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2013 ANNUAL REPORT

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Separate Insert

Form of Proxy

**The Company's 76th Annual General Meeting will be held
on Friday, 4th October, 2013
at The Grand Hotel, Malahide, Co. Dublin
at 10:30a.m.**

Results in Brief

	Expressed in €'000 (except per share data)		£'000 Sterling Equivalent (except per share data)	
	2013	2012	2013	2012
Revenue	98,537	70,375	80,544	60,051
Profit before taxation	10,898	12,052	8,908	10,284
Profit attributable to equity shareholders of the parent	7,426	8,868	6,070	7,567
Earnings per share	34.50c	39.94c	28.20p	34.08p
Dividends paid per share	8.00c	8.00c	6.53p	6.84p
Assets per share	803c	805c	680p	656p
Gearing	Nil	Nil	Nil	Nil

For the purpose of the above the following translation rates have been used for the Income Statement:

2012 €100c: STG 85.58p
2012 €100c: CZK 2,482.41h

2013 €100c: STG 81.74p
2013 €100c: CZK 2,534.05h

The rates used for conversion of Balance Sheet items are the rates at 30 April 2012 and 30 April 2013:

2012 €100c: STG 81.50p
2012 €100c: CZK 2,493.80h

2013 €100c: STG 84.72p
2013 €100c: CZK 2,579.60h

The year ended 30 April 2013 proved to be a year of consolidation for the Group.

The Group reports a profit of €10.9 million before taxation against a profit of €12.1 million in the previous year. The result includes an impairment charge of €3.5 million against property land and work in progress arising from the continuing difficult Czech Republic and Irish markets. Shareholders' funds of €173.0 million represent €8.03 per share and include cash balances (including restricted cash) of €34.0 million. Earnings for the year were 34.50 cents and the Board is recommending a dividend of 5 cents per share for approval at the Annual General Meeting in October.

HOUSEBUILDING

Our housebuilding operations completed 368 sales (UK 322; Ireland 35, CZK 11) with a turnover of €84.4 million generating an operating profit of €6.5 million.

United Kingdom: Trading in the UK was overall, encouraging during the period. Sales benefited from gradually improving conditions in the spring. Prices continue to be competitive and margins are variable across our developments. The current year is off to a fair start with sales in the first few weeks at a good level. The introduction of government shared equity schemes is a significant market distortion with unclear medium term consequences, however we have applied for and been granted an allocation of funds under a "help to buy" scheme and are hopeful it will help maintain sales throughout the year. At the year end the UK division owned and controlled land with the benefit of planning permission for 1,130 plots. Terms have been agreed for further land acquisitions.

Ireland: The re-launch of our Irish business is now firmly underway. Since the year end contracts have been exchanged for a project of 25 homes in South Co. Dublin to compliment our scheme in Shankill. Further projects are being actively sought. Some signs of improving confidence are appearing, however the supply of mortgages will determine the pace and depth of any recovery.

Czech Republic: In Prague we completed 11 sales. This was a disappointing outcome. Asking prices were reduced at our project in Anel. The regulatory environment continues to be frustrating and slow. The achievement of workable opportunities is measured in years rather than months. As always we review the value of all work in progress at the year end and a significant impairment to the value of some of our land bank has been recognised.

At the year end the Group owned and controlled land with the benefit of planning permission for the supply of 1,871 plots.

PLANT HIRE

M&J reported operating profits of €979,000 on a turnover of €13.4 million. This was a good improvement on last year. Further progress this year will, if achieved, be hard won.

RENTAL INCOME

Rental income during the year was €768,000.

FINANCIAL INVESTMENTS

At the year end financial investments of €40.9 million were held in UK government bonds. Since the year end bonds to the value of €5.7 million have been realised.

DIRECTORS, MANAGEMENT AND STAFF

There were no changes to the Board of Directors and senior management during the course of the year.

The progress of the Group is a result of the combined effort of all the employees. I, on behalf of the shareholders, thank my colleagues on the Board together with all the directors, management and staff for their hard work and efforts during the year.

THE FUTURE

The outlook for the current year is for broadly similar levels of activity to be maintained. The gradual expansion of the UK land bank together with recent land acquisitions is laying the basis for faster turnover growth in the years ahead. The overall weakness of general economic activity in our operating regions will continue to be the framework against which our prospects must be assessed.

ANNUAL GENERAL MEETING

I look forward to seeing you all at our Annual General Meeting on 4 October 2013.

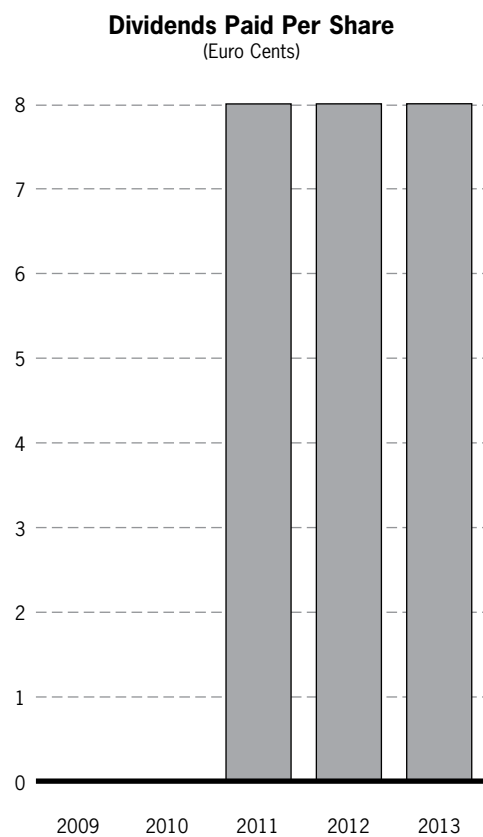
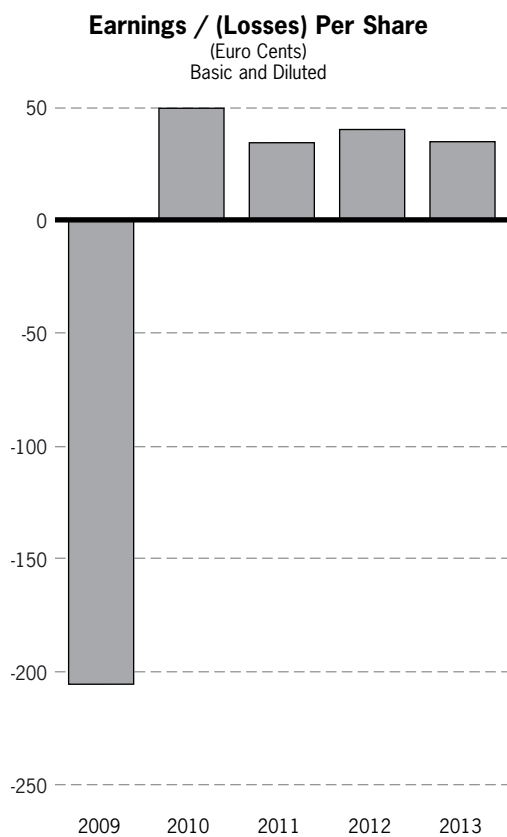
On behalf of the Board

A handwritten signature in black ink, appearing to read 'C. Gallagher', with a long horizontal flourish extending to the right.

Charles H. Gallagher
Executive Chairman

Five Year Financial Summary

	2013 €'000	2012 €'000	2011 €'000	2010 €'000	2009 €'000
Revenue	98,537	70,375	66,624	97,165	99,852
Operating profit / (loss)	8,277	9,114	9,364	12,832	(55,740)
Net interest receivable	2,656	3,046	2,312	2,406	1,465
Other finance charges	(35)	(108)	(166)	(76)	(119)
Profit / (loss) before taxation	10,898	12,052	11,510	15,162	(54,394)
Income tax (expense) / credit	(3,472)	(3,184)	(3,260)	(2,867)	3,769
Profit / (loss) attributable to equity shareholders of the parent	7,426	8,868	8,250	12,295	(50,625)
Earnings / (losses) per share basic and diluted	34.50c	39.94c	34.11c	49.92c	(205.57c)
Dividends paid per share	8.00c	8.00c	8.00c	–	–
Shareholders' funds	172,955	173,911	157,690	160,420	150,737



ABBEY PLC

Reg. No. 9245 Republic of Ireland

AUDITORS

Ernst & Young, Chartered Accountants
and Registered Auditors

SECRETARY & REGISTERED OFFICE

David J. Dawson CA, 25/28 North Wall Quay, Dublin 1

BANKERS

Allied Irish Banks plc
Barclays Bank plc

REGISTRAR AND TRANSFER OFFICE

Computershare Investor Services (Ireland) Limited
P.O. Box 954, Heron House, Corrig Road,
Sandyford Industrial Estate, Dublin 18

SOLICITORS

A&L Goodbody

STOCKBROKERS

Davy Stockbroker
Arden Partners

NOMINATED ADVISOR

J&E Davy, trading as Davy

TRADING PLATFORMS

Enterprise Securities Market
Alternative Investment Market

PRELIMINARY STATEMENT

11th July 2013

ANNUAL REPORT

23rd August 2013

ANNUAL GENERAL MEETING

4th October 2013

INTERIM STATEMENT

December 2013

Board of Directors

CHARLES H. GALLAGHER (53) M.A., MSc.

A Director of Abbey plc since 1986, Mr. Charles Gallagher was appointed Executive Chairman in May 1993. He is a past president of the H.B.F. (UK House Builders Federation). Mr. Gallagher is also a director of a number of other companies including Gallagher Holdings Limited, Matthew Homes Limited and Charles Wilson Engineers Limited.

BRIAN R. HAWKINS (68) (BRITISH) BSc (Eng)

Mr. Hawkins joined the Abbey Group in 1990. He was previously Managing Director of Abbey Developments Limited from May 1993 to December 2006 and Managing Director of Abbey Group Limited from January 2007 to September 2009. Since October 2009 he fulfils a part-time executive role for Abbey plc. He was co-opted to the Abbey plc Board in June 1997. He holds no other directorships other than those within Abbey plc and its subsidiaries.

ROBERT N. KENNEDY (60) (BRITISH) BSc (Econ)

Mr. Kennedy joined the Abbey Group in 1996 and is Managing Director of M&J Engineers Limited. He was co-opted to the Abbey plc Board in December 1997. He holds no other directorships other than those within Abbey plc and its subsidiaries.

LORENZO G. FRAQUELLI (55) (BRITISH)

BSc (Civil Eng) MICE

Mr. Fraquelli joined the Abbey Group in January 2007 and is Managing Director of Abbey Developments Limited. He was co-opted to the Abbey plc Board in November 2009. He holds no other directorships other than those within Abbey plc and its subsidiaries.

DAVID A. GALLAGHER • Δ (52) B.A., MSc.

(NON-EXECUTIVE)

Mr. Gallagher was appointed to the Abbey plc Board in May 1993. Mr. Gallagher is a director of a number of other companies including Gallagher Holdings Limited, Matthew Homes Limited and Charles Wilson Engineers Limited.

J. ROGER HUMBER • Δ (70) (BRITISH)

BSc (Econ), Hon D. Tech

(NON-EXECUTIVE)

Mr. Humber was appointed to the Abbey plc Board in December 1999. He was previously Chief Executive of the H.B.F. (UK House Builders Federation) from 1979 to 1999. Mr. Humber is a director of a number of other companies including P.E. Jones (Contractors) Limited and its subsidiaries.

