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PRESS RELEASE

ABBEY PLC – PRELIMINARY STATEMENT For the year ended 30th April 2002

The Board of Abbey plc announces a profit of €36.2 million before taxation. After a tax charge of €9.5 million the group made a profit of €26.7 million reflecting earnings per share of 78.4 cents. Operating profits during the period were €35.2 million, a 2.3% increase over the previous year (€34.4 million).

The Board is recommending a final dividend of 13.5 cents per share bringing the total for the year to 20 cents per share. The dividend is covered 3.9 times by profits after taxation.

Our housebuilding division completed 571 sales (UK359; Ireland 212) with a turnover of €125.3 million generating an operating profit of €33.0 million. UK trading was much better in the second half. In particular trade in our last quarter was unusually strong with the result that sales for the first six months of the current year are well advanced. Similarly, trade in Ireland in the early months of 2002 has been very brisk. After the uncertainty of the latter part of 2001, the up-turn in business is very encouraging. All our sites are currently enjoying good levels of demand. Overall the housing division is targeting a significant increase in completions for the year end April 2003.

M & J Engineers reported operating profits of €1.9 million on a turnover of €21.2 million. Trading continues at steady, albeit, unexciting levels. Margins in the current year are being undermined by high insurance and pension costs. A continuing tight grip on capital employed is being maintained.

The group's property fixed assets, primarily M&J depots, were subject to the triennial revaluation this year and a surplus of €2.3 million was added to the balance sheet.

In accordance with the proposal for the future adoption of FRS17, a valuation of our pension schemes in accordance with the proposed standard was carried out. The UK scheme on this basis was found to have assets representing 83.9% of its liabilities, a shortfall of €2.1 million. As a result the company made a special contribution of €2.2 million in early July to make up the shortfall.

Rental income arising primarily from the letting of surplus space at group property was €287,000.

At the year end shareholders' funds stood at €142.9 million representing €4.19 per share whilst net cash balances stood at €38 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 : STG 61.41p. The balance sheet uses the rate prevailing on 30th April of €100 cents : STG 61.84p. Since the year end it has depreciated approximately 3%. If this depreciation continues our balance sheet expressed in euro would be materially affected.

Trading in the new year is off to a good start. In spite of the widespread uncertainty, housebuilding continues to prosper. In the near term, at least, prospects remain good.

On behalf of the Board

CHARLES H GALLAGHER
CHAIRMAN
18TH July 2002



GROUP PROFIT AND LOSS ACCOUNT

For the year ended 30 April 2002

	2002 €'000	2001 €'000
Turnover - continuing	146,685	151,091
Operating costs	(111,478)	(116,690)
Operating Profit - continuing	35,207	34,401
Net interest receivable	1,042	1,856
Profit on ordinary activities before taxation	36,249	36,257
Taxation on profit on ordinary activities		
- Irish corporation tax	(1,794)	(1,326)
- United Kingdom corporation tax	(7,737)	(8,674)
	(9,531)	(10,000)
Profit attributable to shareholders	26,718	26,257
Dividend paid of 6.50 cents per share (2001 : 33.01 cents per share)	(2,215)	(11,250)
Dividend proposed of 13.50 cents per share (2001 : 10.16 cents per share)	(4,601)	(3,461)
Profit retained for the financial year	19,902	11,546
Earnings per share - basic and diluted	78.40 c	75.97 c

SEGMENTAL ANALYSIS

Turnover

Building and property development	125,245	129,200
Plant hire	21,153	21,594
Property rental	287	297
	<u>146,685</u>	<u>151,091</u>

Net Assets

Building and property development	78,283	60,242
Plant hire	29,230	27,231
Property rental	821	637
	<u>108,334</u>	<u>88,110</u>

Amounts owed by associated undertaking

Dividend proposed	476	476
Investments	(4,601)	(3,461)
Cash at bank	8	8
	<u>38,656</u>	<u>35,509</u>
	<u>142,873</u>	<u>120,642</u>



