

Interim Results

31 December 2004

BARRATT DEVELOPMENTS PLC



Charles Toner



GROUP CHAIRMAN

UK turnover at £1,148.2m *Up 5%*

UK Operating Profit at £165.8m *Up 19%*

Pre-tax Profit at £171.1m *Up 20%*

Earnings per share at 51.1p *Up 17%*

Dividend of 8.99p per share *Up 30%*

FINANCIAL HIGHLIGHTS

Colin Dearlove



GROUP FINANCE DIRECTOR



BARRATT DEVELOPMENTS PLC



UK LEGAL COMPLETIONS

BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INCREASE	
	No.	No.	No.	%
Private	5610	6105	(495)	(8.1)
Social	1256	600	656	109.3
	6866	6705	161	2.4

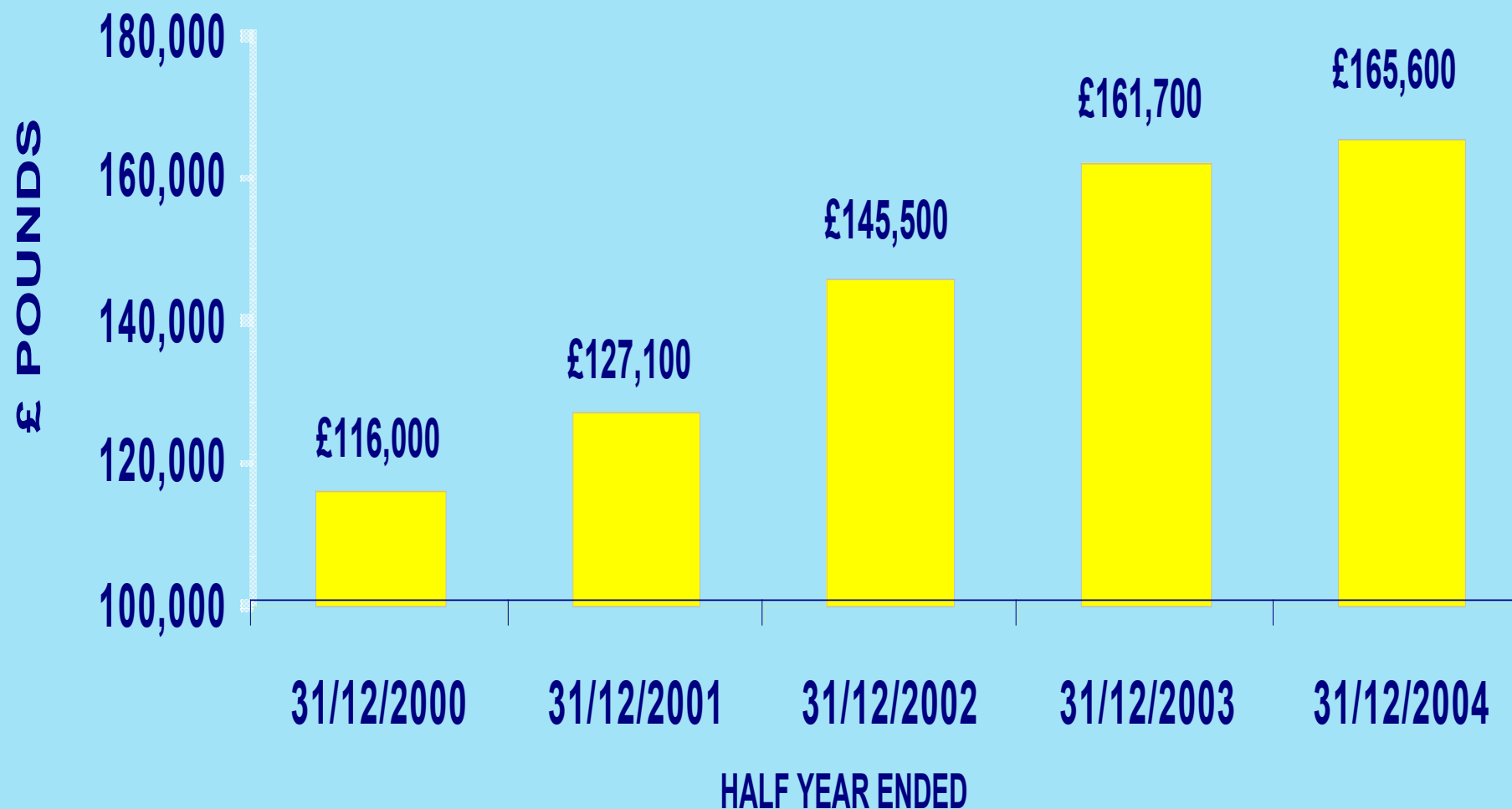
UK LEGAL COMPLETIONS

USA LEGAL COMPLETIONS

HALF YEAR

31.12.04	31.12.03	CHANGE	
No.	No.	No.	%
117	353	(236)	(66.8)

