

ABBEY PLC
INTERIM STATEMENT FOR THE SIX MONTHS ENDED 31 OCTOBER 2011

The Board of Abbey plc reports a profit before taxation of €3.35m which compares with a profit of €5.55m for the corresponding period last year. Profits at the operating level were €2.27m as compared to €4.38m at the half way stage last year.

Our housebuilding division completed 146 sales (UK 118; Ireland 19; Czech Republic 9) with a turnover of €26.98m resulting in an operating profit of €1.76m. Trading in the UK was satisfactory over the period. Our sales in the autumn have been sluggish and selective discounts have been necessary to generate activity. In Ireland the bulk of our sales were achieved in Kilcoole, Co. Wicklow which is continuing to prove popular. In Prague sales continue to be very slow. Good progress was made in the construction of our main project in Slivenec. Overall a strong out-turn in the UK in the second half should give the division a boost. During the period 152 plots were added to the land bank.

M & J Engineers, our UK plant hire business, generated operating profits of €261,000 on a turnover of €6.02m. This was a modest improvement on last year. Our second half is likely to be a stiff test as there are clear signs of general construction activity beginning to decline across our operating region.

Rental income for the period amounted to €250,000.

The Group maintained good cash flow during the period and held €21.24m in cash and restricted cash together with €53.94m in UK government debt at the end of October.

Further to the authority granted at the Extraordinary General Meeting on 17 November 2010, the Company has purchased, under the resolution granted, a further 966,598 ordinary shares at a total cost of €5,076,000 since the financial year end.

The Board is pleased to declare a dividend of 3 cents per share which together with the 5 cents approved by the Annual General Meeting in October will make a total of 8 cents for the financial year. The dividend will be paid on 27 April 2012 to shareholders on the register at 30 March 2012.

Shareholders should carefully note the exchange rates used for this statement. The profit and loss statement uses the average exchange rate for the period of 100 cents: STG87.69p and 100 cents: CZK 24.46. The balance sheet uses the rate prevailing on 31 October of 100 cents: STG 86.42p and 100 cents: CZK 24.84.

The outlook for the foreseeable future continues to be difficult. House prices remain under pressure in all our markets. Negotiations are proceeding on a number of land purchases which should gradually allow volumes to increase in the reporting periods ahead. New land purchases however are, viewed in the current light, being made on narrow margins. Overall the Group continues to trade profitably and is laying the foundation for hopefully better days ahead.

Copies of this statement are available to shareholders and members of the public at the company's registered office, 25\28 North Wall Quay, Dublin 1.

On behalf of the Board
Charles H Gallagher – Chairman
8th December 2011

Interim Condensed Consolidated Income Statement
31 October 2011

	Note	Unaudited 6 months ended 31/10/2011 €'000	Unaudited 6 months ended 31/10/2010 €'000
Revenue		33,244	36,757
Cost of sales - operating		(26,869)	(29,010)
Gross profit		6,375	7,747
Administrative expenses		(4,107)	(3,364)
Operating profit		2,268	4,383
Finance income		1,079	1,171
Profit before taxation		3,347	5,554
Income tax expense		(952)	(1,459)
Profit attributable to equity shareholders of the parent		2,395	4,095
<i>Earnings per share - basic</i>	6	<u>10.73 c</u>	<u>16.63 c</u>
<i>Earnings per share - diluted</i>	6	<u>10.73 c</u>	<u>16.63 c</u>

Interim Condensed Consolidated
Statement of Comprehensive Income

	Unaudited 6 months ended 31/10/2011 €'000	Unaudited 6 months ended 31/10/2010 €'000
Profit for the period	2,395	4,095
Foreign currency translation	3,467	(207)
Unrealised gain on fair value of available-for-sale financial assets	3,782	3,286
Other comprehensive income for the period, net of tax	7,249	3,079
Total comprehensive income for the period, net of tax attributable to equity shareholders of the parent	9,644	7,174

ABBEEY plc

Interim Condensed Consolidated Statement of Changes in Equity (unaudited)
for the six months ended 31 October 2011

	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 period	-	-	-	-	-	2,395	2,395
Other comprehensive income, net of tax	-	-	113	-	3,354	3,782	7,249
Total comprehensive income, net of tax attributable to equity shareholders of the parent	-	-	113	-	3,354	6,177	9,644
Equity dividends paid (note 5)	-	-	-	-	-	(1,106)	(1,106)
Purchase of own shares	(310)	-	-	310	-	(5,076)	(5,076)
At 31 October 2011	7,043	13,321	3,831	5,340	(18,723)	150,340	161,152