MICHAEL A. MCNULTY • Δ (67)

FCA, F INST D, AITI

(NON-EXECUTIVE)

Mr. McNulty was appointed a non-executive director of the Group in December 2011. He is a former Senior Audit Partner of Ernst & Young in Ireland, together with being the previous head of their Corporate Finance Division. Mr. McNulty is a director of a number of other companies including University College Dublin Foundation Limited, Irish Payments Services Organisation Limited and served previously as a non-executive director on such companies as An Post Limited, Temple Bar Properties Limited, StayinFront Limited and he is a former Chairman of The Pensions Board of Ireland.

(•) Member of Audit Committee
(Δ) Member of Remuneration Committee

The directors submit herewith their report and audited financial statements for the year ended 30 April 2013 which are set out on pages 17 to 42.

PRINCIPAL ACTIVITIES AND REVIEW OF THE DEVELOPMENTS OF THE BUSINESS

The Group's principal activities are building and property development, plant hire and property rental.

In the year under review the profit after taxation amounted to €7,426,000 (2012: €8,868,000). Dividends of 8.00 cents per share, absorbing €1,722,000 of profit have been paid during the year, leaving retained profit of €5,704,000 which has been transferred to reserves. After the share repurchase of €395,000 and other movements as detailed in the "Group Statement of Comprehensive Income" and "Group Statement of Changes in Equity" the net assets of the Group decreased from €173,911,000 to €172,955,000.

The directors are recommending a dividend of 5.00 cents per share to be considered for approval at the Annual General Meeting in October 2013.

A list of principal undertakings and the nature of their business is contained in note C4 to the Company balance sheet. Geographic and divisional analysis of revenue are given in note 7 to the financial statements.

KEY PERFORMANCE INDICATORS

Measurement of the Group's performance is consistently applied and control is exercised by Group and divisional management. The Group uses the following key performance indicators to evaluate its performance:

1. *Financial Performance Compared to Budget*

The Group has a budgeting system in place whereby actual performance is measured against budget, both financial and non-financial, on a monthly reporting timetable.

2. *Unit Reservations*

The Group reviews the weekly net house sales reservations and weekend site visitor numbers.

3. *Development Site Profit Margin*

The Group evaluates the gross profit margin of each development site on a monthly basis.

4. *Machine Count*

The Group reviews the machine count for each plant hire depot on a weekly basis.

BUSINESS REVIEW

Our housebuilding operations completed 368 sales (UK 322; Ireland 35; CZK 11) with revenue of €84.4 million generating an operating profit of €6.5 million. The comparative figures for the previous year were 310 sales (UK 255; Ireland 37; CZK 18) with revenue of €57.8 million generating an operating profit of €8.3 million.

The result has been impacted by an impairment charge of €3,539,000 (2012: €1,248,000) against inventories arising from the continued difficult Czech Republic and Irish markets.

Trading in the UK was overall, encouraging during the period. Sales benefited from gradually improving conditions in the spring. Prices continue to be competitive and margins are variable across our developments. In Ireland the re-launch of the business is now firmly underway. In Prague we completed 11 sales which was a disappointing outcome.

At the year end the Group owned and controlled land with the benefit of planning permission for the supply of 1,871 plots.

Our plant hire division reported operating profit of €979,000 (2012: profit €302,000) on revenue of €13.4 million (2012: €12.0 million). This was a good improvement on last year.

Rental income during the year was €768,000 (2012: €549,000).

During the previous financial year our properties recognised a valuation gain of €114,000.

At the year end total equity stood at €173.0 million (2012: €173.9 million), whilst net cash balances and restricted cash stood at €34.0 million (2012: €20.2 million). Further financial investments of €40.9 million were held in UK government bonds (2012: €50.0 million).

FUTURE DEVELOPMENTS

The outlook for the current year is for broadly similar levels of activity to be maintained. The gradual expansion of the UK land bank together with recent land acquisitions is laying the basis for faster turnover in the years ahead. Further progress in the plant hire division will, if achieved, be hard won.

IMPORTANT EVENTS SINCE THE YEAR END

There have been no important events since the year end.

PRINCIPAL RISKS AND UNCERTAINTIES

Irish Company law requires the Group to give a description of the principal risks and uncertainties which it faces. Abbey plc's business, in which it is engaged, is constantly evolving and the list below of the principal risks and uncertainties for the Group are constantly changing:

- The Group is engaged in speculative development, which is by its nature highly risky. Occasional substantial losses are a cyclical feature of its business.
- The Group operates in a very competitive market and therefore it is essential that the Group continues to compete successfully.
- Any reduction in economic growth in the countries in which the Group operates may adversely affect the Group's revenue and margins.
- The Group's performance will be affected by fuel and raw material prices and the cyclical changes of the producers of these raw materials.
- The Group is subject to substantial laws, regulations and standards such as environmental, health and safety and building regulations, which could result in additional costs related to compliance with these laws and regulations.
- At present the Group operates in three currencies and adverse changes in foreign exchange rates relative to the euro could adversely affect the Group's financial performance.

- Any adverse economic interest rate changes will impact on the Group.

SUBSTANTIAL SHAREHOLDERS

Having received the required notifications, the following held more than 3% of the issued ordinary shares as at 10 July 2013:

	Number of shares	% of issued share capital
Gallagher Holdings Limited	15,773,141	73.27%
FMR LLC	2,150,000	9.98%
Polar Capital European Forager Fund Ltd	930,000	4.32%

DIRECTORS

Mr David A. Gallagher retires in accordance with Article 98 of the Company's Articles of Association and will be offering himself for re-election.

DIRECTORS' AND SECRETARY'S INTERESTS

The interests of the directors and secretary and their families in the share capital of the Company and the Group as at 30 April 2013 were as follows:

	Number of Shares 2013	Number of Shares 2012
Charles H. Gallagher	25,500	25,500
David A. Gallagher	3,000	3,000

None of the directors hold shares in a non-beneficial capacity and no changes occurred in the above holdings between 30 April 2013 and 10 July 2013, There have not been any contracts or arrangements with the Company or any subsidiary during the year to which a director of the Company had a material interest and which have been significant in relation to the Group's business.

BOOKS AND RECORDS

The directors are responsible for ensuring that proper books and accounting records, as outlined in Section 202 of the Companies Act 1990, are kept by the Company. To achieve this, the directors have appointed appropriate accounting personnel in order to ensure that those requirements have been complied with.

The books and accounting records of the Company are maintained at Abbey House, 2 Southgate Road, Potters Bar, Hertfordshire, EN6 5DU, England. Returns are made to the registered office in accordance with Section 202(6) of the Companies Act 1990.

CORPORATE SOCIAL RESPONSIBILITY

We are fully committed to operating ethically and responsibly in relation to employees, customers, neighbours and all other stakeholders.

Employees

The Board together with the directors, thank the management and staff for their hard work and efforts during the year.

The average number of employees during the year is set out in note 11 to the financial statements.

Disabled Employees

The Group gives every consideration to applications for employment from disabled persons where the requirements of the job may be adequately fulfilled by a handicapped or disabled person.

Where existing employees become disabled, it is the Group's policy wherever practicable to provide continuing employment under normal terms and conditions and to provide training and career development and promotion wherever appropriate.

Employee Involvement

The continuing Group policy with regard to employee consultation and involvement is that there should be effective communication with all employees, who subject to practical and commercial considerations, should be consulted on and involved in decisions that affect their current jobs and future prospects. The achievement of this policy has to be treated flexibly in accordance

with the varying circumstances and needs of companies in the Group but, in all cases, the emphasis is on communication at the local level. Details of the Group's financial results are circulated each half year and full year and periodic staff meetings are also held to discuss various aspects of the Groups' business.

Health and Safety

The Group pays particular adherence to health and safety matters. The Group has implemented appropriate safety guidelines in its Irish subsidiaries as required by the Safety, Health and Welfare at Work Act, 2005.

Environment

The Group pays particular adherence to applicable environmental legislation and requests that our employees and subcontractors are aware of their responsibilities in this regard. The Group supports various charities and local events.

SPECIAL BUSINESS

Your attention is drawn to the notice of meeting which sets out matters of ordinary and special business to be considered at the Annual General Meeting.

CAPITAL GAINS TAX

The quoted price of the ordinary share on 6 April 1974 as calculated for capital gains tax in Ireland was €78.7c (IR62p).

AUDITORS

The auditors, Ernst & Young, Chartered Accountants, will continue in office in accordance with Section 160(2) of the Companies Act, 1963.

On behalf of the Board, 10 July 2013

C.H. GALLAGHER
Chairman

L.G. FRAQUELLI
Director




Remuneration Report

The remuneration of the executive directors is determined by the Remuneration Committee which comprises all of the non-executive directors. The written terms of reference have been approved by the Board and are aimed to ensure that remuneration packages are competitive and that they will attract, retain and motivate executive directors of the quality required. The non-executive directors' remuneration is determined by the Board.

The Group does not operate any share option or long-term incentive schemes.

The Executive Chairman's service contract contains a notice period of two years which was recommended by the Committee in view of the importance of this role. Mr Kennedy and Mr Fraquelli have a notice period of one year. Mr Hawkins' contract comes to an end on 31 July 2013.

DIRECTORS' REMUNERATION

The remuneration of the directors of the Company for the year is as follows:

	Salary and Fees €'000	(1) Benefits In Kind €'000	2013 Total €'000	2012 Total €'000
Executive Directors				
C H Gallagher	710	31	741	685
B R Hawkins	55	–	55	53
R N Kennedy	194	38	232	251
L G Fraquelli	247	24	271	247
Totals	1,206	93	1,299	1,236
Non-Executive Directors				
D A Gallagher	49	–	49	47
J R Humber	49	–	49	47
M A McNulty (2)	49	–	49	20
J F Hogan (3)	–	–	–	27
Totals	147	–	147	141

(1) Benefits In Kind comprise defined benefit pension contributions and other benefits and emoluments.

(2) Mr M.A. McNulty was appointed to the Board on 7 December 2011.

(3) Mr J.F. Hogan resigned from the Board on 7 October 2011.

PENSIONS

Three executive directors were members of The Abbey Group Limited Pension and Life Assurance Scheme during the year. Non-executive directors do not participate in the Group's pension scheme. The Chairman became a deferred member of the Group's defined benefit scheme on 5 April 2006 and is paid a taxable allowance, with effect from that date in lieu of future pension benefits as set out below. Mr B R Hawkins is a pensioner member of the defined benefit pension scheme. There is one (2012: one) director to whom retirement benefits are accruing under a defined benefit scheme at 30 April 2013. One director had contributions to a defined contribution scheme during the year (2012: one).

Name	Pensionable Service Years	Increase In Accrued Pension During The Year €'000	Transfer Value Of The Increase €'000	Defined Benefit		Retirement Benefit Expense 30 April €'000	Defined Contribution Group Contributions 30 April €'000
				Accumulated Accrued Pension 30 April €'000			
C H Gallagher	–	–	–	–		140	–
R N Kennedy	16	2	100	34		–	–
L G Fraquelli	–	–	–	–		–	29
30 April 2013		2	100	34		140	29
30 April 2012		2	135	34		131	27

Corporate Governance Report

The Board is committed to maintaining high standards of Corporate Governance to ensure that the Abbey plc is headed by an effective Board which can lead and control the business.

THE BOARD

The Board is currently comprised of the Executive Chairman, three executive directors and three non-executive directors. The Board considers all non-executive directors capable of exercising independent judgment. They all have long experience and share equal obligations to the Group.

The roles of the Executive Chairman and Chief Executive are combined in one individual. The directors believe that the Group benefits from consolidating the experience and knowledge of the present Executive Chairman whilst ensuring that there are experienced non-executive, and executive directors, to whom concerns may also be conveyed.