BARRATT DEVELOPMENTS PLC



UK AVERAGE SELLING PRICE (£)

BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INCREASE	
	£	£	£	%
Private	179,000	168,800	10,200	6.0
Social	105,800	90,000	15,800	17.6
	165,600	161,700	3,900	2.4

UK AVERAGE SELLING PRICES

BARRATT DEVELOPMENTS PLC



TOTAL TURNOVER

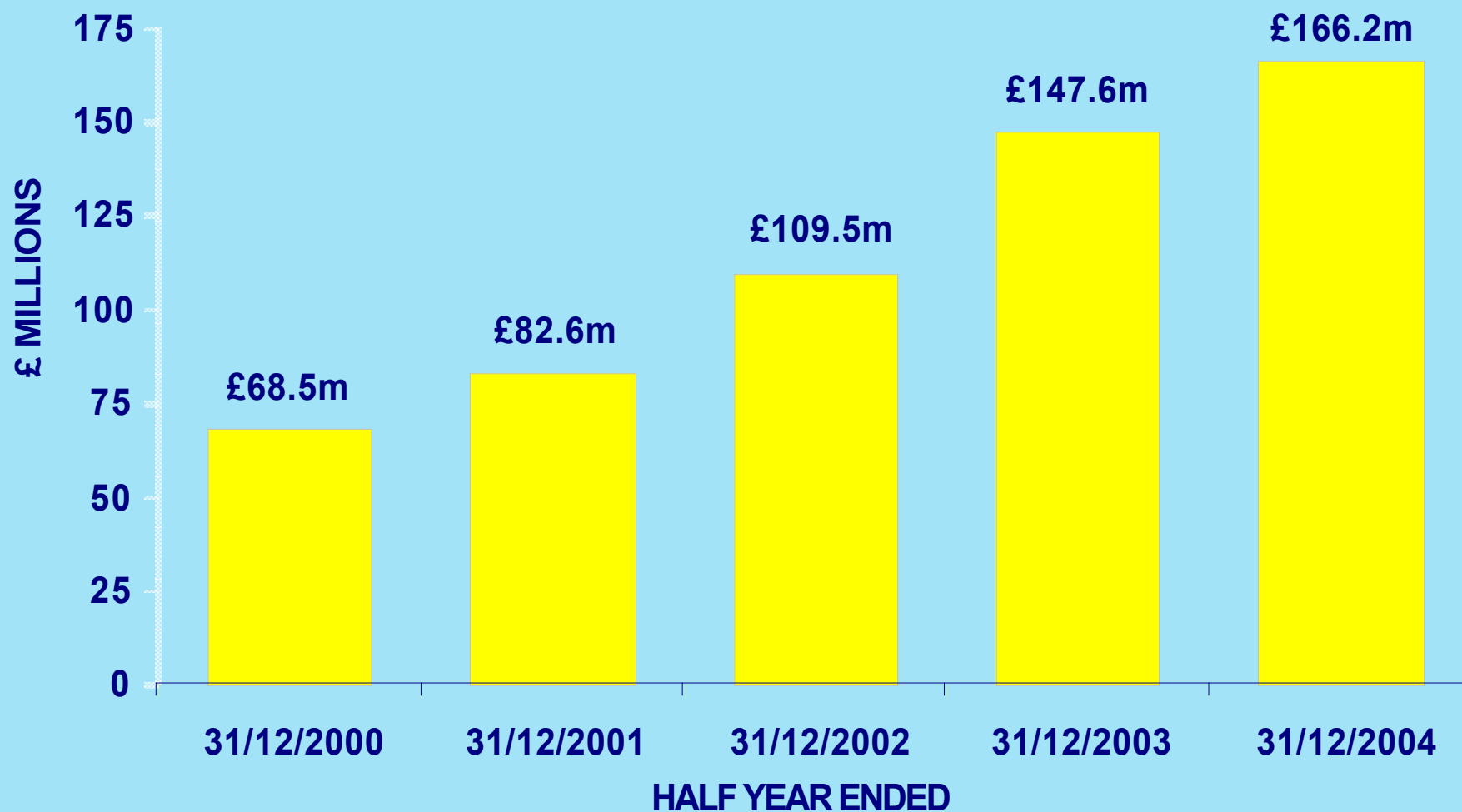
BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INCREASE	
	£M	£M	£M	%
UK HOUSEBUILD	1143.2	1084.4	58.8	5.4
UK NON-CORE	5.0	7.7	(2.7)	(35.1)
UK	1148.2	1092.1	56.1	5.1
USA	28.0	82.4	(54.4)	(66.0)
TOTAL	1176.2	1174.5	1.7	0.1