Interim Condensed Consolidated Statement of Changes in Equity (unaudited)
for the six months ended 31 October 2010

	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 2010	7,881	13,321	4,548	4,502	(20,044)	150,212	160,420
Profit for the period	-	-	-	-	-	4,095	4,095
Other comprehensive income, net of tax	-	-	(4)	-	(203)	3,286	3,079
Total comprehensive income, net of tax attributable to equity shareholders of the parent	-	-	(4)	-	(203)	7,381	7,174
Equity dividends paid (note 5)	-	-	-	-	-	(1,231)	(1,231)
At 31 October 2010	7,881	13,321	4,544	4,502	(20,247)	156,362	166,363

Interim Condensed Consolidated Balance Sheet
at 31 October 2011

	Note	Unaudited 31/10/2011 €'000	Unaudited 31/10/2010 €'000	Audited 30/04/2011 €'000
ASSETS				
<i>Non-current assets</i>				
Property, plant and equipment		22,171	21,201	20,052
Investment property		2,245	2,128	2,209
Investment in joint venture		-	2,512	-
Investments		6	6	6
Defined benefit pension scheme surplus		3,047	1,740	2,957
		<u>27,469</u>	<u>27,587</u>	<u>25,224</u>
<i>Current assets</i>				
Trade and other receivables		7,210	6,704	6,297
Inventories		88,635	74,456	83,128
Financial investments	7	53,945	55,274	52,592
Restricted cash		1,281	2,728	1,544
Cash and cash equivalents		19,959	42,067	24,808
		<u>171,030</u>	<u>181,229</u>	<u>168,369</u>
TOTAL ASSETS		<u>198,499</u>	<u>208,816</u>	<u>193,593</u>
LIABILITIES				
<i>Current liabilities</i>				
Trade and other payables		(32,521)	(37,636)	(30,748)
Income tax payable		(1,880)	(1,426)	(1,947)
Provisions		(1,812)	(2,272)	(2,103)
		<u>(36,213)</u>	<u>(41,334)</u>	<u>(34,798)</u>
NET CURRENT ASSETS		<u>134,817</u>	<u>139,895</u>	<u>133,571</u>
<i>Non-current liabilities</i>				
Deferred taxation		(1,069)	(1,054)	(1,041)
Provisions		(65)	(65)	(64)
		<u>(1,134)</u>	<u>(1,119)</u>	<u>(1,105)</u>
TOTAL LIABILITIES		<u>(37,347)</u>	<u>(42,453)</u>	<u>(35,903)</u>
NET ASSETS		<u>161,152</u>	<u>166,363</u>	<u>157,690</u>
EQUITY				
<i>Equity attributable to equity holders of the parent</i>				
Issued capital		7,043	7,881	7,353
Share premium		13,321	13,321	13,321
Revaluation reserve		3,831	4,544	3,718
Other reserves				
- Capital redemption reserve fund		5,340	4,502	5,030
- Currency translation		(18,723)	(20,247)	(22,077)
Retained earnings		150,340	156,362	150,345
		<u>161,152</u>	<u>166,363</u>	<u>157,690</u>
TOTAL EQUITY		<u>161,152</u>	<u>166,363</u>	<u>157,690</u>
TOTAL EQUITY AND LIABILITIES		<u>198,499</u>	<u>208,816</u>	<u>193,593</u>