GROUP BALANCE SHEET
30 April 2002

	2002 €'000	2001 €'000
Fixed Assets	32,763	29,279
Current Assets		
Stocks	113,989	93,874
Debtors	7,808	7,480
Other investments	8	8
Cash at bank and in hand	38,656	35,509
	160,461	136,871
Creditors <i>(amounts falling due within one year)</i>		
Trade and other creditors	(49,586)	(44,439)
Net current assets	110,875	92,432
Total assets less current liabilities	143,638	121,711
Provisions for liabilities and charges		
Deferred taxation	(765)	(1,069)
	142,873	120,642
Shareholders' Funds		
Called up share capital	10,905	10,817
Share premium account	13,321	13,321
Revaluation reserve	5,462	2,805
Other reserves		
Capital redemption reserve fund	1,478	1,478
Currency translation	9,976	10,304
Profit & loss account	101,731	81,917
	142,873	120,642

FINANCIAL DIARY

Preliminary Statement	18th July, 2002
Annual Report	9th September, 2002
Annual General Meeting	4th October, 2002
Dividend Payment	9th October, 2002
- payable to shareholders registered on	26th July, 2002
Interim Statement	January, 2003



**STATEMENT OF TOTAL RECOGNISED
GAINS AND LOSSES**

	<u>Year ended 30/04/2002</u> €'000	<u>Year ended 30/04/2001</u> €'000
Group		
Profit for the financial year	26,718	26,257
Unrealised revaluation surplus arising in year	2,296	-
Exchange translation adjustment	33	(5,700)
Total recognised gains and losses related to the year	<u>29,047</u>	<u>20,557</u>

**RECONCILIATION OF MOVEMENTS IN
SHAREHOLDERS' FUNDS**

Group		
Profit for the financial year	26,718	26,257
Dividends	(6,816)	(14,711)
Profit retained for the financial year	19,902	11,546
Unrealised revaluation surplus arising in year	2,296	-
Translation adjustment arising in year	33	(5,700)
Purchase of own shares	-	(4,327)
Net addition to shareholders' funds	<u>22,231</u>	<u>1,519</u>
Shareholders' funds at 1 May	120,642	119,123
Shareholders' funds at 30 April	<u>142,873</u>	<u>120,642</u>

The financial information relating to Abbey plc and its subsidiaries included within this statement for the year ended 30 April 2002 and 2001 does not comprise statutory financial statements as referred to in Section 19 of the Companies (Amendment) Act, 1986, copies of which are required by that Act to be annexed to the Company's annual return lodged with the Registrar of Companies. The auditors have made reports without qualification under Section 193 of the Irish Companies Act, 1990 in respect of all such financial statements.

Year ended 30/04/2002 €'000	Year ended 30/04/2001 €'000
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GROUP CASH FLOW STATEMENT

Net cash inflow from operating activities	25,698	37,918
Return on Investment and Servicing of Finance	1,042	1,856
Corporation Tax Paid	(10,745)	(12,983)
Purchase of tangible fixed assets	(10,419)	(5,538)
Sale of tangible fixed assets	3,183	3,910
Capital Expenditure and Financial Investments	(7,236)	(1,628)
Equity Dividends Paid	(5,677)	(32,444)
Net cash inflow (outflow) before use of liquid resources and financing	3,082	(7,281)
Management of liquid resources	(504)	(1,091)
Financing		
Purchase of own shares	-	(4,327)
Net Cash Outflow From Financing	-	(4,327)
Increase (decrease) in cash in the year	2,578	(12,699)

RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS

Increase (decrease) in cash in the year	2,578	(12,699)
Cash flow from increase in liquid resources	504	1,091
Translation difference	65	(1,434)
Movement in net funds in the year	3,147	(13,042)
Opening net funds	35,509	48,551
Closing net funds	38,656	35,509

RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW FROM OPERATING ACTIVITIES

Operating profit	35,207	34,401
Depreciation	7,294	7,075
Profit on disposal of tangible fixed assets	(1,165)	(1,180)
Translation adjustment	(88)	(2,702)
(Increase) decrease in stocks	(20,115)	12,647
(Increase) decrease in debtors	(328)	1,517
Increase (decrease) in creditors	4,893	(13,840)
Net cash inflow from operating activities	25,698	37,918