GROUP TURNOVER

BARRATT DEVELOPMENTS PLC



GROUP OPERATING PROFIT

BARRATT DEVELOPMENTS PLC

	HALF YEAR			
	£M	£M	£M	%
	31.12.04	31.12.03	INCREASE	
UK HOUSEBUILD	163.6	143.8	19.8	13.8
NON-CORE/ CENTRAL O/H	2.2	(4.5)		
USA	0.4	8.3		
SUB-TOTAL	166.2	147.6	18.6	12.6
GROUND RENT DISPOSAL	6.4	-		
TOTAL	172.6	147.6	25.0	16.9
	%	%		%
UK HOUSEBUILD MARGIN	14.3	13.3		1.0

OPERATING PROFIT/MARGIN

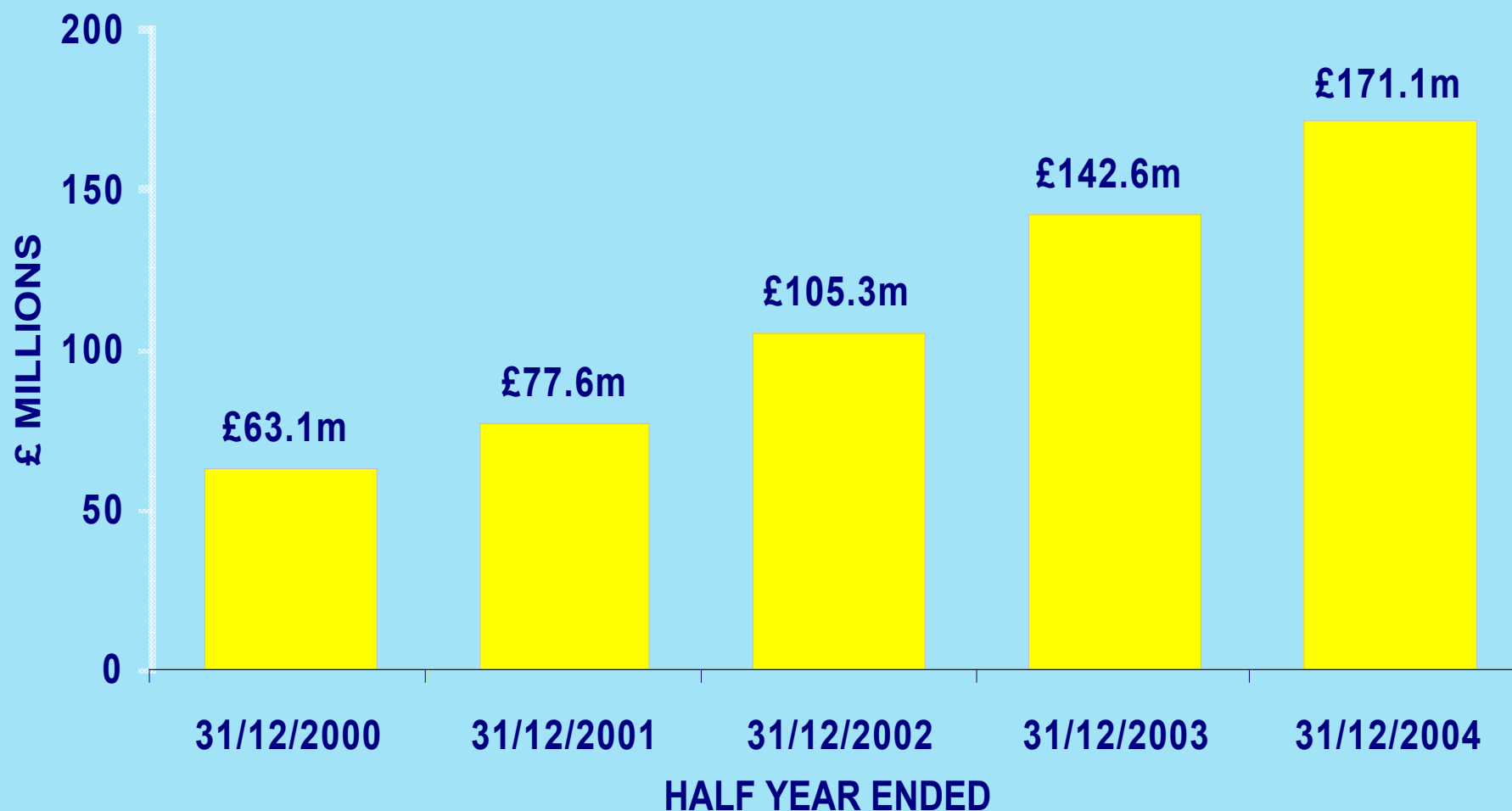
BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INCREASE
	£M	£M	£M
CHARGE	1.5	5.0	(3.5)
AVERAGE FUNDING	(24.0)	176.0	(200.0)
AVERAGE GEARING	Nil	18%	