Interim Condensed Consolidated Cash Flow Statement
31 October 2011

	Unaudited 31/10/2011 €'000	Unaudited 31/10/2010 €'000
Cash flows from operating activities		
Profit before tax	3,347	5,554
Adjustment to reconcile profit before tax to net cash flows		
Non cash:		
Depreciation and amortisation	2,233	2,215
Other non cash items	(911)	81
Profit on disposal of property, plant and equipment	(357)	(356)
Profit on disposal of financial asset	(87)	-
Finance income	(1,079)	(1,306)
Working capital adjustments:		
Increase in inventories	(699)	(10,738)
Increase in trade and other receivables	(750)	(218)
Decrease in creditors and provisions	(1,561)	(3,664)
Income taxes paid	(1,982)	(1,822)
Net cash flow from operating activities	(2,046)	(10,254)
Cash flows from investing activities		
Purchase of plant, property and equipment	(4,066)	(2,368)
Sale of plant, property and equipment	663	690
Disposal of financial assets	4,984	-
Finance income	1,079	1,306
Net cash inflow / (outflow) from investing activities	2,660	(372)
Cash flows from financing activities		
Cost of share buy backs	(5,076)	-
Equity dividends paid	(1,106)	(1,231)
Movement in restricted cash	263	1,716
Net cash (outflow) / inflow from financing activities	(5,919)	485
Net decrease in cash, cash equivalents and restricted cash	(5,305)	(10,141)
Cash and cash equivalents at start of year	24,808	51,828
Net foreign exchange differences	456	360
Cash and cash equivalents at end of period	19,959	42,067

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (unaudited)
31 OCTOBER 2011

1. **Corporate Information**

The interim condensed consolidated financial statements of Abbey plc for the six month period ended 31 October 2011 were authorised for issue in accordance with a resolution of the directors on 7 December 2011. Abbey plc is a limited company incorporated and domiciled in Ireland. The company's shares are listed on the Enterprise Securities Market ("ESM") and the Alternative Investment Market ("AIM"). The principal activities of the Group are described in note 3.

2. **Basis of Preparation of Financial Statements**

The interim condensed consolidated financial statements for the six months ended 31 October 2011 have been prepared in accordance with IAS 34 'Interim Financial Reporting'. Abbey plc (the company) has changed its functional currency to sterling but continues to present its group financial statements in euro.

The interim condensed financial statements do not contain all the information and disclosures required in the annual financial statements and should be read in conjunction with the group's annual financial statements, except for the adoption of new Standards and Interpretations, noted below;

IFRS 1	First-time Adoption of International Financial Reporting Standards - Limited Exemption from Comparative IFRS7 Disclosure for First Time Adopters
IAS 24	Related Party Disclosures
IAS 32	Financial Instruments: Presentation - Classification of Rights Issues (Amendment)
IFRIC 14	Prepayments of a Minimum Funding Requirement (Amendment)
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments Improvements to International Financial Reporting Standards (2010)

Adoption of these standards and interpretations did not give rise to any effect on the financial performance or position of the Group.

3. **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 United Kingdom	Property Rental Ireland, United Kingdom and Czech Republic	Unallocated	GROUP
	Ireland	United Kingdom	Czech Republic				
31 October 2011	€'000	€'000	€'000	€'000	€'000	€'000	€'000
<u>Income Statement Information</u>							
Revenue	3,186	21,171	2,622	6,015	250	-	33,244
Cost of Sales							
- operating	(3,034)	(16,990)	(2,064)	(4,781)	-	-	(26,869)
Administrative expenses	(735)	(2,074)	(325)	(973)	-	-	(4,107)
Operating profit / (loss)	(583)	2,107	233	261	250	-	2,268
Finance income / (costs)	211	833	7	28	-	-	1,079
Income tax expense	-	(763)	(50)	(75)	(64)	-	(952)
Profit / (loss) after taxation	(372)	2,177	190	214	186	-	2,395
<u>Balance Sheet Information</u>							
Segment Assets	8,934	72,553	16,892	23,131	1,798	-	123,308
Segment Liabilities	(5,200)	(27,878)	(1,310)	(2,885)	(74)	-	(37,347)
Segment Net Assets	3,734	44,675	15,582	20,246	1,724	-	85,961
Investments	-	6	-	-	-	-	6
Financial investments	11,202	42,743	-	-	-	-	53,945
Cash, cash equivalents and restricted cash	5,112	15,457	-	-	-	671	21,240
TOTAL NET ASSETS	20,048	102,881	15,582	20,246	1,724	671	161,152
<u>Other Segmental Information</u>							
Depreciation	14	77	-	2,098	-	-	2,189
Profit on disposal of fixed assets	(10)	(3)	-	(344)	-	-	(357)
Capital expenditure	12	121	-	3,870	-	-	4,003

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS (unaudited)
31 OCTOBER 2011