The Executive Chairman's service contract contains a notice period of two years which was recommended by the Remuneration Committee in view of the importance of this role.

Executive directors are not required to submit themselves for re-election, apart from at their first Annual General Meeting. Their election is covered by Articles 87 and 94 of the Company's Articles of Association.

The directors believe the Group benefits from allowing executive directors to perform their duties whilst benefiting from continuity of performance. Executive directors are subject to the same provisions as to their removal as other directors of the company.

One third of the non-executive directors retire by rotation each year.

Non-executive directors are not appointed for specific terms and their election is covered by Article 87 of the Company's Articles of Association. Non-executive directors are required to submit themselves for re-election by rotation and their re-election is covered by Article 98 of the Company's Articles of Association.

The directors believe that the Group benefits from the greater experience and knowledge of the business gained by directors

with long service. The present non-executives do not have formal letters of appointment.

The Board meetings are held regularly and at least four times each year with agendas sent out in advance of each meeting. There is a schedule of formal matters reserved for Board approval. All directors have access to advice from the company secretary and independent professional advisors at the Group's expense.

The Board has established Audit and Remuneration Committees.

The Board does not have a formal Nominations Committee. All Board nominations are tabled under "Formal Matters to be Referred to the Board" and consideration of appointments are made by the Board as a whole.

AUDIT AND REMUNERATION COMMITTEES

Both the Audit and Remuneration Committees comprise all the non-executive directors with Mr Roger Humber as the Chairman. The Audit Committee meets not less than twice each year and the Remuneration Committee when required.

Both Committees have written terms of reference.

RELATIONS WITH SHAREHOLDERS

There are regular meetings with the Company's principal investors. Announcements of results are sent promptly to all shareholders. All investors are welcome at the Annual General Meeting where they have the opportunity to ask questions of the Board. The Executive Chairman at the Annual General Meeting also gives a statement on the current trading conditions. Shareholders are both welcome and encouraged to raise any concerns with any director at any time.

INTERNAL CONTROL

The directors are responsible for ensuring that the Group maintains a system of internal control. This system is designed to provide reasonable but not absolute assurance against material misstatement or loss.

Key elements of this control system, including internal financial control, are:

- An organisation structure with clearly defined lines of responsibility and delegation of authority.
- A budgeting system with actual performance being measured against budget on a regular basis.
- A review of the key business risks relevant to the Group's operations. These risks are reviewed annually to ensure that they remain appropriate to the business and the current trading environment.
- Control procedures to address the key business risks which include policies and procedures appropriate to each of the main operating subsidiaries. The Board considers the adequacy of the control procedures at the same time as it reviews the key business risks. Certain prescribed matters are reserved for Board approval.
- A management review of the operation of the system.
- At all Board and Audit Committee meetings Internal Control is a main agenda item to be considered.
- The Audit Committee monitors the effectiveness of the Group's Internal Control System.

The Board has reviewed the effectiveness of the Group's internal Control System up to and including the date of approval of the annual report. This review includes a consideration of issues raised in management letters received from the external auditors.

The above elements help to provide assurance, but the Board recognises that the business it is engaged in is constantly evolving and it accepts that the Group's internal control must evolve with it. In this respect the Board is willing to allocate the necessary resources to implement new controls to cover new areas of risk if additional controls are deemed beneficial in assisting the Group to achieve its objectives.

The Board has considered the need for an internal audit function and concluded that, due to the effective levels of procedures already in place, there is currently no requirement for an internal audit function during the year under review, although this matter will be reviewed regularly.

GOING CONCERN

The Group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Directors' Report on pages 9 to 11. The position of the Group, its cash flows and liquidity position are detailed on pages 19 and 20. The Group has adequate financial resources together with long term relationships with a number of customers and suppliers and the directors believe that the Group is well placed to manage its business risks successfully, despite the current uncertain economic outlook. For this reason, they continue to adopt the going concern basis in preparing the financial statements.

Directors' Responsibilities Statement

Company law in Ireland requires the Directors to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Parent Company and of the Group and of the profit or loss of the Group for that period.

In preparing those Group financial statements the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent,
- comply with applicable International Financial Reporting Standards as adopted by the European Union, subject to any material departures disclosed and explained in the financial statements: and
- prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the Group will continue in business.

The considerations set out above for the Group are also required to be addressed by the Directors in preparing the financial statements of the Parent Company (which are set out on pages 39 to 42) in respect of which the applicable accounting standards are those which are generally accepted in the Republic of Ireland.

The Directors have elected to prepare the Parent Company's financial statements in accordance with generally accepted accounting practice in Ireland (Irish GAAP) comprising the financial reporting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland, together with the Companies Acts, 1963 to 2012.

The Directors are responsible for keeping proper books of accounts, which disclose, with reasonable accuracy at any time, the financial position of the Parent Company and which enable them to ensure that the financial statements of the Group are prepared in accordance with applicable International Financial Reporting Standards, as adopted by the European Union, and comply with the provisions of the Companies Acts, 1963 to 2012. They are also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in Ireland governing the preparation and dissemination of the financial statements may differ from legislation in other jurisdictions.

Independent Auditors' Report to the Members of Abbey plc

We have audited the Group and Parent Company financial statements (the 'financial statements') of Abbey plc for the year ended 30 April 2013 which comprise the Group Income Statement, the Group Statement of Comprehensive Income, the Group Statement of Changes in Equity, the Group and Company Balance Sheets, the Group Cash Flow Statement, the Accounting Policies, the related notes 1 to 35 (Group) and the related notes C1 to C13 (Company). The financial reporting framework that has been applied in the preparation of the group financial statements is Irish law and International Financial Reporting Standards (IFRSs) as adopted by the European Union. The financial reporting framework that has been applied in the preparation of the parent company financial statements is Irish law and accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland (Generally Accepted Accounting Practice in Ireland).

This report is made solely to the company's members, as a body, in accordance with section 193 of the Companies Act, 1990. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As explained more fully in the Directors' Responsibilities Statement set out on page 15, the directors are responsible for the preparation of the financial statements giving a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with Irish law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the group and the parent company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. The financial and non-financial information comprises only the Chairman's Statement, the Directors' Report, the Remuneration Report, the Corporate Governance Report and the Directors' Responsibilities Statement. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

OPINION ON FINANCIAL STATEMENTS

In our opinion:

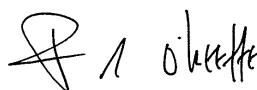
- the group financial statements give a true and fair view, in accordance with IFRSs as adopted by the European Union, of the state of the group's affairs as at 30 April 2013 and of its profit for the year then ended;
- the parent company balance sheet gives a true and fair view in accordance with Generally Accepted Accounting Practice in Ireland of the state of the parent company's affairs as at 30 April 2013; and
- the financial statements have been properly prepared in accordance with the requirements of the Companies Acts 1963 to 2012.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY THE COMPANIES ACTS 1963 TO 2012

- We have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion proper books of account have been kept by the parent company.
- The parent company balance sheet is in agreement with the books of account.
- In our opinion the information given in the Directors' Report is consistent with the financial statements.
- The net assets of the parent company, as stated in the parent company balance sheet are more than half of the amount of its called-up share capital and, in our opinion, on that basis there did not exist at 30 April 2013 a financial situation which under Section 40 (1) of the Companies (Amendment) Act, 1983 would require the convening of an extraordinary general meeting of the parent company.

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the provisions in the Companies Acts 1963 to 2012 which require us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by law are not made.



Frank O'Keeffe
For and on behalf of Ernst & Young
Dublin
10 July 2013

Group Income Statement

Year Ended 30 April 2013

	Note	2013 €'000	2012 €'000
Revenue - continuing operations	7	98,537	70,375
Cost of sales			
- operating		(77,904)	(52,539)
- impairment charge on inventories	8	(3,539)	(1,248)
Gross profit		17,094	16,588
Administrative expenses		(8,817)	(7,588)
Net gain from fair value adjustments in investment properties	8	-	114
Operating profit - continuing operations		8,277	9,114
Finance income	9	2,656	3,046
Finance costs	9	(35)	(108)
Profit before taxation	10	10,898	12,052
Income tax expense	12	(3,472)	(3,184)
Profit attributable to equity shareholders of the parent	27	7,426	8,868
Earnings per share - basic	14	34.50c	39.94c
Earnings per share - diluted	14	34.50c	39.94c

Approved by the Board on 10 July 2013

C.H. GALLAGHER, Chairman L.G. FRAQUELLI, Director



Group Statement of Comprehensive Income

Year Ended 30 April 2013

	2013 €'000	2012 €'000
Profit attributable to equity shareholders of the parent	7,426	8,868
Foreign currency translation	(5,052)	10,582
Unrealised gain on fair value of available-for-sale financial investments	1,401	5,553
Tax movement relating to unrealised gain on fair value of available-for-sale financial investments	(432)	(1,327)
Reclassification of adjustment for disposal of available-for-sale investments	(1,116)	(565)
Tax movement relating to reclassification of adjustment for disposal of available-for-sale investments	253	137
Actuarial (loss) / gain on Group defined benefit pension obligations	(1,713)	2,683
Deferred tax movement relating to actuarial (loss) / gain on Group defined benefit obligations	394	(644)
Other comprehensive (loss) / income for the year, net of tax	(6,265)	16,419
Total comprehensive income for the year, net of tax, attributable to equity shareholders of the parent	1,161	25,287

Group Statement of Changes in Equity

Year Ended 30 April 2013

	Issued Capital €'000	Share Premium €'000	Revaluation Reserve €'000	Capital Redemption Reserve Fund €'000	Currency Translation €'000	Retained Earnings €'000	Total €'000
Attributable to equity holders of the parent At 1 May 2012	6,909	13,321	4,062	5,474	(11,839)	155,984	173,911
Profit for the year	-	-	-	-	-	7,426	7,426
Other comprehensive loss, net of tax	-	-	(154)	-	(4,898)	(1,213)	(6,265)
Total comprehensive income / (loss), net of tax, attributable to equity shareholders of the parent	-	-	(154)	-	(4,898)	6,213	1,161
Equity dividends paid	-	-	-	-	-	(1,722)	(1,722)
Purchase of own shares	(21)	-	-	21	-	(395)	(395)
At 30 April 2013	6,888	13,321	3,908	5,495	(16,737)	160,080	172,955

Group Statement of Changes in Equity

Year Ended 30 April 2012

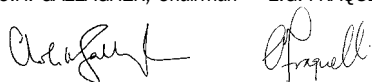
	Issued Capital €'000	Share Premium €'000	Revaluation Reserve €'000	Capital Redemption Reserve Fund €'000	Currency Translation €'000	Retained Earnings €'000	Total €'000
Attributable to equity holders of the parent At 1 May 2011	7,353	13,321	3,718	5,030	(22,077)	150,345	157,690
Profit for the year	-	-	-	-	-	8,868	8,868
Other comprehensive income, net of tax	-	-	344	-	10,238	5,837	16,419
Total comprehensive income, net of tax, attributable to equity shareholders of the parent	-	-	344	-	10,238	14,705	25,287
Equity dividends paid	-	-	-	-	-	(1,753)	(1,753)
Purchase of own shares	(444)	-	-	444	-	(7,313)	(7,313)
At 30 April 2012	6,909	13,321	4,062	5,474	(11,839)	155,984	173,911