FINANCE

BARRATT DEVELOPMENTS PLC



PRE - TAX PROFIT

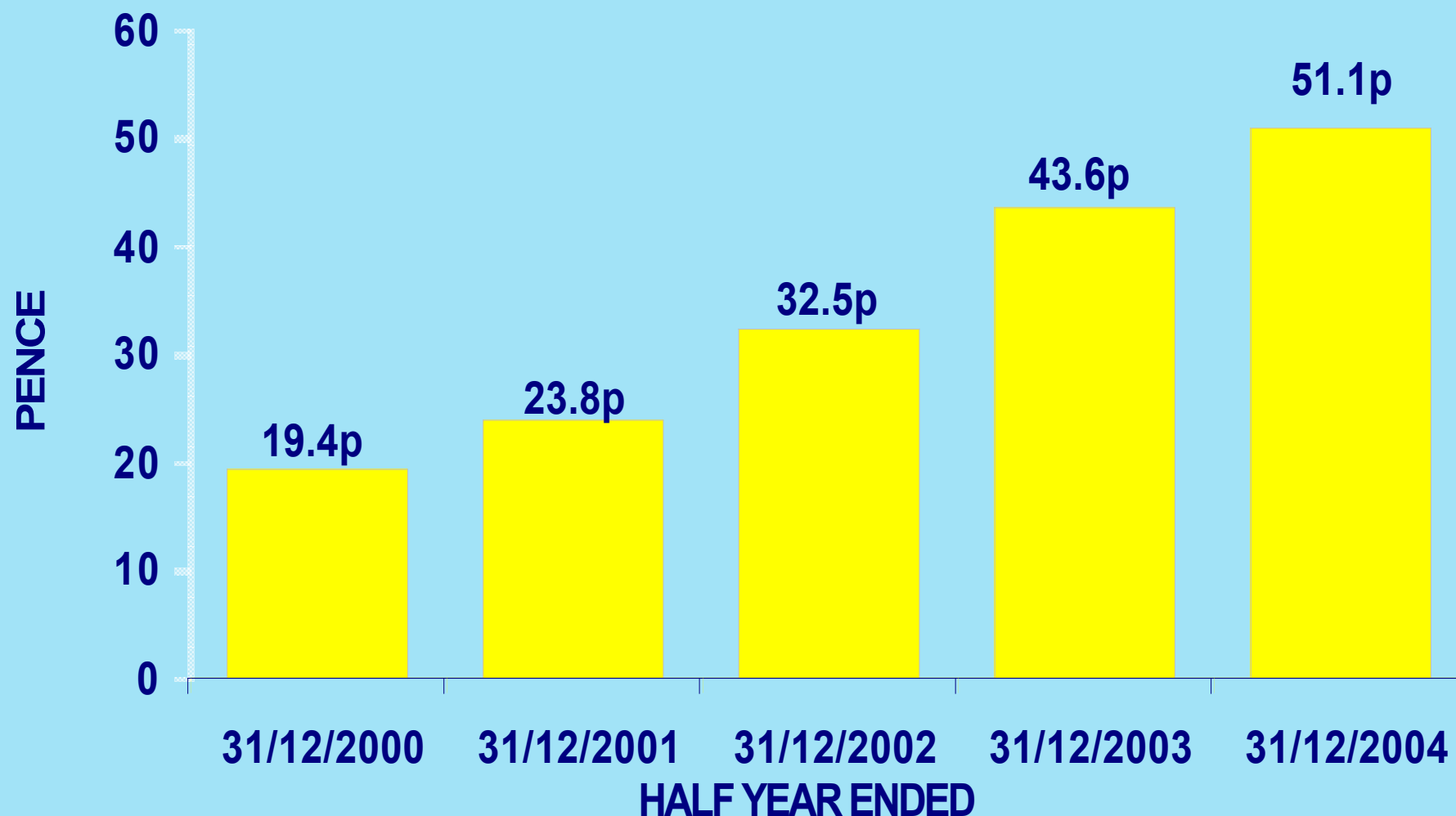
BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INCREASE	
	£M	£M	£M	%
PRE TAX PROFIT	171.1	142.6	28.5	20.0
TAX	51.3	40.7	10.6	26.0
EARNINGS	119.8	101.9	17.9	17.6
EPS - BASIC	51.1p	43.6p	7.5p	17.2

