

Abbey plc (“Abbey” or the “Company”)

Interim Statement for the six months ended 31 October 2007

The Board of Abbey plc reports a profit before taxation of €18.20m which compares with a profit of €22.57m for the corresponding period last year. Profits at the operating level were €17.24m as compared to €21.68m at the half way stage last year.

Our housebuilding division completed 408 sales (UK 278; Ireland 130) with a turnover of €97.15m generating an operating profit of €15.41m. Market conditions in England were satisfactory over the reporting period, however, market conditions have become steadily more difficult in recent weeks. Irish sales benefited from the better conditions prevailing early in 2007.

Looking forward the housing division is on course for a reasonable result with completions likely overall to run ahead of last year. Financially our performance will turn on trading from a few particularly high margin projects. The underlying conditions have been steadily deteriorating and 2008\2009 may well be a very poor trading period. In Prague our site in Slivenec is now well under way with sales and building in line with our targets.

M & J Engineers, our UK plant hire business, generated operating profits of €1.6m on a turnover of €11.27m. Recent trading continues to be good at this division and we are hopeful of a strong contribution for the year.

Rental income for the period amounted to €226,000.

The Group has adopted International Financial Reporting Standards in the preparation of these interim condensed consolidated statements. Shareholders should carefully note the exchange rates used for this statement. The profit and loss statement uses the average exchange rate for the period of 100 cents: STG 68.29p. The balance sheet uses the rate prevailing on 31 October of 100 cents: STG 69.65p.

The Board is pleased to declare a dividend of 12 cents per share which together with the 24 cents approved by the Annual General Meeting in October will make a total of 36 cents for the financial year. This dividend will be paid on 30th April 2008 to shareholders on the register at 4th April 2008.

During the recent weeks and months there has been a material change to the business environment in which the Group operates. In particular easy credit availability which benefited our customers and the company has given way to much tighter credit conditions. Mortgage markets in particular have been affected. It is not yet clear whether the changes are temporary or of a more permanent nature. By the summer hopefully a clearer picture will emerge. Future dividend policy will need to be considered with reference amongst other matters to the changing business environment. The Board cannot rule out a material change to our dividend policy when next considered in the summer.

Overall the Group is trading profitably and enjoys a strong financial position from which to address the challenges ahead.

A copy of this statement will be circulated to shareholders on Friday 4th January 2008. Copies are available to members of the public at the company’s registered office, 25/28 North Wall Quay, Dublin 1.

On behalf of the Board

Charles H Gallagher – Chairman

7th December 2007

**Interim Condensed Consolidated Income Statement
for the period ended 31 October 2007**

	Unaudited 6 months ended	
	31/10/2007	31/10/2006
	€000	As restated €000
<i>Continuing Operations</i>		
Revenue	108,636	96,627
Cost of sales	<u>(84,641)</u>	<u>(68,987)</u>
Gross profit	23,995	27,640
Administrative expenses	<u>(6,755)</u>	<u>(5,969)</u>
Operating profit	17,240	21,671
Finance income	<u>963</u>	<u>895</u>
Profit on ordinary activities before taxation	18,203	22,566
Income tax expense	<u>(4,012)</u>	<u>(5,624)</u>
Profit attributable to equity shareholders of the parent	<u>14,191</u>	<u>16,942</u>
<i>Earnings per share - basic</i>	<u>48.99 c</u>	<u>57.93 c</u>
<i>Earnings per share - diluted</i>	<u>48.99 c</u>	<u>57.93 c</u>

**Interim Condensed Consolidated Statement of Changes in Equity (unaudited)
for the period ended 31 October 2006**

	Capital						Retained Earnings €000	Total €000
	Issued Capital €000	Share Premium €000	Revaluation Reserve €000	Redemption Reserve Fund €000	Currency Translation €000			
At 1 May 2006 - as previously stated	9,495	13,321	7,177	2,888	(957)	193,276	225,200	
Prior year adjustments on conversion to IFRS	-	-	2,380	-	957	(2,040)	1,297	
At 1 May 2006 - as restated	9,495	13,321	9,557	2,888	-	191,236	226,497	
Foreign currency translation	-	-	238	-	3,538	-	3,776	
Purchase of company shares	(225)	-	-	225	-	(6,360)	(6,360)	
Total income and expense for the period recognised directly in equity	(225)	-	238	225	3,538	(6,360)	(2,584)	
Profit for the period	-	-	-	-	-	16,942	16,942	
Total income and expense for the period	(225)	-	238	225	3,538	10,582	14,358	
Dividends paid (note: 5)	-	-	-	-	-	(6,953)	(6,953)	
At 31 October 2006	9,270	13,321	9,795	3,113	3,538	194,865	233,902	