Group Balance Sheet

At 30 April 2013

ASSETS	Note	2013 €'000	2012 €'000
Non-current assets			
Property, plant and equipment	15	24,722	24,027
Investment properties	16	2,748	2,795
Investments	17	6	6
Defined benefit pension scheme surplus	32	5,135	7,047
		32,611	33,875
Current assets			
Trade and other receivables	18	5,449	5,811
Inventories	19	90,408	104,696
Financial investments	17	40,949	49,961
Restricted cash	20	589	286
Cash and cash equivalents	20	33,457	19,888
		170,852	180,642
TOTAL ASSETS		203,463	214,517
LIABILITIES			
Current liabilities			
Trade and other payables	21	(25,577)	(35,392)
Income tax payable	22	(2,016)	(1,811)
Provisions	23	(1,071)	(1,194)
		(28,664)	(38,397)
NET CURRENT ASSETS		142,188	142,245
Non-current liabilities			
Deferred taxation	24	(1,822)	(2,179)
Provisions	23	(22)	(30)
		(1,844)	(2,209)
TOTAL LIABILITIES		(30,508)	(40,606)
NET ASSETS		172,955	173,911
EQUITY			
Equity attributable to equity holders of the parent			
Issued capital	25	6,888	6,909
Share premium	26	13,321	13,321
Revaluation reserve	26	3,908	4,062
Other reserves			
- Capital redemption reserve fund	25	5,495	5,474
- Currency translation	26	(16,737)	(11,839)
Retained earnings	27	160,080	155,984
TOTAL EQUITY		172,955	173,911
TOTAL EQUITY AND LIABILITIES		203,463	214,517

Approved by the Board on 10 July 2013
 C.H. GALLAGHER, Chairman L.G. FRAQUELLI, Director



Group Cash Flow Statement

Year Ended 30 April 2013

Cash flows from operating activities	Note	2013 €'000	2012 €'000
Profit before taxation		10,898	12,052
Adjustment to reconcile profit before tax to net cash flows			
Non cash:			
Depreciation and amortisation	10	4,780	4,542
Other non cash items		1,082	(2,511)
Movement in pension benefit asset		(8)	(951)
Impairment charge on inventories	8	3,539	1,248
Net gain from fair value adjustment in investment properties	8	-	(114)
Profit on disposal of property, plant and equipment	10	(875)	(863)
Realised gain on disposal of financial investments		(1,171)	(1,117)
Finance income		(1,579)	(2,490)
Finance costs	9	35	108
Working capital adjustments:			
Increase in inventories		(143)	(12,213)
Decrease in trade and other receivables		183	910
Decrease in trade and other payables		(2,316)	(878)
Income taxes paid		(3,277)	(4,301)
Net cash inflow / (outflow) from operating activities		11,148	(6,578)
Cash flows from investing activities			
Purchase of property, plant and equipment		(6,429)	(8,561)
Sale of property, plant and equipment		1,637	1,594
Disposal of financial investments		8,830	13,095
Finance income		1,579	2,490
Net cash inflow from investing activities		5,617	8,618
Cash flows from financing activities			
Cost of share buy-backs		(395)	(7,313)
Equity dividends paid	13	(1,722)	(1,753)
Movement in restricted cash	20	(303)	1,258
Finance costs	9	(35)	(108)
Net cash outflow from financing activities		(2,455)	(7,916)
Net increase / (decrease) in cash and cash equivalents		14,310	(5,876)
Cash and cash equivalents at start of year	20	19,888	24,808
Net foreign exchange differences		(741)	956
Cash and cash equivalents at end of year	20	33,457	19,888

1. AUTHORISATION OF FINANCIAL STATEMENTS

The Consolidated Financial Statements of Abbey plc for the year ended 30 April 2013 were authorised for issue in accordance with a resolution of directors on 10 July 2013. Abbey plc is a publicly traded entity incorporated in the Republic of Ireland. The company's shares are listed on the ESM on the Irish Stock Exchange and the AIM on the London Stock Exchange. The principal activities of the Group are described in note 7.

2. ADOPTION OF NEW AND REVISED INTERNATIONAL FINANCIAL REPORTING STANDARDS ("IFRS")

In the current year, the Group has adopted all of the revised Standards and Interpretations issued by the International Accounting Standards Board (IASB) and the IFRS Interpretations Committee of the IASB that are relevant to its operations.

The Group has adopted the following new and amended IFRS and IFRIC Interpretations during the year. Adoption of these revised standards and interpretations did not have any effect on the financial performance or financial position of the Group in the current or prior periods.

- IAS 12 Income Taxes (Amendment) - Deferred Taxes: Recovery of Underlying Assets

3. STATEMENT OF COMPLIANCE

The consolidated financial statements of Abbey plc and all its subsidiaries (the "Group") have been prepared in accordance with International Financial Reporting Standards ("IFRS"), as adopted for use in the European Union, as they apply to the financial statements of the Group for the year ended 30 April 2013, and with Companies Acts 1963 to 2012 as applicable to IFRS reporters.

4. BASIS OF PREPARATION

The Group financial statements have been prepared on the historical cost basis except for land and buildings, investment property and available-for-sale financial investments that have been measured at fair value. The accounting policies which follow set out these policies which apply in preparing the financial statements for the year ended 30 April 2013.

Abbey plc (the company) has its functional currency in sterling but continues to present its financial statements in euro.

The Group financial statements are presented in Euro and all values are rounded to the nearest thousand euro (€'000) except where otherwise indicated.

5. BASIS OF CONSOLIDATION

The Group financial statements include the financial statements of the parent undertaking and all subsidiaries. Inter-company balances, transactions and profits thereon have been eliminated in preparing the Group financial statements. The financial year end of the Group's subsidiaries are co-terminus.

6. ACCOUNTING POLICIES

Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received. Revenue represents the value of goods and services supplied to external customers and excludes inter-group sales and value added tax. The following criteria must also be met before revenue is recognised.

Housing

Revenue on housing developments and the respective profits are recognised when the property is structurally complete and legally transferred to the purchaser.

Plant hire

Revenue comprises charges to third parties, net of value added tax, for the hire, rental, sales and maintenance of construction plant, vehicles, tools and portable buildings, all intra group transactions having been eliminated. Revenue is recognised on a straight line basis over the period of the hire.

Property rental

Revenue is recognised on a straight line basis over the period of the lease term, net of value added tax. All intra group transactions having been eliminated.

6. ACCOUNTING POLICIES (CONTINUED)*Interest income*

Revenue is recognised as interest accrues in the period.

Segmental Reporting

Operating segments are reported in a manner consistent with the internal organisation and management structure and the internal reporting information provided to the Board.

Inventories

Inventories are stated at the lower of cost and net realisable value. Net realisable value in respect of inventory property is assessed with reference to market prices at the reporting date, less estimated costs to complete including overheads and selling costs.

Building land and roads

Building land and roads are stated at the lower of cost and net realisable value less an appropriate proportion relating to plots sold in the case of estates in the course of development.

The Group assesses at each balance sheet date whether building land and roads is impaired in accordance with IAS 2 "Inventories". If any impairment has occurred then the write down is recognised as an expense in the Income Statement.

Work in progress

The cost of uncompleted and unsold new properties comprises direct labour and material costs. No profits are taken until houses are conveyed on legal completion to third parties.

Raw materials

The cost of raw materials comprises net invoice price on an average cost basis.

Trade and other receivables

Trade receivables are recognised and carried at the lower of their original invoiced value and recoverable amount.

Where the time value of money is material, receivables are carried at amortised cost. Provision is made when there is objective evidence that the Group will not be able to recover balances in full. Balances are written off when the probability of recovery is assessed as being remote.

Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and in hand and short-term deposits with an original maturity of three months or less.

For the purpose of the Group cash flow statement, cash and cash equivalents consist of cash and cash equivalents as defined above.

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, with any discount to fair value amortised over the period of the credit term and charged to finance costs.

Taxes*Current income tax*

Current income tax assets and liabilities for the year 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 for the financial year.

Deferred income tax

Deferred income tax is recognised on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, with the following exceptions:

- in respect of taxable temporary differences associated with investments in subsidiaries, 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; and
- deferred income tax assets are recognised only to the extent that it is probable that taxable profit will be available against which temporary differences, carried forward tax credits or tax losses can be utilised.

Deferred income tax assets and liabilities are measured on an undiscounted basis at the tax rates that are expected to apply when the related asset is realised or liability settled, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

6. ACCOUNTING POLICIES (CONTINUED)

The carrying amount of deferred income tax assets is reviewed at each balance sheet date. Deferred income tax asset and liabilities are offset, only if a legally enforcement right exists to set off current tax assets against current tax liabilities, the deferred income tax relates to the same taxation authority and that authority permits the Group to make a single net payment.

Income tax is charged or credited directly to equity if it relates to items that are credited or charged to equity. Otherwise income tax is recognised in the income statement.

Foreign currency

The consolidated financial statements are presented in euro, which is the Company's and Group's presentational currency. Abbey plc (the company) changed its functional currency to sterling effective 1 May 2011 as a result of determining that its assets and liabilities are now primarily held in sterling and that it was a UK tax resident company. 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 other comprehensive income. Differences on monetary assets and liabilities that form part of the Group's net investment in a foreign operation are taken directly to equity until the disposal of the net investment, at which time they are recognised in the income statement. Non monetary items that are measured in terms of historical cost in 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. The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements to presentational currency.

Property, plant and equipment

Property, plant and equipment is stated at cost except for land and buildings which have been measured at fair value, less accumulated depreciation and accumulated impairment losses. Cost comprises the aggregate amount paid and the fair value of any other consideration given to acquire the asset and includes costs directly attributable to making the asset capable of operating as intended.

Depreciation is provided on all property, plant and equipment, other than land, on a straight line basis over the expected useful life as follows:

- | | |
|----------------------------------|--------------|
| • Buildings | 50 years |
| • Plant, machinery and transport | 3 to 8 years |

The carrying amount of property, plant and equipment are reviewed for impairment if events or changes in circumstances indicate the carrying value may not be recoverable, and are written down immediately to their recoverable amount. Useful lives and residual values are reviewed annually and where adjustments are required these are made prospectively.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the derecognition of the asset is included in the income statement in the period of derecognition.

Leases

Group as a lessor

Assets leased out under operating leases are included in property and are depreciated over their estimated useful lives. Rental income is recognised on a straight line basis over the lease term.

Group as a lessee

Leases where the lessor retains a significant portion of the risks and benefits of ownership of the asset are classified as operating leases and rentals payable are charged to the income statement on a straight line basis over the lease term.

Impairment of non financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. Impairment losses on continuing operations are recognised in the income statement in those expense categories consistent with the function of the impaired asset.

6. ACCOUNTING POLICIES (CONTINUED)

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or have decreased. If such indication exists, the recoverable amount is estimated. A previously recognised impairment loss is only reversed if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the income statement unless the asset is carried at the revalued amount in which case the reversal is treated as a revaluation decrease. After such a reversal the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Investment properties

Certain of the Group's surplus properties are classified as investment properties, being held for long-term investment and to earn rental income.

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 the changes in fair value of investment properties are included in the income statement in the period in which they arise.

Investment properties are derecognised when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

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.

Financial assets

Recognition and derecognition of financial assets and liabilities

Financial assets are recognised when the Group becomes party to the contractual provisions of the instrument. The derecognition of financial assets takes place when the Group no longer has the right to cash flows, the risks and rewards of ownership, or control of the asset.

Available-for-sale financial investments

Available-for-sale financial investments are those non-derivative financial assets that are not designated as held for trading or at fair value through profit and loss. After initial recognition, available-for-sale financial investments are measured at fair value with gains or losses being recognised within other comprehensive income until the investment is either determined to be impaired or derecognised, at which time the cumulative gain or loss previously reported in equity is included in the income statement.