EARNINGS

BARRATT DEVELOPMENTS PLC



BASIC EARNINGS PER SHARE

BARRATT DEVELOPMENTS PLC

<u>HALF YEAR ENDED 31.12.04</u>	TOTAL	USA	EXCEPTIONAL ITEMS	UK CONTINUING
	£M	£M	£M	£M
<u>TURNOVER</u>				
CONTINUING OPERATIONS	1148.2	-	-	1148.2
DISCONTINUED OPERATIONS	28.0	(28.0)	-	-
	1176.2	(28.0)	-	1148.2
<u>OPERATING PROFIT</u>				
BEFORE EXCEPTIONAL ITEMS	165.8	-	-	165.8
EXCEPTIONAL ITEMS	6.4	-	(6.4)	-
DISCONTINUED OPERATIONS	0.4	(0.4)	-	-
	172.6	(0.4)	(6.4)	165.8
FINANCE	(1.5)	0.4	-	(1.1)
PRE TAX PROFIT	171.1	-	(6.4)	164.7

UK UNDERLYING ONGOING BUSINESS

BARRATT DEVELOPMENTS PLC

HALF YEAR

	31.12.04	31.12.03	INC/(DEC)
	£M	£M	£M
FIXED ASSETS	11.8	11.2	0.6
CURRENT ASSETS	2369.1	2056.4	312.7
CREDITORS < 1 YEAR	(1079.8)	(968.0)	(111.8)
NET CURRENT ASSETS	1289.3	1088.4	200.9
CREDITORS > 1 YEAR	(88.4)	(105.5)	17.1
NET ASSETS	1212.7	994.1	218.6
NET ASSETS PER SHARE	505p	416p	

BALANCE SHEET

BARRATT DEVELOPMENTS PLC

£M	31.12.04	31.12.03	INC/(DEC)
LAND UK	1563	1296	267
USA	-	56	(56)
	1563	1352	211
WIP UK	569	428	141
USA	-	25	(25)
	569	453	116
PX UK	25	19	6
TOTAL	2157	1824	333

