



ABBHEY PLC
Preliminary Statement for the year ended 30 April 2007

The Board of Abbey plc announces a profit of €45.4 million before taxation. After a tax charge of €10.9 million the Group made a profit of €34.5 million reflecting earnings per share of 118.66 cents. Group operating profits during the year were €43.8 million against €45.4 million the previous year.

Dividends of 36 cents per share, absorbing €10.4 million of profit have been paid during the year. The Board is recommending a dividend of 24.00 cents per share to be considered at the Annual General Meeting in October 2007.

Our housebuilding operations completed 677 sales (UK 457; Ireland 220) with a turnover of €170.6 million generating an operating profit of €40.8 million. UK trading held up well as the year progressed with margins being maintained at reasonable levels. In Ireland a strong sales effort with good results particularly in the midlands was let down by construction delays and as a result completions fell well short of our best expectations. We enter the current year with good forward sales in both Britain and Ireland. An increasing proportion of our work in both Britain and Ireland is for sales at cost price to Social Housing providers. The impact of this evolution of our business is likely to be more noticeable this year and is contributing to the margin squeeze facing the business. In Prague building work has commenced on our project in Slivenec. Our next project in Andel, Prague 5 should make a start this financial year. At the year end the Group owned and controlled land with the benefit of planning permission for the supply of 2,608 plots.

M&J reported operating profits of €2,520,000 on a turnover of €21.1 million. Buoyant trading conditions boosted M&J's contribution. A fair start has been made to the current year.

Rental income arising primarily from the letting of surplus space at Group property was €475,000.

At the year end shareholders' funds stood at €243.9 million representing €8.42 per share whilst net cash balances stood at €32.1 million.

Shareholders should carefully note the exchange rates used for this statement. The profit and loss statement uses the average exchange rate for the year of 100 cents: STG67.73p. The balance sheet uses the rate prevailing on 30 April of 100 cents: STG68.24p.

Trading in the new year is progressing steadily, however rising interest rates seem likely to impact our business going forward. Overall the Group remains in a robust financial position and is continuing to examine good opportunities in all our markets.

On behalf of the Board

CHARLES H GALLAGHER
CHAIRMAN
12th July 2007



GROUP PROFIT AND LOSS ACCOUNT

For the year ended 30 April 2007

| | 2007 €'000 | 2006 €'000 |
|--|------------------|------------------|
| Group Turnover - continuing | 192,201 | 204,544 |
| Operating costs | <u>(148,373)</u> | <u>(159,123)</u> |
| Group operating profit - continuing | 43,828 | 45,421 |
| Net interest receivable | 1,601 | 1,800 |
| Other finance charges | <u>(4)</u> | <u>(159)</u> |
| Profit on ordinary activities before taxation | 45,425 | 47,062 |
| Taxation on profit on ordinary activities | | |
| - Irish corporation tax | (2,190) | (2,173) |
| - United Kingdom corporation tax | <u>(8,693)</u> | <u>(8,930)</u> |
| | <u>(10,883)</u> | <u>(11,103)</u> |
| Profit attributable to shareholders | 34,542 | 35,959 |
| Dividend paid of 12.00 cents per share (2006 : 12.00 cents per share) | (3,476) | (3,601) |
| Dividend paid of 24.00 cents per share (2006 : 22.00 cents per share) | <u>(6,953)</u> | <u>(7,497)</u> |
| Profit retained for the financial year | <u>24,113</u> | <u>24,861</u> |
| Earnings per share - <i>basic and diluted</i> | <u>118.66</u> c | <u>113.78</u> c |
| SEGMENTAL ANALYSIS | | |
| Turnover | | |
| Building and property development | 170,582 | 183,552 |
| Plant hire | 21,144 | 20,676 |
| Property rental | 475 | 316 |
| | <u>192,201</u> | <u>204,544</u> |
| Net Assets | | |
| Building and property development | 177,350 | 124,796 |
| Plant hire | 30,483 | 28,836 |
| Property rental | 1,589 | 1,418 |
| | <u>209,422</u> | <u>155,050</u> |
| Investment in joint venture | 2,398 | 2,398 |
| Investments | 7 | 7 |
| Cash at bank | <u>32,095</u> | <u>67,745</u> |
| | <u>243,922</u> | <u>225,200</u> |



| | 30/04/2007 | 30/04/2006 |
|---|-------------|-------------|
| | €'000 | €'000 |
| <u>STATEMENT OF TOTAL RECOGNISED</u> | | |
| <u>GAINS AND LOSSES</u> | | |
| For the year ended 30 April 2007 | | |
| Group | | |
| Profit for the financial year | 34,542 | 35,959 |
| Actuarial gain on Group defined benefit pension obligations | 465 | 2,828 |
| Deferred tax liability relating to Actuarial gain on Group defined benefit pension obligations | (140) | (803) |
| Translation adjustment arising in year | 1,639 | (2,565) |
| Reduction in revaluation surplus | (995) | - |
| | <hr/> | <hr/> |
| Total recognised gains and losses for the year | 35,511 | 35,419 |
| | <hr/> <hr/> | <hr/> <hr/> |