Debt securities in this category are intended to be held for an indefinite period of time and may be sold in response to needs for liquidity or response to changes in the market conditions.

The Group's only available-for-sale-financial investments are UK Government Sterling bonds as detailed in note 17.

The fair value of financial asset investments is determined by reference to the quoted price, which excludes accrued interest, at the close of business on the balance sheet date.

The Group assesses at each balance sheet date whether a financial asset or group of financial assets is impaired.

Pensions and other post retirement benefits

The Group operates a defined benefit pension scheme, which requires contributions to be made to a separately administered fund. The UK scheme was closed to new entrants on 1 January 2001 from which time membership of a defined contribution plan is available.

The cost of providing benefits under the defined benefit plan is determined using the projected unit method, which attributes entitlement to benefits to the current period (to determine current service cost) and to the current and prior periods (to determine present value of the defined benefit obligation) and is based on actuarial advice. Past service costs are recognised in the income statement.

The interest element of the defined benefit cost represents the change in present value of scheme obligations resulting from the passage of time. The expected return on scheme assets is based on an assessment made at the beginning of the year of long-term market returns on scheme assets, adjusted for the effect of fair value of the plan assets of contributions received and benefits paid during the year. The difference between the expected return on scheme assets and the interest cost is recognised in the income statement as other finance income or cost.

The Group has applied IAS 19 to recognise actuarial gains and losses in full in the Statement of Comprehensive Income.

6. ACCOUNTING POLICIES (CONTINUED)

The defined benefit asset comprises the present value of the defined benefit obligation (using a discount rate based on high quality corporate bonds), less unrecognised past service costs and less the fair value of the plan assets out of which the obligations are to be settled. Plan assets are assets that are held by a long-term employee benefit fund. Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value is based on market price information. The value of any defined benefit asset recognised is restricted to the sum of any unrecognised past service costs and the present value of any economic benefits available in the form of refunds from the plan or reductions in the future contributions to the plan.

Contributions to defined contribution and personal employee plans are recognised in the income statement in the period in which they become payable.

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.

Where the Group expects some or all of the provisions to be reimbursed, the reimbursement is recognised as a separate asset but only when recovery is virtually certain. The expense relating to any provision is presented in the income statement net of any reimbursement.

Dividends

Dividends paid are charged to retained earnings on the date of payment.

Accounting judgements and estimates

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year.

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Inventory valuation

The Group measures inventories at the lower of cost and net realisable value. Inventories include development land and roads, work in progress and completed units for sale along with raw materials.

The Group assesses whether there is an indication that inventories may be impaired. If any such indication exists, or when annual impairment testing for inventories are required, the Group makes an estimate of the inventories recoverable amount. Where the carrying amount of inventory exceeds its recoverable amount, the inventory is considered impaired and is written down to its recoverable amount. In determining net realisable value, an appropriate assessment is made based on external valuations and the expected overall return on development sites.

An assessment is made as to whether there is any indication that previously recognised impairment losses may no longer exist or have decreased. If such indication exists, the previously recognised impairment loss is reversed.

In determining the value of work in progress the Group applies a standard costing process for cost of sales. The Group estimates the development cost for sites and the length of time for the construction process with variances recognised in the income statement.

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 on scheme assets, mortality rates and future pension increases. Due to the long term nature of this plan, such estimates are subject to significant uncertainty.

New Standards and Interpretations Not Applied

IASB and the IFRS Interpretations Committee have issued the following standards and interpretations with an effective date after the date of these financial statements:

6. ACCOUNTING POLICIES (CONTINUED)

International Accounting Standards (IAS / IFRSs)		Effective Date*
IFRS 10	Consolidated Financial Statements	1 January 2014
IFRS 11	Joint Arrangements	1 January 2014
IFRS 12	Disclosure of Interests in Other Entities	1 January 2014
IFRS 13	Fair Value Measurements	1 January 2013
IAS 1	Amendment: Changes to the Presentation of Other Comprehensive Income	1 July 2012
IAS 19	Employee Benefits (revised)	1 January 2013
IAS 27	Investment Entities (Amendments)	1 January 2014
IAS 28	Investments in Associates and Joint Ventures	1 January 2014

The Directors do not anticipate that the adoption of the remaining standards and interpretations will have a material impact on the Group's financial statements in the period of initial application.

* The effective dates stated here are those given in the original IASB/IFRIC standards and interpretations. As the Group has elected to prepare their financial statements in accordance with IFRS as adopted by the European Union, the application of new standards and interpretations will be subject to them having been endorsed by the EU via the EU endorsement mechanism. In the majority of cases this will result in an effective date consistent with that given in the original standard or interpretation but the need for endorsement restricts the Group's discretion to early adopt standards.

7. SEGMENTAL INFORMATION

Turnover, cost of sales and operating profit / (loss) 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 primary segment information.

	– Building and Property Development –			Plant Hire	Property Rental	Unallocated	GROUP
	Ireland	United Kingdom	Czech Republic	United Kingdom	Ireland and United Kingdom		
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
30 April 2013							
Income Statement Information							
Revenue	5,458	76,380	2,515	13,416	768	–	98,537
Cost of sales							
- operating	(4,166)	(60,919)	(2,068)	(10,751)	–	–	(77,904)
- impairment charge on inventories	(252)	–	(3,287)	–	–	–	(3,539)
Administrative expenses	(878)	(3,988)	(760)	(1,686)	–	–	(7,312)
Foreign currency losses	(1,494)	(11)	–	–	–	–	(1,505)
Operating profit / (loss)	(1,332)	11,462	(3,600)	979	768	–	8,277
Finance income net	438	2,171	–	12	–	–	2,621
Income tax expense	(23)	(3,335)	(5)	(109)	–	–	(3,472)
Profit / (loss) after taxation	(917)	10,298	(3,605)	882	768	–	7,426

7. SEGMENTAL INFORMATION (CONTINUED)

	— Building and Property Development —			Plant Hire	Property Rental	Unallocated	GROUP
	Ireland	United Kingdom	Czech Republic	United Kingdom	Ireland and United Kingdom		
	€'000	€'000	€'000	€'000	€'000	€'000	€'000
30 April 2013							
Balance Sheet Information							
Segment assets	5,933	81,288	12,355	26,138	2,748	–	128,462
Segment liabilities	(5,371)	(21,716)	(692)	(2,729)	–	–	(30,508)
Segment net assets	562	59,572	11,663	23,409	2,748	–	97,954
Investments	–	6	–	–	–	–	6
Financial investments	12,102	28,847	–	–	–	–	40,949
Cash and cash equivalents and restricted cash	14,339	17,815	1,284	228	–	380	34,046
TOTAL NET ASSETS	27,003	106,240	12,947	23,637	2,748	380	172,955
Other Segmental Information							
Depreciation	65	135	–	4,568	–	–	4,768
(Profit) / loss on disposal of fixed assets	13	–	–	(888)	–	–	(875)
Capital expenditure	142	126	–	6,912	–	–	7,180
Non-current assets	460	6,736	–	22,667	2,748	–	32,611
30 April 2012							
Income Statement Information							
Revenue	5,639	47,791	4,388	12,008	549	–	70,375
Cost of sales							
- operating	(4,081)	(35,143)	(3,437)	(9,878)	–	–	(52,539)
- impairment charge on inventories	(1,248)	–	–	–	–	–	(1,248)
Administrative expenses	(926)	(4,257)	(1,145)	(1,828)	–	–	(8,156)
Foreign currency gains	320	248	–	–	–	–	568
Net gain from fair value adjustments	114	–	–	–	–	–	114
Operating profit / (loss)	(182)	8,639	(194)	302	549	–	9,114
Finance income net	437	2,509	7	(15)	–	–	2,938
Income tax expense	(118)	(2,846)	(33)	(187)	–	–	(3,184)
Profit / (loss) after taxation	137	8,302	(220)	100	549	–	8,868
Balance Sheet Information							
Segment assets	6,768	94,345	16,201	25,562	1,500	–	144,376
Segment liabilities	(4,906)	(31,517)	(294)	(3,889)	–	–	(40,606)
Segment Net Assets	1,862	62,828	15,907	21,673	1,500	–	103,770
Investments	–	6	–	–	–	–	6
Financial investments	12,170	37,791	–	–	–	–	49,961
Cash and cash equivalents and restricted cash	12,371	5,419	1,767	153	–	464	20,174
TOTAL NET ASSETS	26,403	106,044	17,674	21,826	1,500	464	173,911
Other Segmental Information							
Depreciation	33	153	–	4,275	–	–	4,461
Profit on disposal of fixed assets	(15)	(2)	–	(846)	–	–	(863)
Capital expenditure	129	161	28	7,354	–	–	7,672
Non-current assets	399	9,595	449	21,932	1,500	–	33,875

8. EXCEPTIONAL ITEMS

	2013	2012
Cost of sales	€'000	€'000
The cost of sales charge for the year is arrived at after charging:		
Write down of inventories to net realisable value	3,539	1,248

Over the financial year the Group has continued to monitor the carrying value of inventories in the housing division as a result of the continuing difficult market environment. Arising from these considerations we estimate that the original cost of certain development sites have suffered impairment in the amount of €3,539,000 (2012: €1,248,000). As such, in accordance with IAS 2 "Inventories" the Group have recorded an impairment write down to bring the carrying value of inventories recorded in the balance sheet to the lower of cost and net realisable value.

Net gain from fair value adjustments in investment properties

At the prior year end, a review of the fair value of investment properties was undertaken and this resulted in a net gain recorded in the income statement.

-	(114)
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9. FINANCE INCOME

	2013	2012
	€'000	€'000
Bank interest receivable	54	52
Government bond interest receivable	1,431	1,877
Realised gains on available-for-sale financial investments	1,171	1,117
	2,656	3,046

FINANCE COSTS

Other finance cost on defined benefit pension scheme (note 32)	(35)	(108)
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10. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	2013	2012
	€'000	€'000
The profit on ordinary activities before taxation is arrived at after (crediting) / charging:		
Profit on disposal of property, plant and equipment	(875)	(863)
Impairment charge on inventories	3,539	1,248
Net gain from fair value adjustments in investment properties	-	(114)
Foreign currency losses / (gains)	1,505	(568)
Operating lease rentals:		
- Rent of building	39	36
- Hire of plant and machinery	309	213
Depreciation	4,768	4,461
Amortisation of Government bonds	12	81
Auditor's remuneration		
- statutory audit of the Group and subsidiaries	110	105
- taxation services	25	26

11. EMPLOYMENT

The average number of persons employed by the Group, including executive directors, in the financial year was 177 (2012: 173) and is analysed by class of Business as follows:

	2013	2012
	Number	Number
<i>Building and property development</i>		
Ireland	4	9
United Kingdom	52	47
<i>Plant hire and rental</i>		
United Kingdom	121	117
	177	173

Employment costs comprise:

	2013	2012
	€'000	€'000
Wages and salaries	7,480	7,158
Social welfare costs	841	804
Other pension costs	579	579
	8,900	8,541

Included in other pension costs are €330,000 (2012: €314,000) in respect of defined benefit schemes and €249,000 (2012: €265,000) in respect of defined contribution schemes. Details of the Directors' emoluments are set out in the Remuneration Report on page 12.

