

CHAIRMAN'S REMARKS TO SHAREHOLDERS AT AGM

ABBEY CURRENT TRADING

Ladies and Gentlemen, welcome to the 80th Annual General Meeting of Abbey plc. Before commencing the formalities this morning, I wish to make a brief statement about current trading.

Trading in the recent months has been satisfactory. In Southern England business continues to be supported by the UK Governments 'Help to Buy' programme.

In Ireland our sales in Cornelscourt and Ratoath have gone well. Our project in Dunshaughlin is now under construction and our new project in Navan will shortly commence.

Overall the group remains on course.

**Charles H Gallagher
Executive Chairman**

-ENDS-

Date: 6th October 2017