3. SEGMENTAL INFORMATION (continued)

	Building and Property Development			Plant Hire	Property Rental	Unallocated	GROUP
	Ireland	United Kingdom	Czech Republic	United Kingdom	Ireland and United Kingdom		
31 October 2010	€'000	€'000	€'000	€'000	€'000	€'000	€'000
<u>Income Statement Information</u>							
Revenue	5,823	22,657	1,902	6,144	231	-	36,757
Cost of Sales							
- operating	(5,090)	(17,168)	(1,656)	(5,096)	-	-	(29,010)
Administrative expenses	179	(2,430)	(230)	(883)	-	-	(3,364)
Operating profit	912	3,059	16	165	231	-	4,383
Finance income / (costs)	1,093	(7)	48	37	-	-	1,171
Income tax expense	(314)	(841)	(237)	(67)	-	-	(1,459)
Profit / (loss) after taxation	1,691	2,211	(173)	135	231	-	4,095
<u>Balance Sheet Information</u>							
Segment Assets	16,558	47,618	19,111	20,816	2,126	-	106,229
Segment Liabilities	(12,349)	(24,201)	(2,846)	(3,052)	(5)	-	(42,453)
Segment Net Assets	4,209	23,417	16,265	17,764	2,121	-	63,776
Investment in Joint Venture	2,512	-	-	-	-	-	2,512
Investments	6,721	23,417	16,265	17,764	2,121	-	66,288
Financial investments	-	6	-	-	-	-	6
Cash, cash equivalents and restricted cash	20,078	35,196	-	-	-	-	55,274
TOTAL NET ASSETS	22,613	17,677	3,509	221	-	775	44,795
Other Segmental Information	49	53	-	2,113	-	-	2,215
Depreciation	(62)	-	-	(294)	-	-	(356)
Capital expenditure	48	50	-	2,889	-	-	2,987

4. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2011	2010
	€'000	€'000
The profit on ordinary activities before taxation is arrived at after (crediting) / charging:		
Profit on disposal of tangible fixed assets	(357)	(356)
Foreign currency losses / (gains)	317	(737)
Depreciation	2,189	2,215
Amortisation of Government bonds	44	44

5. DIVIDENDS	Unaudited	Unaudited
On ordinary shares declared and paid during the six month period	31/10/2011	31/10/2010
	€'000	€'000
<i>Paid ordinary</i>		
Dividend of 5.0 cents per issued ordinary share (2010: 5.0 cents per issued ordinary share)	1,106	1,231
	1,106	1,231
<i>Ordinary dividends proposed (memorandum disclosure)</i>		
Dividend of 3.00 cents per ordinary share (2010: 3.0 cents per ordinary share)	660	739

6. EARNINGS PER SHARE : Basic and Diluted

Earnings per share has been calculated by reference to the weighted average number of shares in issue of 22,330,177 (2010: 24,626,992) and to the profit on ordinary activities after taxation amounting to €2,395,000 (2010: profit €4,095,000).

The total number of shares in issue at the end of the period end is 22,010,894 (2010: 24,626,992).

7. INVESTMENTS	Unaudited 31/10/2011 €'000	Unaudited 31/10/2010 €'000
<i>Financial assets</i>		
UK Government Sterling Bonds	<u>53,945</u>	<u>55,274</u>

These relate to UK Treasury Stock being available-for-sale. These financial assets are recorded at fair value at the balance sheet date.

8. PENSIONS

The surplus in the pension scheme included in the interim condensed consolidated balance sheet is the amount at the prior year end. No revaluation of assets and liabilities of the scheme has been carried out in the period, and accordingly there is no gain or loss shown in the interim condensed consolidated statement of comprehensive income in respect of the interim period. Actuarial gains and losses for the full year and the surplus/deficit at the year end will be represented in the annual financial statements for the year ending 30 April 2012.

<p>BOARD OF DIRECTORS Charles H. Gallagher M.A., MSc. Brian R. Hawkins BSc (Eng) Robert N. Kennedy BSc (Econ) Lorrie G. Fraquelli BSc (Civil Eng) David A. Gallagher B.A., MSc. J. Roger Humber BSc (Econ), Hon D. Tech Michael A. McNulty FCA, F Inst D, AIT</p> <p>SECRETARY AND REGISTERED OFFICE David J. Dawson CA 25/28 North Wall Quay Dublin 1</p> <p>FINANCIAL DIARY Interim Statement 8 December 2011</p> <p>Preliminary Statement July 2012</p> <p>Annual Report August 2012</p> <p>Annual General Meeting October 2012</p>