12. TAXATION

	2013	2012
	€'000	€'000
<i>(a) Tax charged to the income statement:</i>		
Irish Corporation Tax at 12.5%		
Current	101	132
United Kingdom Corporation Tax at 23.92% (2012: 25.83%)		
Current	3,661	2,952
Czech Republic Corporation Tax at 19.00% (2012: 19.00%)		
Current	47	58
Adjustment in respect of previous years	(230)	(54)
Total current corporation tax	3,579	3,088
Deferred tax: originating and reversal of temporary differences	(107)	96
Tax charge to the income statement	3,472	3,184
Tax relating to items charged or credited to equity		
Deferred tax on defined benefit pension scheme obligations	394	(644)

Factors affecting current tax charge

The following table relates the applicable United Kingdom statutory tax rate to the effective tax rate of the Group, obtained by computing the tax charge as a percentage of the profit on ordinary activities before taxation:

	2013	2012*
	(% of profit before taxation)	(% of profit before taxation)
UK corporation tax rate	23.9	25.8
Lower tax rates on Irish profits and passive income	0.5	(0.4)
Tax losses utilised	(0.6)	(0.8)
Adjustment for previous years	(1.3)	–
Permanent differences	2.2	1.8
Impact of impairment	7.2	–
Other	–	0.1
	31.9	26.5

*Comparatives have been amended to reflect change to reconciling to UK tax rate, from Irish tax rate.

The movement on deferred tax relates primarily to the origination and reversal of temporary differences as detailed in note 24 and includes temporary differences on accounting for IAS 19 'Employee Benefits'.

12. TAXATION (CONTINUED)

(b) Tax relating to items charged or credited to other comprehensive income

The tax expense in the statement of other comprehensive income of €179,000 which relates to a current tax credit of €15,000 and a deferred tax charge of €194,000 in respect of the unrealised gains in fair value of available-for-sale financial investments.

13. DIVIDENDS

	2013	2012
	€'000	€'000
On Ordinary Equity Shares		
<i>Paid ordinary</i>		
Dividend of 5 cents per issued ordinary share (2012: 5 cents per share)	1,076	1,106
<i>Paid ordinary</i>		
Dividend of 3 cents per issued ordinary share (2012: 3 cents per share)	646	647
	1,722	1,753
<i>Ordinary dividends proposed (memorandum disclosure)</i>		
Proposed 5.00 cents per share (2012: 5.00 cents per share)	1,076	1,076

14. EARNINGS PER SHARE: Basic and Diluted

Earnings per share has been calculated by reference to the weighted average number of shares in issue of 21,525,797 (2012: 22,200,542) and to the profit on ordinary activities after taxation amounting to €7,426,000 (2012: €8,868,000).

15. PROPERTY, PLANT AND EQUIPMENT

Group	Land and buildings €'000	Plant and machinery €'000	Transport €'000	Total €'000
Cost or fair value				
At 1 May 2011	9,124	29,114	2,825	41,063
Translation adjustment	775	2,800	255	3,830
Additions	–	6,979	664	7,643
Disposals	–	(3,592)	(486)	(4,078)
Transfer to investment property	(386)	–	–	(386)
At 30 April 2012	9,513	35,301	3,258	48,072
Translation adjustment	(348)	(1,372)	(129)	(1,849)
Additions	–	6,154	1,026	7,180
Disposals	–	(4,401)	(782)	(5,183)
At 30 April 2013	9,165	35,682	3,373	48,220

15. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

	Land and buildings €'000	Plant and machinery €'000	Transport €'000	Total €'000
Accumulated depreciation				
At 1 May 2011	572	18,529	1,910	21,011
Translation adjustment	49	1,713	159	1,921
Charge for the year	110	3,974	377	4,461
Disposals	–	(2,904)	(444)	(3,348)
At 30 April 2012	731	21,312	2,002	24,045
Translation adjustment	(27)	(801)	(67)	(895)
Charge for the year	107	4,175	486	4,768
Disposals	–	(3,735)	(685)	(4,420)
At 30 April 2013	811	20,951	1,736	23,498
Net book amounts				
At 30 April 2013	8,354	14,731	1,637	24,722
At 30 April 2012	8,782	13,989	1,256	24,027

Plant and machinery includes assets held for hire with a cost of €33,876,000 (2012: €33,505,000) and accumulated depreciation of €19,479,000 (2012: €19,830,000).

	2013 €'000	2012 €'000
Land and building comprises:		
Freehold property	7,939	8,350
Long leasehold property	415	432
	8,354	8,782

The historical cost of land and buildings amounts to:

Land and buildings	6,838	7,060
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Land and buildings situated in Ireland were independently valued by Allen & Townsend, Chartered Surveyors on an open market basis at 30 April 2012. The Directors reviewed the overall valuation at 30 April 2013 and changes to market values of commercial properties in the local area and considered that no adjustment was required.

Land and buildings situated in the United Kingdom were independently valued by Glenny, Chartered Surveyors on an open market basis at 30 April 2011. The Directors reviewed the overall valuation at 30 April 2013 and changes to market values of commercial properties in the local area and considered that no adjustment was required.

16. INVESTMENT PROPERTIES

	2013 €'000	2012 €'000
Fair value		
At 1 May	2,795	2,209
Translation adjustment	(47)	57
Additions - subsequent expenditure	–	29
Transfer from land and buildings	–	386
Fair value adjustment	–	114
	2,748	2,795

The above investment properties represent commercial units which are let to third parties under operating leases.

Investment properties situated in Ireland were independently valued by Allen & Townsend, Chartered Surveyors on an open market basis at 30 April 2012. The Directors reviewed the overall valuation at 30 April 2013 and changes to market values of commercial properties in the local area and considered that no adjustment was required.

Investment properties situated in the United Kingdom were independently valued by Glenny, Chartered Surveyors on an open market basis at 30 April 2011. The Directors reviewed the overall valuation at 30 April 2013 and changes to market values of commercial properties in the local area and considered that no adjustment was required.

17. INVESTMENTS	2013	2012
	€'000	€'000
<i>Ordinary shares at cost</i>		
Non-listed company	6	6
<i>Financial investments</i>		
UK Government Sterling Bonds	40,949	49,961

These relate to UK Treasury Stock being available for sale. These financial investments are recorded at fair value at the balance sheet date. The interest income on these financial investments during the year was €1,431,000 (2012: €1,877,000).

18. TRADE AND OTHER RECEIVABLES	2013	2012
	€'000	€'000
<i>Amounts falling due within one year</i>		
Trade receivables	4,141	3,977
Other receivables	264	282
Value added tax	350	852
Prepayments and accrued income	694	700
	5,449	5,811

Trade receivables are generally on 30-90 day terms and are shown net of a provision for impairment. At 30 April 2013 trade receivables amounting to €596,000 (2012: €570,000) were older than the Group's standard credit terms but not deemed to be impaired. At 30 April 2013 trade receivables with a value of €437,000 (2012: €369,000) were impaired and fully provided for. The movement in the bad debt provision is not considered material, nor does it relate to significant individual receivables.

19. INVENTORIES	2013	2012
	€'000	€'000
Building land and roads	65,937	73,863
Work in progress	24,209	30,593
Raw materials	262	240
	90,408	104,696

20. RESTRICTED CASH	2013	2012
	€'000	€'000
Cash held in escrow accounts	589	286

Restricted cash is held in escrow accounts in respect of house unit sales in the Czech Republic. These funds, together with any interest earned, will be released to the Group when title to the units are transferred to the purchasers.

CASH AND CASH EQUIVALENTS

Cash at bank and in hand	14,575	11,645
Short-term deposits	18,882	8,243
	33,457	19,888

Short-term deposits are made for varying periods of between one day and one month depending on the immediate cash requirements of the Group. The fair value of cash and cash equivalents is €33,457,000 (2012: €19,888,000). The Group had no undrawn borrowing facilities at the year end (2012: €Nil).

21. TRADE AND OTHER PAYABLES	2013	2012
	€'000	€'000
<i>Amounts falling due within one year</i>		
Trade creditors	16,654	16,726
Amounts outstanding on land	4,224	12,504
United Kingdom income tax	125	45
Social welfare tax	143	69
Value added tax	121	85
Other creditors	524	638
Accruals and deferred income	3,786	5,325
	25,577	35,392

Terms and conditions of the above financial liabilities:

- Trade creditors are non-interest bearing and are normally settled between 30-90 day terms.
- Amounts outstanding on land are non-interest bearing and settlement is dependent on terms of the contract.
- United Kingdom income tax, social welfare and value added tax are normally settled on 30 day terms.
- Other payables are non-interest bearing and settlement is dependent on the terms of the payable.

22. INCOME TAX PAYABLE	2013	2012
	€'000	€'000
Income tax payable	2,016	1,811

23. PROVISIONS	2013	2012
	€'000	€'000
<i>Maintenance provisions</i>		
At 1 May	1,224	2,167
Arising during the year	472	308
Utilised	(109)	(839)
Released during year	(494)	(412)
At 30 April	1,093	1,224
<i>Analysed as:</i>		
Current liabilities	1,071	1,194
Non-current liabilities	22	30
	1,093	1,224

The maintenance provision represents the best estimate of the Group's liability under warranties given to purchasers for repair and maintenance work on houses sold based on past experience of required repairs. The warranties given to purchasers are provided at the point of legal completion and are released over the warranty period. It is anticipated that the majority of these costs will be incurred in the next financial year, or released as the liability for the warranty is discharged.

24. DEFERRED TAXATION	2013	2013	2013	2013	2012
	€'000	€'000	€'000	€'000	€'000
	Pension	Accelerated	Other	Total	Total
	Obligation	Capital Allowances			
At 1 May	1,691	8	480	2,179	1,041
Translation adjustment	(48)	(1)	(1)	(50)	114
Recognised in income statement	(68)	18	(57)	(107)	96
Equity movement	(394)	-	194	(200)	928
At 30 April	1,181	25	616	1,822	2,179

Following the budget on 20 March 2013 a resolution under the provisional collection of taxes act resulted in the corporation tax rate reducing to 23% with effect from 1 April 2013. Deferred tax has therefore been provided at 23%. Further proposed (but not substantively enacted) changes include a reduction to 20% with effect from 1 April 2015. If these changes had been substantively enacted at the balance sheet date, the deferred tax liability at 30 April 2013 would have reduced by €173,000.

Unrecognised Deferred Tax Asset

A potential deferred tax asset of €4,154,000 (2012: €4,240,884) has not been recognised as there is uncertainty regarding the availability of future Irish taxable profits against which the tax losses may be utilised.

25. ISSUED CAPITAL			2013	2012
<i>Authorised</i>			€'000	€'000
At 1 May and 30 April 45,000,000 ordinary shares of 32 cents each			14,400	14,400
	2013	2012	2013	2012
<i>Allotted, called up and fully paid</i>	Number '000	Number '000	€'000	€'000
At 1 May ordinary shares of 32 cents each	21,591	22,977	6,909	7,353
Purchase of own shares, cancelled	(65)	(1,386)	(21)	(444)
At 30 April ordinary shares of 32 cents each	21,526	21,591	6,888	6,909
			2013	2012
<i>Capital Redemption Reserve Fund</i>			€'000	€'000
At 1 May			5,474	5,030
Purchase of own shares			21	444
At 30 April			5,495	5,474

Capital redemption reserve fund

The capital redemption reserve fund records the nominal value of the shares repurchased.

26. RESERVES	Share Premium Account	Revaluation Reserve	Currency Translation
	€'000	€'000	€'000
At 1 May 2011	13,321	3,718	(22,077)
Translation adjustment arising in year	–	344	10,238
At 1 May 2012	13,321	4,062	(11,839)
Translation adjustment arising in year	–	(154)	(4,898)
At 30 April 2013	13,321	3,908	(16,737)
The revaluation reserve is in respect of:			€'000
Land and buildings			3,908

Share premium reserve

The share premium reserve records the amount received for equity shares in excess of nominal value.