**Interim Condensed Consolidated Statement of Changes in Equity (unaudited)
for the period ended 31 October 2007**

	Capital						Retained Earnings €000	Total €000
	Issued Capital €000	Share Premium €000	Revaluation Reserve €000	Redemption Reserve Fund €000	Currency Translation €000			
At 1 May 2007 - as previously stated	9,270	13,321	6,293	3,113	571	211,354	243,922	
Prior year adjustments on conversion to IFRS	-	-	2,380	-	946	(2,195)	1,131	
At 1 May 2007 - as restated	9,270	13,321	8,673	3,113	1,517	209,159	245,053	
Foreign currency translation	-	-	(118)	-	(2,394)	-	(2,512)	
Total income and expense for the period recognised directly in equity	-	-	(118)	-	(2,394)	-	(2,512)	
Profit for the period	-	-	-	-	-	14,191	14,191	
Total income and expense for the period	-	-	(118)	-	(2,394)	14,191	11,679	
Dividends paid (note: 5)	-	-	-	-	-	(6,953)	(6,953)	
At 31 October 2007	9,270	13,321	8,555	3,113	(877)	216,397	249,779	

**Interim Condensed Consolidated Balance Sheet
as at 31 October 2007**

	Unaudited 31/10/2007	Unaudited 31/10/2006 As restated	Unaudited Year Ended 30/04/2007 As restated
	€000	€000	€000
ASSETS			
<i>Non-current assets</i>			
Property, plant and equipment	37,270	37,442	36,079
Investment property	2,392	2,392	2,392
Investment in joint venture	2,398	2,398	2,398
Investments	7	7	7
Pension benefit obligations	2,383	2,696	2,433
	<u>44,450</u>	<u>44,935</u>	<u>43,309</u>
<i>Current assets</i>			
Inventories	218,275	213,883	232,721
Trade and other receivables	9,251	8,975	13,135
Cash and cash equivalents	50,087	48,320	32,095
	<u>277,613</u>	<u>271,178</u>	<u>277,951</u>
TOTAL ASSETS	<u>322,063</u>	<u>316,113</u>	<u>321,260</u>
LIABILITIES			
<i>Current liabilities</i>			
Trade and other payables	(62,426)	(71,263)	(65,948)
Tax liabilities	(3,879)	(5,586)	(4,532)
Provisions	(2,870)	(1,780)	(2,562)
	<u>(69,175)</u>	<u>(78,629)</u>	<u>(73,042)</u>
NET CURRENT ASSETS	<u>208,438</u>	<u>192,549</u>	<u>204,909</u>
<i>Non-current liabilities</i>			
Deferred taxation	(2,971)	(3,035)	(3,025)
Provisions	(138)	(547)	(140)
	<u>(3,109)</u>	<u>(3,582)</u>	<u>(3,165)</u>
TOTAL LIABILITIES	<u>(72,284)</u>	<u>(82,211)</u>	<u>(76,207)</u>
NET ASSETS	<u>249,779</u>	<u>233,902</u>	<u>245,053</u>
EQUITY			
<i>Equity attributable to equity holders of the parent</i>			
Issued capital	9,270	9,270	9,270
Share premium	13,321	13,321	13,321
Revaluation reserve	8,555	9,795	8,673
Other reserves			
- Capital redemption reserve fund	3,113	3,113	3,113
- Currency translation	(877)	3,538	1,517
Retained earnings	216,397	194,865	209,159
	<u>249,779</u>	<u>233,902</u>	<u>245,053</u>
TOTAL EQUITY	<u>249,779</u>	<u>233,902</u>	<u>245,053</u>

**Interim Condensed Consolidated Cash Flow Statement
for the period ended 31 October 2007**

	Unaudited 6 months ended	
	31/10/2007	31/10/2006
	€000	As restated €000
Cash flows from operating activities		
Profit before tax	18,203	22,566
Finance income	(963)	(895)
Depreciation	3,685	3,513
Profit on disposal of property, plant and equipment	(947)	(609)
Translation adjustment	305	(728)
Decrease in inventories	12,140	1,780
Decrease (increase) in trade and other receivables	3,740	(679)
Decrease in creditors and provisions	(2,252)	(23,588)
Tax paid	(4,662)	(4,918)
Net cash flow from operating activities	29,249	(3,558)
Cash flows from investing activities		
Purchase of plant, property and equipment	(6,705)	(5,932)
Sale of plant, property and equipment	2,113	1,516
Finance income	963	895
Net cash outflow from investing activities	(3,629)	(3,521)
Cash outflows from financing activities		
Cost of share buy-backs	-	(6,360)
Equity dividends paid	(6,953)	(6,953)
Net cash outflow from financing activities	(6,953)	(13,313)
Net increase (decrease) in cash and cash equivalents	18,667	(20,392)
Cash and cash equivalents at start of period	32,095	67,745
Net foreign exchange differences	(675)	967
Cash and cash equivalents at end of period	50,087	48,320

**Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007**

1. Corporate Information

The interim condensed consolidated financial statements of Abbey plc for the six month period ended 31 October 2007 were authorised for issue in accordance with a resolution of the directors on December 6, 2007. Abbey plc is a limited company incorporated and domiciled in Ireland. The company's shares are listed on the IEX and AIM stock exchanges. The principal activities of the group are described in Note 4.

2. Basis of Preparation of Financial Statements

The interim condensed consolidated financial statements for the six months ended 31 October 2007 have been prepared in accordance with IAS 34 'Interim Financial Reporting'. The interim condensed financial statements do not contain all the information and disclosures required in the annual financial statements and should be read in conjunction with the group's annual financial statements.

3. Accounting Policies

Up to and including the financial year ended 30 April 2007, the group prepared its consolidated financial statements in accordance with Irish GAAP. The consolidated financial statements for the year ending 30 April 2008 will be the first the group is required to prepare in accordance with International Financial Reporting Standards ('IFRS').

Accordingly, the group will prepare consolidated financial statements that comply with IFRS applicable for periods beginning on or after 1 May 2007. In preparing these consolidated financial statements, the group has started from an opening consolidated balance sheet as at 1 May 2006, the date of transition to IFRS, and made those changes in accounting policies required by IFRS 1 'First Time Adoption of International Financial Reporting Standards'. The adjustments made by the group in restating its Irish GAAP consolidated balance sheet as at 1 May 2006, its previously published Irish GAAP consolidated financial statements for the year ended 30 April 2007 and Irish GAAP unaudited interim financial information for the six months ended 31 October 2006 are set out in Note 8.

The accounting policies adopted in the preparation of the condensed consolidated interim financial report are consistent with those adopted in the last annual financial statements with the exception of those set out as follows:

(a) Property, plant and equipment

Plant and equipment is stated at cost, less accumulated depreciation and accumulated impairment in value.

Land and buildings are measured at fair value less depreciation on buildings and impairment charged subsequent to the date of the revaluation. Depreciation is calculated on a straight line basis over the useful life of the assets.

The assets' residual values, carrying values and useful lives are reviewed on an annual basis and adjusted if appropriate at each balance sheet date.

Any gain or loss arising on the disposal or retirement of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement in the year the asset is disposed of or retired.

The asset's residual values, useful lives and method of depreciation are reviewed, and adjusted if appropriate, at each financial year end.

**Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007**

(b) Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the balance sheet date. Gains or losses arising from changes in fair value of investment properties are included in the income statement in the period in which they arise.

Any gains or losses on the retirement or disposal of an investment property are recognised in the income statement in the year of retirement or disposal.

(c) Foreign currency translation

The consolidated financial statements are presented in euros, which is the Company's functional and presentation currency. Each entity in the group determines its own functional currency and items included in the financial statements of each entity are measured using that functional currency. Transactions in foreign currencies are initially recorded at the functional currency rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the balance sheet date with all differences taken to the income statement. Non monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

Group companies regulated and trading in the United Kingdom and the Czech Republic have different functional currencies from the euro. As at the reporting date the assets and liabilities of these subsidiaries are translated into the presentation currency of Abbey plc (the euro) at the rate of exchange ruling at the balance sheet date and their income statements are translated at the weighted average exchange rates for the period. The exchange differences arising on the translation are taken directly to a separate component of equity.

(d) Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the obligation. Provisions are measured at the expected expenditure required to settle the obligation and are discounted to present value where the effect is material.

(e) Significant accounting judgements, estimates and assumptions

Management apply the Group's accounting policies when making significant accounting estimates and judgements.

Inventory Valuation

The Group measures inventories at the lower of cost and net realisable value. Inventories include development, work in progress and completed units for sale. Inventories are released to cost of sales on legal completion of property sales to match the cost of the properties with the corresponding revenues.

Employee benefits

The cost of the defined benefit pension plan is determined using actuarial valuations. The actuarial valuation involves making assumptions about discount rates, future salary increases, expected rates of return, mortality rates and future pension increases. Due to the long term nature of this plan, such estimates are subject to significant uncertainty.

**Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007**

(f) Taxes

Current income tax

Current income tax assets and liabilities for the period are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

Deferred income tax

Deferred income tax is provided using the liability method on temporary differences at the balance sheet date between the tax bases of the assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognised for all taxable temporary differences, except in business combinations, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

(g) Financial Instruments

Trade and other receivables

Trade receivables are stated at their fair value, being their nominal values reduced by allowance for irrecoverable amounts.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances in hand and at the bank, including bank deposits.

Trade and other payables

Trade payables are stated at their fair value. Trade payables on extended terms are recorded at their fair value at the period end date, with any discount to fair value amortised over the period of the credit term and charged to finance costs.

Financial Instruments

The Group operates in three currencies and adverse changes in foreign exchange rates relative to the euro and any adverse economic interest rate changes will impact on the Group's financial performance. The group's activities are primarily conducted in the currency of the country of operation.

Non-derivative financial instruments comprise investments in equity, trade and other receivables, cash and cash equivalents, loans and borrowings, and trade and other payables. Non-derivatives financial instruments are recognised at fair value.

The Group does not hold any derivative financial instruments to hedge against its foreign currency and interest rate risk exposures.

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

4. **Segmental information**

Turnover, cost of sales and operating profit are derived from continuing activities. The Group operates in three markets being Ireland, the United Kingdom and the Czech Republic. The principal activities of the group are building and property development, plant hire and property rental. These divisions are the basis on which the group reports its segment information.

	Building and Property Development €000	Plant Hire €000	Property Rental €000	Other €000	TOTAL €000
31 October 2007					
<u>Income Statement Information</u>					
Turnover	97,145	11,600	226	-	108,971
Inter segment	-	(335)	-	-	(335)
	97,145	11,265	226	-	108,636
Cost of sales	(76,142)	(8,499)	-	-	(84,641)
Administrative expenses	(5,591)	(1,164)	-	-	(6,755)
Operating profit - continuing	15,412	1,602	226	-	17,240
<u>Balance Sheet Information</u>					
Segment Assets	229,838	37,341	2,392	-	269,571
Segment Liabilities	(63,998)	(8,186)	(100)	-	(72,284)
Segment Net Assets	165,840	29,155	2,292	-	197,287
Investment in Joint Venture	2,398	-	-	-	2,398
	168,238	29,155	2,292	-	199,685
Investments	7	-	-	-	7
Cash and cash equivalents	47,902	-	-	2,185	50,087
TOTAL NET ASSETS	216,147	29,155	2,292	2,185	249,779
<u>Other Segmental Information</u>					
Depreciation	256	3,429	-	-	3,685
Profit on disposal of fixed assets	(43)	(904)	-	-	(947)
Capital expenditure	362	6,343	-	-	6,705

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

4. Segmental information (continued)

	Building and Property Development €000	Plant Hire €000	Property Rental €000	Other €000	TOTAL €000
31 October 2006					
<u>Income Statement Information</u>					
Turnover	85,651	11,040	231	-	96,922
Inter segment	-	(295)	-	-	(295)
	85,651	10,745	231	-	96,627
Cost of sales	(61,002)	(7,985)	-	-	(68,987)
Administrative expenses	(4,382)	(1,587)	-	-	(5,969)
Operating profit - continuing	20,267	1,173	231	-	21,671
<u>Balance Sheet Information</u>					
Segment Assets	224,737	38,259	2,392	-	265,388
Segment Liabilities	(73,975)	(8,136)	(100)	-	(82,211)
Segment Net Assets	150,762	30,123	2,292	-	183,177
Investment in Joint Venture	2,398	-	-	-	2,398
	153,160	30,123	2,292	-	185,575
Investments	7	-	-	-	7
Cash and cash equivalents	43,971	-	-	4,349	48,320
TOTAL NET ASSETS	197,138	30,123	2,292	4,349	233,902
<u>Other Segmental Information</u>					
Depreciation	324	3,189	-	-	3,513
Profit on disposal of fixed assets	(48)	(561)	-	-	(609)
Capital expenditure	232	5,700	-	-	5,932

5. Dividends paid and proposed

	Unaudited 31/10/2007 €000	Unaudited 31/10/2006 €000
<i>Dividends on ordinary shares declared and paid during the six month period:</i>		
Dividend for 2007: 24 cents per share (2006: 24 cents)	6,953	6,953
<i>Dividends on ordinary shares proposed (not recognised as a liability at 31 October)</i>		
Dividend for 2007: 12 cents per share (2007: 12 cents)	3,476	3,476

6. Earnings per share

Earnings per share has been calculated by reference to the weighted average number of shares in issue of 28,969,523 at 31 October 2007 (29,248,122 at 31 October 2006 and 29,109,967 at 30 April 2007).

**Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007**

7. Pensions

The surplus on the pension scheme included in the interim condensed consolidated balance sheet is the amount calculated at the prior year end. No revaluation of assets and liabilities of the scheme has been carried out in the period, and accordingly there is no gain or loss shown in the statement of total recognised gains and losses in respect of the interim period. Actuarial gains and losses for the full year and the surplus/deficit at the end of the year will be presented in the annual financial statements for the year ending 30 April 2008.

8. Reconciliation From Irish GAAP to IFRS

The previously reported balance sheet for the period ended 30 April 2006 under Irish GAAP is reconciled to the restated balances under International Financial Reporting Standards (“IFRS”) as follows. The reconciling items noted below are recorded as prior year adjustments to the opening reserves of the comparative period ended 31 October 2006.

**Interim condensed consolidated balance sheet
as at 30 April 2006**

	Previous Irish GAAP 30 April 2006								Restated IFRS 30 April 2006	
	€000	Note (1) €000	Note (2) €000	Note (3) €000	Note (4) €000	Note (5) €000	Note (6) €000	Note (7) €000	Note (8) €000	€000
ASSETS										
<i>Non-current assets</i>										
Property, plant and equipment	34,867		(12)							34,855
Investment property	-	2,392								2,392
Investment in joint venture	2,398									2,398
Investments	-					7				7
Pension benefit obligations	-			2,612						2,612
	<u>37,265</u>	<u>2,380</u>	<u>-</u>	<u>2,612</u>	<u>-</u>	<u>7</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,264</u>
<i>Current assets</i>										
Inventories	211,881									211,881
Trade and other receivables	8,078									8,078
Investments	7					(7)				-
Cash at cash equivalents	67,745									67,745
	<u>287,711</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>287,704</u>
TOTAL ASSETS	324,976	2,380	-	2,612	-	-	-	-	-	329,968
LIABILITIES										
<i>Current liabilities</i>										
Trade and other payables	(100,404)				4,792		2,273	(128)		(93,467)
Tax liabilities	-				(4,792)					(4,792)
Provisions	-						(1,726)			(1,726)
	<u>(100,404)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>547</u>	<u>(128)</u>	<u>-</u>	<u>(99,985)</u>
NET CURRENT ASSETS	187,307	-	-	-	-	(7)	547	(128)	-	187,719
<i>Non-current liabilities</i>										
Deferred taxation	(1,248)		(960)	(736)						(2,944)
Provisions	-						(547)			(547)
Pension benefit obligations	1,876			(1,876)						-
	<u>628</u>	<u>-</u>	<u>(960)</u>	<u>(2,612)</u>	<u>-</u>	<u>-</u>	<u>(547)</u>	<u>-</u>	<u>-</u>	<u>(3,491)</u>
TOTAL LIABILITIES	(99,776)	-	(960)	(2,612)	-	-	-	(128)	-	(103,476)
NET ASSETS	225,200	2,380	(960)	-	-	-	-	(128)	-	226,492
EQUITY										
<i>Equity attributable to equity holders of the parent</i>										
Issued capital	9,495									9,495
Share premium	13,321									13,321
Revaluation reserve	7,177	2,380								9,557
Other reserves										
Capital redemption reserve	2,888									2,888
Currency translation	(957)							957		-
Retained earnings	193,276		(960)					(128)	(957)	191,231
TOTAL EQUITY	225,200	2,380	(960)	-	-	-	-	(128)	-	226,492

8. Reconciliation From Irish GAAP to IFRS (continued)

- Note (1) In accordance with IAS 1 'Presentation of Financial Statements' the investment properties held by the group amounting to €2,392,000 are presented separately on the balance sheet.
- Note (2) In accordance with IAS 12 'Taxation', a deferred taxation liability is recognised as a result of the fair value measurement of trading and investment properties.
- Note (3) In accordance with IAS 19 'Employee Benefits', the surplus on the group's defined benefit pension scheme of €2,621,000, gross of the related deferred taxation liability, is presented under the 'Non-current assets' balance sheet heading. The deferred tax liability of €736,000 pertaining to the defined benefit pension scheme surplus is presented as part of the deferred tax liability balance under the 'Non-current liabilities' balance sheet heading.
- Note (4) In accordance with IAS 1 'Presentation of Financial Statements' the group liability for corporate tax amounting to €1,792,000 is presented separately on the balance sheet.
- Note (5) In accordance with IAS 1 'Presentation of Financial Statements' certain investments are reclassified to non current assets.
- Note (6) In accordance with IAS 37 'Provisions and Contingencies' maintenance provisions amounting to €2,273,000, previously recorded in creditors and accruals under Irish GAAP, are reclassified to Current liability provisions of €1,726,000 and Non-current liability provisions of €547,000 presented separately on the balance sheet.
- Note (7) In accordance with IAS 19 'Employee Benefits', a liability is recognised in respect of compensated absences accrued by employees at the reporting date. No accrual for this liability was previously recorded under Irish GAAP.
- Note (8) In accordance with the exemption allowable under IFRS 1 'First-time adoption of International Financial Reporting Standards', the cumulative translation difference amounting to €57,000 at the transition date is transferred to retained earnings.

