**11.1**
Cash return on equity (%) (2)	20.9	20.3	20.1	18.8	17.1	15.8	14.4	14.8	15.5	14.2	**13.5**
Free cash flow per share (pence)	20.3	24.2	29.1	33.5	38.8	36.7	37.1	42.1	35.6	50.6	**71.7**
Adjusted earnings per share (3)	9.4p	11.8p	14.2p	16.6p	17.0p	17.7p	16.9p	24.1p	28.1p	25.7p	**32.6p**

(1) Excluding sale & leaseback
(2) See appendix D for calculation
(3) Excluding exceptional items

Capital Trends

Appendix C

	2001	2002	2003	2004	2005	2006	2007	2008	**2009**
Average size (sq.ft.) – openings	3,526	3,808	3,721	4,317	4,176	3,928	3,855	3,618	**3,359**
Number of openings	94	87	45	28	13	9	18	23	**39**
% which are freehold	75	53	56	43	54	22	61	57	**33**
Freehold average cost (£k)	506	597	511	640	873	625	750	958	**765**
Average development cost (£k)	1,178	1,262	1,317	1,431	1,401	1,301	1,520	1,498	**851**
Average cost per sq. ft.	334	331	354	331	335	331	394	414	**253**
Increase in average cost per sq foot (%)	2	-1	7	-6	1	-1	19	5	**-39**
Population within 2 miles	70,000	70,000	73,000	51,000	64,000	59,000	45,000	50,000	**38,000**

ROC/CROCCE/ROE

		2009 £000	2008 £000
Profit after tax		**25,299**	35,535
Add: exceptional items		**19,902**	3,474
Underlying PAT	(e)	**45,201**	39,009
Add: interest	(f)	**30,846**	32,229
Profit pre-interest	(g)	**76,047**	71,238
Deferred tax (credit) / charge		**(484)**	(94)
Depreciation		**45,096**	45,062
Cash return	(h)	**120,659**	116,394

	2009	2008
• P&L return on capital [(g)/average (c)]	**12.0%**	11.3%
• CROCCE [(h)/average (d)]	**11.2%**	11.3%
• P&L return on equity [(e)/average (a)]	**20.6%**	20.2%
• Cash return on equity [(h)-(f)/average (d)-(b)]	**13.5%**	14.2%

Includes exceptional fair value loss on financial derivatives

ROC/CROCCE/ROE

		2009 £000	2008 £000
Shareholders' funds per balance sheet		167,693	180,547
Add: exceptional items		37,260	17,358
: hedging provision		35,996	856
	(a)	240,949	198,761
Add: net debt	(b)	390,024	442,324
Capital employed	(c)	630,973	641,085
Add: deferred tax provision		77,633	79,231
Less: deferred tax asset		(10,766)	(583)
Cumulative depreciation		411,525	366,429
Less: revaluation reserve		(11,780)	(19,681)
Cash capital employed	(d)	1,097,585	1,066,481