Revaluation reserve

The revaluation reserve is used to record increases in the fair value of land and buildings and decreases to the extent that such decreases relates to an increase on the same asset previously recognised in equity.

Currency translation reserve

The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements of Group companies which do not have euro as their presentational currency.

27. RETAINED EARNINGS	Note	2013 €'000	2012 €'000
Retained earnings at beginning of year		155,984	150,345
Profit retained for the financial year		7,426	8,868
Equity dividends paid	13	(1,722)	(1,753)
Unrealised gain on fair value of financial investments		1,401	5,553
Tax movement relating to unrealised gain on fair value of available-for-sale financial investments		(432)	(1,327)
Reclassification of adjustment for disposal of available-for-sale financial investments		(1,116)	(565)
Tax movement relating to reclassification of adjustment for disposal of available-for-sale financial investments		253	137
Actuarial (loss) / gain on Group defined benefit pension obligations		(1,713)	2,683
Deferred tax movement relating to actuarial (loss) / gain on Group defined benefit pension obligations		394	(644)
Purchase of own shares		(395)	(7,313)
At 30 April		160,080	155,984

The balance on the available-for-sale reserve contained above at year end is €7,576,000 (2012: €7,325,000) and the tax recognised on this is €1,665,000 (2012: (€1,636,000)).

28. FINANCIAL INSTRUMENTS

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: other techniques other than quoted prices included in level 1;

Level 3: techniques that use cost as fair value measurement due to the materiality of the investments held.

	2013	2012
	€'000	€'000
Available-for-sale financial assets (refer note 17)		
UK Government Sterling Bonds	Level 1 40,949	49,961

There were no instruments measured at Level 2 or Level 3.

29. FINANCIAL RISK MANAGEMENT

The Group's principal financial assets and liabilities comprise cash, short term deposits and various items such as trade receivables and trade payables that arise directly from its operations. The main purpose of these financial instruments is to raise finance for the Group's operations.

The main risks arising from the Group's financial instruments are interest rate and foreign currency risks

Interest rate risk

The Group's exposure to the risk on interest rate changes in the market relates primarily to the Group's customers ability to raise finance to purchase development sites.

Foreign currency risk

As a result of significant operations in the United Kingdom and to a lesser extent the Czech Republic, the Group's balance sheet can be significantly affected by movements in the UK£/euro and CZK/euro exchange rates. The following table demonstrates the sensitivity to a reasonable possible change in the UK sterling exchange rate, with all other variables held constant, of the Group's profit / (loss) before tax and the Group's equity.

	Increase / decrease in UK sterling rate	Effect on profit / (loss) before tax €'000	Effect on equity €'000
2012	+5%	(528)	(6,046)
	-5%	584	6,666
2013	+5%	(549)	(6,019)
	-5%	607	6,653

30. CAPITAL COMMITMENTS

There are no capital commitments contracted for at the balance sheet date.

31. OPERATING LEASE COMMITMENTS

Future minimum rentals payable under non-cancellable operating leases at 30 April are as follows:	2013	2012
	€'000	€'000
Leases on land and buildings:		
Within one year	38	39
Between two and five years	114	156
After more than five years	260	270
	412	465

Operating leases on plant and machinery carry no future commitments.

32. PENSIONS

The Group operates one defined benefit scheme in the United Kingdom.

The most recent annual actuarial valuation of the Abbey Group Limited Pension and Life Assurance Scheme was carried out as at 1 May 2012 using the projected unit method. The assumptions which have the most significant effect on the results of the valuations are those made in respect of the rate of return on investments and the rate of increase in salaries and pensions. The assumptions made were that the rates of return on investments would exceed the rates of salary increases by 3.60% per annum and that the rate of pension increase would be 3.25% per annum.

The costs of providing UK death in service benefits, which are insured under a separate agreement with Canada Life were paid in addition to the employer contributions.

As at 1 May 2012, the total value placed on the assets of the Group's pension plan for the purposes of the valuations amounted to €32.3 million and was sufficient to cover 103% of the scheme's liabilities. The Group will be making contributions into the scheme at a contribution rate of 17.20% from 1 May 2013. The employer expects to make contributions of €252,000 in the coming financial year.

With effect from 1 May 2006 pensionable salaries have been frozen and the scheme has contracted back into the State Earnings Related Pension Scheme. The Irish Scheme was wound up in April 2007.

The actuarial valuations are not available for public inspection.

Defined Benefit Scheme

Actuarial valuations in accordance with IAS 19 were carried out at 30 April 2013 by a qualified independent actuary. The actuarial reports are available to the pension scheme members only.

The major assumptions used by the actuary were:

	2013	2012
Pensionable salary growth	Nil % pa	Nil % pa
Pension escalation in payment	3.40 % pa	3.30 % pa
Discount rate	4.00 % pa	4.70 % pa
Inflation assumption - retail price index	3.40 % pa	3.30 % pa
Inflation assumption - consumer price index	2.60 % pa	2.50 % pa
Post-retirement modality (in years)		
Current pensioners at 65 - males	21.9	21.8
Current pensioners at 65 - female	23.8	23.7
Future pensioners at 65 - males	24.1	24.0
Future pensioners at 65 - female	26.1	26.0

The assets in the scheme and the expected long-term rate of return were:

Bonds	3.50%	3.63%
Cash and short term deposits	2.00%	2.00%

32. PENSIONS (CONTINUED)

Fair value of defined benefit assets are as follows: As at 30 April	2013 €'000	2012 €'000
<i>Bonds</i>	31,903	31,262
Cash and short term deposits	1,773	1,045
<i>Fair value of assets</i>	33,676	32,307
Present value of scheme liabilities in respect of active and deferred members	(28,541)	(25,260)
Defined benefit pension scheme surplus	5,135	7,047

The defined benefit scheme in the United Kingdom was closed to new entrants on 1 January 2001. As this scheme is closed to new entrants the age profile of the active members will rise significantly causing the current service cost to increase as the members of the scheme approach retirement.

From 25 June 2003 the United Kingdom pension scheme became self-administered. The assets previously held with an insurance company were transferred for cash to the Trustee Company who has subsequently invested the funds in UK Government Bonds. The Trustee Company has an investment policy to look to maximise return, based on an acceptable level of risk and therefore investment in other forms, such as the stock exchange may be potentially viable.

The amounts recognised in the Group Income Statement and in the Group Statement of Comprehensive Income are as follows:

Recognised in income statement	2013 €'000	2012 €'000
Current service cost	(330)	(314)
Recognised in administrative expenses in the income statement, in arriving at operating profit	(330)	(314)
Actual return on scheme assets	1,146	1,050
Interest cost on scheme liabilities	(1,181)	(1,158)
Other finance cost	(35)	(108)
Taken to the statement of comprehensive income		
Actual return on scheme assets less expected return on scheme assets	1,874	3,996
Other actuarial gains / (losses)	40	(108)
Changes in assumptions underlying the present value of the scheme liabilities	(3,627)	(1,205)
Actuarial (losses) / gains recognised in statement of comprehensive income	(1,713)	2,683
Changes in the fair value of defined benefit pension obligations		
As at 1 May	25,260	21,051
Current service cost	330	314
Member contributions	57	60
Interest costs	1,181	1,158
Benefits paid	(761)	(692)
Exchange translation	(1,113)	2,052
Actuarial loss	3,587	1,317
As at 30 April	28,541	25,260

The sensitivities regarding the principal assumptions used to measure the scheme liabilities are set out below:

<i>Assumption</i>	<i>Change in assumption</i>	<i>Impact on scheme liabilities</i>
Discount rate	Decrease by 0.5%	Increase by 9.9%
Rate of inflation	Increase by 0.5%	Increase by 2.3%
Rate of mortality	Increase by 1 year	Increase by 2.9%

32. PENSIONS (CONTINUED)

	2013	2012
	€'000	€'000
Changes in the fair value of defined benefit scheme assets		
As at 1 May	32,307	24,008
Expected return on scheme assets	1,146	1,050
Employer contributions	374	1,373
Contributions by employees	57	60
Benefits paid	(761)	(692)
Exchange translation	(1,321)	2,512
Actuarial gains	1,874	3,996
As at 30 April	33,676	32,307

Amounts for the current and previous periods	2013	2012	2011	2010	2009
	€'000	€'000	€'000	€'000	€'000
Fair value of scheme assets	33,676	32,307	24,008	22,391	21,049
Present value of defined benefit obligation	(28,541)	(25,260)	(21,051)	(20,648)	(14,156)
Surplus in scheme	5,135	7,047	2,957	1,743	6,893
Experience adjustments arising on scheme liabilities	40	(108)	(166)	(71)	31
Experience adjustments arising on scheme assets	1,874	3,996	932	(232)	933

33. RELATED PARTY TRANSACTIONS

During the year the Group entered into transactions, in the ordinary course of business, with other related parties. These transactions were inter segment and have been eliminated on consolidation.

There were no related party transactions with Directors, other than in the normal course of business.

34. ULTIMATE PARENT UNDERTAKING

The directors consider that the immediate parent undertaking of the company is Gallagher Holdings Limited and the ultimate parent undertaking to be Shrewsbury Holdings Limited, a company incorporated in Jersey. Copies of the accounts of Gallagher Investments Limited, which is the largest group in which the Company is consolidated, can be obtained from its registered office at Pendragon House, 65 London Road, St. Albans, Hertfordshire, AL1 1LJ, England.

35. SUBSEQUENT EVENTS

There have been no subsequent events since the balance sheet date other than in the normal course of business.

Company Balance Sheet

At 30 April 2013

	Note	2013 €'000	2012 €'000
FIXED ASSETS			
Tangible assets	C3	1,364	1,445
Financial assets	C4	23,530	23,530
		24,894	24,975
CURRENT ASSETS			
Debtors	C5	2,067	317
Financial investments	C6	28,847	37,791
Cash at bank and in hand		663	703
		31,577	38,811
CREDITORS (amounts falling due within one year)			
Trade and other creditors	C7	(882)	(5,941)
		30,695	32,870
NET CURRENT ASSETS			
		55,589	57,845
TOTAL ASSETS LESS CURRENT LIABILITIES			
SHAREHOLDERS' FUNDS			
Called up share capital	C8	6,888	6,909
Share premium account	C9	13,321	13,321
Other reserves			
- Capital redemption reserve fund	C8	5,495	5,474
- Currency translation	C10	1,333	2,606
Profit and loss account	C11	28,552	29,535
		55,589	57,845

Approved by the Board on 10 July 2013

C.H. GALLAGHER, Chairman

L.G. FRAQUELLI, Director




C1. ACCOUNTING POLICIES*Basis of preparation*

The financial statements have been prepared on a going concern basis, under the historical cost convention, except for land and buildings and available-for-sale financial investments which have been measured at fair value, and are prepared in accordance with the applicable generally accepted accounting standards in Ireland and are stated in Euro. These financial statements present information about the company as an individual undertaking and not about its group. The company's functional currency is sterling (£), but it continues to present its financial statements in euro (€).

A summary of the more important Company accounting policies are set out below.

The parent company has availed of the exemptions in Section 148(8) of the Companies Act, 1963 from laying its individual profit and loss account before the annual general meeting and the exemption in Section 7(1A) of the Companies (Amendment) Act, 1986 from filing its individual profit and loss account with the Registrar of Companies.

The principal activity of the Company is to act as a holding company.

Under Financial Reporting Standard 1, the Company is exempt from the requirement to prepare a cash flow statement on the grounds that its consolidated financial statements, which include the Company are publicly available.