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

8. Reconciliation From Irish GAAP to IFRS (continued)

*Interim condensed consolidated income statement
for the half year ended 31 October 2006*

	Previous Irish GAAP 31 October 2006	<i>Note (1)</i> €000	<i>Note (2)</i> €000	Restated IFRS 31 October 2006
	€000			€000
<i>Continuing obligations</i>				
Revenue	96,627			96,627
Cost of sales	(68,987)			(68,987)
Group gross profit	27,640	-	-	27,640
Administrative expenses	(5,957)	(74)	62	(5,969)
Operating profit	21,683	(74)	62	21,671
Finance income	895			895
Profit on ordinary activities before taxation	22,578	(74)	62	22,566
Income tax expense	(5,624)			(5,624)
Profit attributable to equity shareholders of the parent	16,954	(74)	62	16,942

Note (1) In accordance with IAS 16 'Property Plant & Equipment' the group has recognised an additional depreciation charge of €74,000 on trading properties for the period ended 31 October 2006.

Note (2) An expense amounting to €66,000 is recognised in respect of accrued compensated absences at the reporting date. This expense is offset by the reversal of the adjusted compensated absences accrual of €128,000 at the date of transition to IFRS in the income statement for the period ended 31 October 2006. No accrual for this liability was previously recorded under Irish GAAP.

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

8. Reconciliation From Irish GAAP to IFRS (continued)

*Interim condensed consolidated balance sheet
as at 31 October 2006*

	Previous Irish GAAP 31 October 2006	Note (1)	Note (2)	Note (3)	Note (4)	Note (5)	Note (6)	Note (7)	Note (8)	Note (9)	Restated IFRS 31 October 2006
	€000	€000	€000	€000	€000	€000	€000	€000	€000	€000	€000
ASSETS											
<i>Non-current assets</i>											
Property, plant and equipment	37,528	(12)				(74)					37,442
Investment property	-	2,392									2,392
Investment in joint venture	2,398										2,398
Investments	-						7				7
Pension benefit obligations	-			2,696							2,696
	<u>39,926</u>	<u>2,380</u>	<u>-</u>	<u>2,696</u>	<u>-</u>	<u>(74)</u>	<u>7</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>44,935</u>
<i>Current assets</i>											
Inventories	213,883										213,883
Trade and other receivables	8,975										8,975
Investments	7						(7)				-
Cash at cash equivalents	48,320										48,320
	<u>271,185</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>271,178</u>
TOTAL ASSETS	<u>311,111</u>	<u>2,380</u>	<u>-</u>	<u>2,696</u>	<u>-</u>	<u>(74)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>316,113</u>
LIABILITIES											
<i>Current liabilities</i>											
Trade and other payables	(79,110)				5,586			(66)	2,327		(71,263)
Tax liabilities	-				(5,586)						(5,586)
Provisions	-								(1,780)		(1,780)
	<u>(79,110)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(66)</u>	<u>547</u>	<u>-</u>	<u>(78,629)</u>
NET CURRENT ASSETS	<u>192,075</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7)</u>	<u>(66)</u>	<u>547</u>	<u>-</u>	<u>192,549</u>
<i>Non-current liabilities</i>											
Deferred taxation	(1,293)		(981)	(761)							(3,035)
Provisions	-								(547)		(547)
Pension benefit obligations	1,935			(1,935)							-
	<u>642</u>	<u>-</u>	<u>(981)</u>	<u>(2,696)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(547)</u>	<u>-</u>	<u>(3,582)</u>
TOTAL LIABILITIES	<u>(78,468)</u>	<u>-</u>	<u>(981)</u>	<u>(2,696)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(66)</u>	<u>-</u>	<u>-</u>	<u>(82,211)</u>
NET ASSETS	<u>232,643</u>	<u>2,380</u>	<u>(981)</u>	<u>-</u>	<u>-</u>	<u>(74)</u>	<u>-</u>	<u>(66)</u>	<u>-</u>	<u>-</u>	<u>233,902</u>
EQUITY											
<i>Equity attributable to equity holders of the parent</i>											
Issued capital	9,270										9,270
Share premium	13,321										13,321
Revaluation reserve	7,415	2,380									9,795
Other reserves											
Capital redemption reserve	3,113										3,113
Currency translation	2,608								930		3,538
Retained earnings	196,916		(981)			(74)		(66)		(930)	194,865
TOTAL EQUITY	<u>232,643</u>	<u>2,380</u>	<u>(981)</u>	<u>-</u>	<u>-</u>	<u>(74)</u>	<u>-</u>	<u>(66)</u>	<u>-</u>	<u>-</u>	<u>233,902</u>

**Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007**

8. Reconciliation From Irish GAAP to IFRS (continued)

- Note (1) In accordance with IAS 1 'Presentation of Financial Statements' the investment properties held by the group amounting to €2,392,000 are presented separately on the balance sheet.
- Note (2) In accordance with IAS 12 'Taxation', a deferred taxation liability is recognised as a result of the fair value measurement of trading and investment properties.
- Note (3) In accordance with IAS 19 'Employee Benefits', the surplus on the group's defined benefit pension scheme of €2,696,000, gross of the related deferred taxation liability, is presented under the 'Non-current assets' balance sheet heading. The deferred tax liability of €761,000 pertaining to the defined benefit pension scheme surplus is presented as part of the deferred tax liability balance under the 'Non-current liabilities' balance sheet heading.
- Note (4) In accordance with IAS 1 'Presentation of Financial Statements' the group liability for corporate tax amounting to €5,586,000 is presented separately on the balance sheet.
- Note (5) In accordance with IAS 16 'Property Plant & Equipment' the group has recognised an additional depreciation charge of €74,000 on trading properties for the period ended 31 October 2006.
- Note (6) In accordance with IAS 1 'Presentation of Financial Statements' certain investments are reclassified to non current assets.
- Note (7) In accordance with IAS 37 'Provisions and Contingencies' maintenance provisions amounting to €2,327,000, previously recorded in creditors and accruals under Irish GAAP, are reclassified to Current liability provisions of €1,780,000 and Non-current liability provisions of €547,000 presented separately on the balance sheet.
- Note (8) In accordance with IAS 19 'Employee Benefits', a liability is recognised in respect of compensated absences accrued by employees at the reporting date. No accrual for this liability was previously recorded under Irish GAAP.
- Note (9) In accordance with the exemption allowable under IFRS 1 'First-time adoption of International Financial Reporting Standards', the cumulative translation difference amounting to €957,000 at the transition date is transferred to retained earnings.

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

8. Reconciliation From Irish GAAP to IFRS (continued)

*Interim condensed consolidated income statement
for the year ended 30 April 2007*

	Previous Irish GAAP 30 April 2007	Note (1)	Note (2)	Note (3)	Restated IFRS 30 April 2007
	€000	€000	€000	€000	€000
<i>Continuing obligations</i>					
Revenue	192,201				192,201
Cost of sales	(135,492)				(135,492)
Group gross profit	56,709	-	-	-	56,709
Administrative expenses	(12,881)		(148)	(5)	(13,034)
Operating profit	43,828	-	(148)	(5)	43,675
Finance income	1,601	8			1,609
Finance costs	(4)	(8)			(12)
Profit on ordinary activities before taxation	45,425	-	(148)	(5)	45,272
Income tax expense	(10,883)				(10,883)
Profit attributable to equity shareholders of the parent	34,542	-	(148)	(5)	34,389

Note (1) In accordance with IAS 1 'Presentation of financial statements' finance income and finance costs are presented separately on the face of the income statement.

Note (2) In accordance with IAS 16 'Property Plant & Equipment' the group has recognised an additional depreciation charge of €148,000 on trading properties for the year ended 30 April 2007.

Note (3) An expense amounting to €33,000 is recognised in respect of compensated absences accrued employee holidays at the reporting date. This expense is offset by the reversal of the adjusted compensated absences accrual of €28,000 at the date of transition to IFRS in the income statement for the year ended 30 April 2007. No accrual for this liability was previously recorded under Irish GAAP.