RECONCILIATION OF MOVEMENTS IN
SHAREHOLDERS' FUNDS

For the year ended 30 April 2007

Group

| | | |
|---|-------------|-------------|
| Shareholders' funds at 1 May | 225,200 | 241,396 |
| Profit for the financial year | 34,542 | 35,959 |
| Dividends | (10,429) | (11,098) |
| | <hr/> | <hr/> |
| Profit retained for the financial year | 24,113 | 24,861 |
| Actuarial gain on Group defined benefit pension obligations | 465 | 2,828 |
| Deferred tax liability relating to Actuarial gain on Group defined benefit pension obligations | (140) | (803) |
| Translation adjustment arising in year | 1,639 | (2,565) |
| Reduction in revaluation surplus | (995) | - |
| Purchase of own shares | (6,360) | (40,517) |
| | <hr/> | <hr/> |
| Net movement in shareholders' funds | 18,722 | (16,196) |
| | <hr/> | <hr/> |
| Shareholders' funds at 30 April | 243,922 | 225,200 |
| | <hr/> <hr/> | <hr/> <hr/> |

The preliminary statement is prepared on the same basis as set out in the previous year's annual financial statements.

The financial information relating to Abbey plc and its subsidiaries included within this statement for the year ended 30 April 2007 does not comprise full group accounts as referred to in Regulation 40 of the European Communities (Companies: Group Accounts) Regulations 1992, copies of which are required by that Act to be annexed to the company's annual return. The auditors have made reports without qualification under Section 193 of the Irish Companies Act, 1990 in respect of all such financial statements.



GROUP BALANCE SHEET
30 April 2007

| | 2007 €'000 | 2006 €'000 |
|--|-----------------|------------------|
| Fixed Assets | | |
| Tangible assets | 36,239 | 34,867 |
| Investment in joint venture | 2,398 | 2,398 |
| | <u>38,637</u> | <u>37,265</u> |
| Current Assets | | |
| Stocks | 232,721 | 211,881 |
| Debtors | 13,135 | 8,078 |
| Other investments | 7 | 7 |
| Cash at bank and in hand | 32,095 | 67,745 |
| | <u>277,958</u> | <u>287,711</u> |
| Creditors <i>(amounts falling due within one year)</i> | | |
| Trade and other creditors | <u>(73,049)</u> | <u>(100,404)</u> |
| Net current assets | <u>204,909</u> | <u>187,307</u> |
| Total assets less current liabilities | <u>243,546</u> | <u>224,572</u> |
| Provisions for liabilities | | |
| Deferred taxation | (1,327) | (1,248) |
| Pension and Post Retirement Asset (net of deferred tax) | <u>1,703</u> | <u>1,876</u> |
| Net Assets Including Pension and Post Retirement Asset | <u>243,922</u> | <u>225,200</u> |
| Shareholders' Funds | | |
| Called up share capital | 9,270 | 9,495 |
| Share premium account | 13,321 | 13,321 |
| Revaluation reserve | 6,293 | 7,177 |
| Other reserves | | |
| Capital redemption reserve fund | 3,113 | 2,888 |
| Currency translation | 571 | (957) |
| Profit & loss account | <u>211,354</u> | <u>193,276</u> |
| | <u>243,922</u> | <u>225,200</u> |

FINANCIAL DIARY

| | |
|---|---------------------|
| Preliminary Statement | 12th July, 2007 |
| Annual Report | 3rd September, 2007 |
| Annual General Meeting | 4th October, 2007 |
| Dividend Payment | 31st October, 2007 |
| - payable to shareholders registered on | 12th October, 2007 |
| Interim Statement | December 2007 |

30/04/2007 30/04/2006
€'000 €'000

GROUP CASH FLOW STATEMENT

For the year ended 30 April 2007

| | | |
|--|-----------------|-----------------|
| Net cash (outflow) inflow from operating activities | (1,932) | 70,399 |
| Return on Investment and Servicing of Finance | 1,597 | 1,641 |
| Corporation Tax Paid | (11,283) | (10,952) |
| Capital Expenditure | | |
| Purchase of tangible fixed assets | (10,891) | (8,060) |
| Sale of tangible fixed assets | 3,233 | 2,809 |
| Net Cash Outflow from from capital expenditure | (7,658) | (5,251) |
| Equity Dividends Paid | (10,429) | (11,098) |
| Net cash (outflow) inflow before use of liquid resources | (29,705) | 44,739 |
| Financing | | |
| Purchase of own shares | (6,360) | (40,517) |
| Management of liquid resources | 24,834 | 3,717 |
| (Decrease) increase in cash in the year | (11,231) | 7,939 |

RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS

| | | |
|---|----------|---------|
| (Decrease) increase in cash in the year | (11,231) | 7,939 |
| Movement in liquid resources | (24,834) | (3,717) |
| Translation difference | 415 | (641) |
| Movement in net funds in the year | (35,650) | 3,581 |
| Net funds at 1 May | 67,745 | 64,164 |
| Net funds at 30 April | 32,095 | 67,745 |

RECONCILIATION OF OPERATING PROFIT TO NET CASH (OUTFLOW) INFLOW FROM OPERATING ACTIVITIES

| | | |
|---|----------|----------|
| Operating profit | 43,828 | 45,421 |
| Depreciation | 6,960 | 6,729 |
| Profit on disposal of tangible fixed assets | (1,482) | (1,155) |
| Translation adjustment | (165) | 745 |
| Increase in stocks | (19,068) | (17,979) |
| Increase in debtors | (4,998) | (594) |
| (Decrease) increase in creditors | (27,654) | 37,163 |
| Movement in pension asset | 647 | 69 |
| Net cash (outflow) inflow from operating activities | (1,932) | 70,399 |