(a) Foreign currencies

The financial statements are presented in euro, which is the Company's presentational currency. The company changed its functional currency to sterling effective 1 May 2011 as a result of determining that its assets and liabilities are now primarily held in sterling and that it was a UK tax resident company. Monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling on the balance sheet date. Exchange gains or losses are dealt with in the profit and loss account. Investments in subsidiary undertakings, including unsecured loan stock denominated in foreign currencies, are translated and recorded at the rate of exchange ruling at the date of the transaction.

(b) Investment in subsidiary undertakings

Investment in subsidiary undertakings are included in the financial statements at the lower of original cost and the directors' estimate of the value to the company of the investment.

(c) Fixed assets

Properties occupied by the company are classified as land and buildings and are revalued triennially by external valuers on an open market value basis. The directors review the valuations of all properties annually. Revaluation gains, if material, are incorporated in the financial statements and are charged to the property revaluation reserve accordingly. Any impairment loss is firstly charged to the revaluation reserve to the extent that a surplus exists and thereafter to the profit and loss account.

(d) Depreciation

Depreciation is provided on all property, other than land, on a straight line basis over the expected useful life as follows: Buildings – 50 years.

(e) Available-for-sale financial investments

Available-for-sale financial investments are those non-derivative financial investments that are designated as such. After initial recognition, available-for-sale financial investments are measured at fair value with gains or losses being recognised as a separate component of equity until the investment is determined to be impaired at which time the cumulative gain or loss previously reported in equity is included in the profit and loss account.

(f) Fair values

The fair value of financial investments is determined by reference to bid prices at the close of business on the balance sheet date.

(g) Impairment of financial investments

The company assesses at each balance sheet date whether a financial investment or group of financial investments is impaired.

C2. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

This is arrived at after charging:

	2013	2012
	€'000	€'000
Directors' remuneration	171	163
Depreciation	27	26
Auditor's remuneration	25	25
– audit fees	3	3
– taxation services		
	3	3

C3. TANGIBLE ASSETS

	2013	2012
	€'000	€'000
Freehold land and buildings		
<i>Valuation</i>		
At 1 May	1,528	1,399
Translation adjustment	(58)	129
At 30 April	1,470	1,528

C3. TANGIBLE ASSETS (CONTINUED)	2013	2012
	€'000	€'000
Freehold land and buildings		
<i>Depreciation</i>		
At 1 May	83	51
Translation adjustment	(4)	6
Charge for the year	27	26
At 30 April	106	83
<i>Net book value</i>		
At 30 April	1,364	1,445

C4. FINANCIAL FIXED ASSETS	2013	2012
	€'000	€'000
Shares in unlisted subsidiary undertakings at cost	23,530	23,530

The shares in subsidiary undertakings represent the full amount of called up share capital in those undertakings, all of which are ordinary shares. The principal subsidiary undertakings are as follows:

<i>Incorporated in the Republic of Ireland</i>	<i>Nature of business</i>	<i>Registered office</i>
Abbey Holdings Limited	Investment holding company	9 Abbey House Main Street Clonee, Co Meath
Kingscroft Developments Limited	Residential housing and land development	as above
<i>Incorporated in the United Kingdom</i>	<i>Nature of business</i>	<i>Registered office</i>
Abbey Group Limited	Investment holding company	Abbey House 2 Southgate Road Potters Bar Hertfordshire EN6 5DU England
Abbey Developments Limited	Residential housing and land development	as above
Abbey Investments Limited	Property investment	as above
M&J Engineers Limited	Plant hire	Cashel House Cadwell Lane Hitchin Hertfordshire SG4 0SQ England
<i>Incorporated in the Czech Republic</i>	<i>Nature of business</i>	<i>Registered office</i>
Abbey, s.r.o.	Residential housing and land development	Terronska 7 160 00 Prague 6 Czech Republic

The principal place of business of all subsidiary undertakings is in the country of incorporation.

C5. DEBTORS	2013	2012
	€'000	€'000
<i>Amounts falling due within one year</i>		
Amounts owed from subsidiary undertakings	1,801	–
Prepayments and accrued income	262	316
Value added tax	4	1
	2,067	317

C6. FINANCIAL INVESTMENTS	2013	2012
	€'000	€'000
UK Government Sterling Bonds	28,847	37,791
These relate to UK Treasury Bonds available for sale.		

C7. TRADE AND OTHER CREDITORS	2013	2012
	€'000	€'000
<i>Amounts falling due within one year</i>		
Amounts owed to subsidiary undertakings	–	4,338
Corporation tax	335	965
Other creditors	141	491
Accruals and deferred income	406	147
	882	5,941

C8. ISSUED CAPITAL

The authorised allotted, called up and fully paid capital is shown in note 25 of the Group Report and Accounts. The capital redemption reserve fund is shown in note 25 of the Group Report and Accounts.

C9. SHARE PREMIUM ACCOUNT	€'000
At 1 May 2012 and 30 April 2013	13,321

C10. CURRENCY TRANSLATION	2013	2012
	€'000	€'000
At 1 May	2,606	(383)
Translation adjustment arising on adjustment to presentation currency	(1,273)	2,989
At 30 April	1,333	2,606

C11. PROFIT AND LOSS ACCOUNT	2013	2012
	€'000	€'000
Profit brought forward at beginning of year	29,535	33,895
Profit retained for the financial year	1,219	2,072
Dividends paid	(1,722)	(1,753)
Purchase of own shares	(395)	(7,313)
Unrealised gain on fair value of financial investments – net of tax	778	3,062
Reclassification of adjustment for disposal of available-for-sale financial investments – net of tax	(863)	(428)
	28,552	29,535

C12. APPROVAL OF FINANCIAL STATEMENTS

The directors consider that the immediate parent undertaking of the company is Gallagher Holdings Limited and the ultimate parent undertaking to be Shrewsbury Holdings Limited, a company incorporated in Jersey. Copies of the accounts of Gallagher Investments Limited, which is the largest group in which the Company is consolidated, can be obtained from its registered office at Pendragon House, 65 London Road, St. Albans, Hertfordshire, AL1 1LJ, England.

C13. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved and authorised for issue by the Board of Directors on 10 July 2013.

Notice of Meeting

Notice is hereby given that the Annual General Meeting of Abbey p.l.c. (the Company) will be held in The Grand Hotel, Malahide, County Dublin, at 10.30 a.m. on Friday, 4th October, 2013 for the purpose of considering and, if thought fit, passing the following resolutions:

Ordinary Business

- To consider the Company's Accounts and the Reports of the Directors and the Auditors for the year ended 30th April 2013.
- To confirm and declare a dividend on the ordinary shares for the year ended 30th April 2013.
- To re-elect as a Director Mr David A. Gallagher (Member of Audit Committee and Remuneration Committee) who retires at the Meeting under Article 98 of the Company's Articles of Association.
- To authorise the Directors to fix the remuneration of the Auditors.

Special Business

To consider and, if thought fit, to pass the following resolutions:

AS AN ORDINARY RESOLUTION:

"That the Directors be and they are hereby generally and unconditionally authorised to exercise all powers of the Company to allot relevant securities (as defined for the purposes of Section 20 of the Companies (Amendment) Act, 1983) up to an aggregate nominal amount of €7,511,815.04. The authority hereby conferred shall expire at the conclusion of the next Annual General Meeting of the Company (to be held in 2014) unless previously renewed, varied or revoked by the Company in general meeting save that the Company may make an offer or agreement before the expiry of this authority which would or might require relevant securities to be allotted after this authority has expired and the Directors may allot relevant securities in pursuance of such offer or agreement as if the authority conferred hereby had not expired."

AS A SPECIAL RESOLUTION:

"That the Directors be empowered pursuant to Section 24 of the Companies (Amendment) Act, 1983 to allot equity securities (within the meaning of Section 23 and Section 24(1) of the Companies (Amendment) Act, 1983) for cash pursuant to the authority conferred on the Directors under Section 20 of the Companies (Amendment) Act 1983 by the resolution above as if sub-Section (1) of the said Section 23 did not apply to any such allotment provided that this power shall be limited to:

- (a) the allotment of equity securities in connection with a rights issue in favour of shareholders where in so far as is reasonably practicable the equity securities allotted to each shareholder is proportionate to the respective numbers of shares held by them, and
- (b) the allotment (otherwise than pursuant to sub-paragraph (a) of this resolution) of equity securities up to an aggregate nominal value of €344,409.

The authority hereby conferred shall expire at the conclusion of the next Annual General Meeting of the Company (to be held in 2014) unless previously renewed, varied or revoked by the Company in general meeting save that the Company may make an offer or agreement before the expiry of this authority which would or might require relevant securities to be allotted after this authority has expired and the Directors may allot relevant securities in pursuance of such offer or agreement as if the authority conferred hereby had not expired."

By order of the Board
23 August 2013
David J. Dawson, Secretary

Registered Office
25/28 North Wall Quay, Dublin 1.
(Reg. No. 9245 Republic of Ireland)

Notes:

1. Any member entitled to attend and vote at the Annual General Meeting may appoint a proxy to attend, speak, and vote on his/her behalf in accordance with the procedures set out in this Notice of Meeting and the form of proxy.
2. A proxy need not be a member of the Company but must attend the Annual General Meeting or any adjournment thereof in person to represent you.
3. A form of proxy is enclosed with this Notice of Meeting. To be valid, the proxy must be duly completed and executed, and deposited at, or returned to, the Company's Registrars, Computershare Investor Services (Ireland) Limited, P.O. Box 954, Heron House, Corrig Road, Sandyford Industrial Estate, Dublin 18, together with any authorisation under which it is signed or a copy of such authorisation either certified notarially or an office copy, to reach them not less than 48 hours before the time fixed for the holding of the Annual General Meeting or any adjournment thereof or (in the case of a poll taken otherwise than at or on the same day as appointed for the Annual General Meeting or any adjournment thereof) at least 24 hours before the taking of the poll at which it is to be used. Any alteration to the form of proxy must be initialled by the person who signs it.
4. If the appointer is an individual, this form of proxy must be signed by the member or his/her attorney. If the appointer is a corporation, this form of proxy must be under its common seal or under the hand of some officer or attorney duly authorised in that behalf.
5. In the case of joint holders, the signature of any one holder will be sufficient but the names of all the joint holders should be stated. The vote of the senior holder who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the vote(s) of the other joint holder(s) and for this purpose seniority will be determined by the order in which the name stands in the register of members in respect of the joint holding.
6. The completion and return of the form of proxy will not preclude a member from attending the Annual General Meeting or any adjournment thereof and voting in person.
7. On any other business which may properly come before the Annual General Meeting or any adjournment thereof and whether procedural and/or substantive in nature (including any motion to amend a resolution or adjourn the meeting) not specified in this Notice of Meeting or the form of proxy, the proxy will act at his/her discretion.
8. There will be available for inspection by members at 25/28 North Wall Quay, Dublin 1, during usual business hours from the date of this Notice of Meeting and at The Grand Hotel, Malahide, County Dublin, for fifteen minutes prior to and until the conclusion of the Annual General Meeting, copies of contracts of service of Directors with the Company, or any of its subsidiaries.
9. The registers required to be maintained by the Company under Section 60 and 80 of the Companies Act, 1990 shall be available for inspection to any person attending the Annual General Meeting for fifteen minutes prior to and until the conclusion of the said meeting.
10. There have been no changes to the Directors and Secretary Interests in the shares of Abbey p.l.c. as disclosed in the Directors' report dated 10th July 2013 at the date of this Notice of Meeting 23rd August 2013.

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