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

8. Reconciliation From Irish GAAP to IFRS (continued)

*Interim condensed consolidated balance sheet
as at 30 April 2007*

	Previous Irish GAAP 30 April 2007									Restated IFRS 30 April 2007	
	€000	Note (1) €000	Note (2) €000	Note (3) €000	Note (4) €000	Note (5) €000	Note (6) €000	Note (7) €000	Note (8) €000	Note (9) €000	€000
ASSETS											
<i>Non-current assets</i>											
Property, plant and equipment	36,239	(12)				(148)					36,079
Investment property	-	2,392									2,392
Investment in joint venture	2,398										2,398
Investments	-						7				7
Pension benefit obligations	-			2,433							2,433
	<u>38,637</u>	<u>2,380</u>	<u>-</u>	<u>2,433</u>	<u>-</u>	<u>(148)</u>	<u>7</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>43,309</u>
<i>Current assets</i>											
Inventories	232,721										232,721
Trade and other receivables	13,135										13,135
Investments	7						(7)				-
Cash at cash equivalents	32,095										32,095
	<u>277,958</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(7)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>277,951</u>
TOTAL ASSETS	316,595	2,380	-	2,433	-	(148)	-	-	-	-	321,260
LIABILITIES											
<i>Current liabilities</i>											
Trade and other payables	(73,049)				4,532			(133)	2,702		(65,948)
Tax liabilities					(4,532)						(4,532)
Provisions									(2,562)		(2,562)
	<u>(73,049)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(133)</u>	<u>140</u>	<u>-</u>	<u>(73,042)</u>
NET CURRENT ASSETS	204,909	-	-	-	-	-	(7)	(133)	140	-	204,909
<i>Non-current liabilities</i>											
Deferred taxation	(1,327)		(968)	(730)							(3,025)
Provisions									(140)		(140)
Pension benefit obligations	1,703			(1,703)							-
	<u>376</u>	<u>-</u>	<u>(968)</u>	<u>(2,433)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(140)</u>	<u>-</u>	<u>(3,165)</u>
TOTAL LIABILITIES	(72,673)	-	(968)	(2,433)	-	-	-	(133)	-	-	(76,207)
NET ASSETS	243,922	2,380	(968)	-	-	(148)	-	(133)	-	-	245,053
EQUITY											
<i>Equity attributable to equity holders of the parent</i>											
Issued capital	9,270										9,270
Share premium	13,321										13,321
Revaluation reserve	6,293	2,380									8,673
Other reserves											
Capital redemption reserve	3,113										3,113
Currency translation	571								946		1,517
Retained earnings	211,354		(968)			(148)		(133)	(946)		209,159
TOTAL EQUITY	243,922	2,380	(968)	-	-	(148)	-	(133)	-	-	245,053

Notes to the interim condensed consolidated financial statements (unaudited)
for the period ended 31 October 2007

8. Reconciliation From Irish GAAP to IFRS (continued)

- Note (1) In accordance with IAS 1 'Presentation of Financial Statements' the investment properties held by the group amounting to €2,392,000 are presented separately on the balance sheet.
- Note (2) In accordance with IAS 12 'Taxation', a deferred taxation liability is recognised as a result of the fair value measurement of trading and investment properties
- Note (3) In accordance with IAS 19 'Employee Benefits', the surplus on the group's defined benefit pension scheme of €2,433,000, gross of the related deferred taxation liability, is presented under the 'Non-current assets' balance sheet heading. The deferred tax liability of €730,000 pertaining to the defined benefit pension scheme surplus is presented as part of the deferred tax liability balance under the 'Non-current liabilities' balance sheet heading.
- Note (4) In accordance with IAS 1 'Presentation of Financial Statements' the group liability for corporate tax amounting to €4,532,000 is presented separately on the balance sheet.
- Note (5) In accordance with IAS 16 'Property Plant & Equipment' the group has recognised an additional depreciation charge of €148,000 on trading properties for the period ended 31 October 2006.
- Note (6) In accordance with IAS 1 'Presentation of Financial Statements' certain investments are reclassified to non current assets.
- Note (7) In accordance with IAS 19 'Employee Benefits', a liability is recognised in respect of compensated absences accrued by employees at the reporting date. No accrual for this liability was previously recorded under Irish GAAP.
- Note (8) In accordance with IAS 37 'Provisions and Contingencies' maintenance provisions amounting to €2,702,000, previously recorded in creditors and accruals under Irish GAAP, are reclassified to Current liability provisions of €2,562,000 and Non-current liability provisions of €140,000 presented separately on the balance sheet.
- Note (9) In accordance with the exemption allowable under IFRS 1 'First-time adoption of International Financial Reporting Standards', the cumulative translation difference amounting to €46,000 at the transition date is transferred to retained earnings.