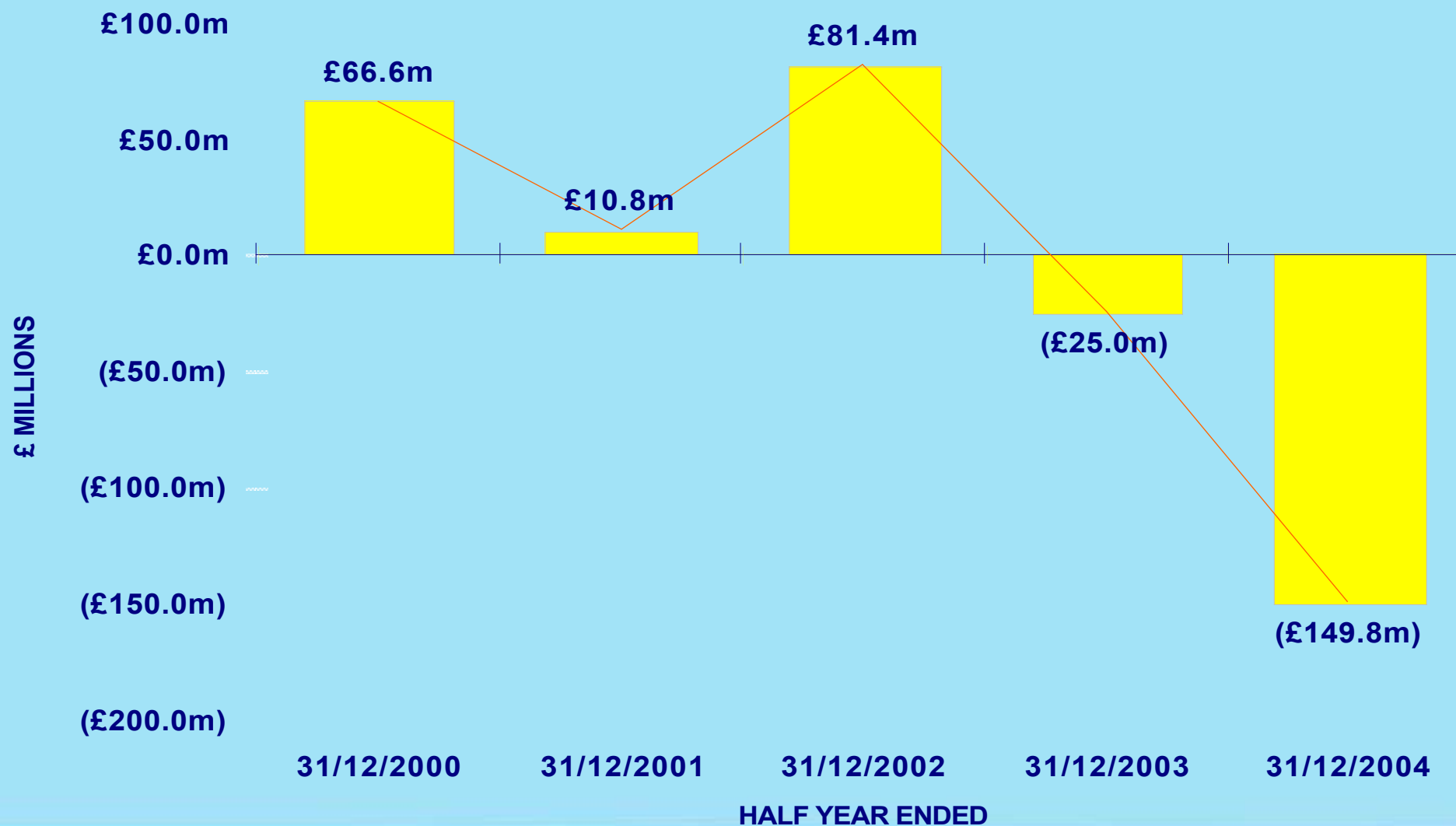
STOCKS

BARRATT DEVELOPMENTS PLC

	31.12.04	31.12.03	INC/(DEC)
	£M	£M	£M
UK	480.5	356.0	124.5
USA	-	7.1	(7.1)
	480.5	363.1	117.4
DUE WITHIN 1 YEAR	398.0	292.2	105.8
DUE AFTER 1 YEAR	82.5	70.9	11.6
	480.5	363.1	117.4

LAND CREDITORS

BARRATT DEVELOPMENTS PLC



FUNDING

BARRATT DEVELOPMENTS PLC

HALF YEAR ENDED 31.12.04

£M

£M

OPERATING PROFIT		172.6
INCREASE IN LAND	(220.2)	
INCREASE IN WIP	(53.5)	
GROSS INVESTMENT IN LAND & WIP		(273.7)
INCREASE IN LAND CREDITORS		89.3
INCREASE IN PART EXCHANGE		(8.9)
INCREASE IN DEBTORS/DECREASE IN CREDITORS		(14.7)
OTHER NON CASH MOVEMENTS		(3.0)
CASH FLOW FROM OPERATING ACTIVITIES		(38.4)
TAX & DIVIDENDS		(87.3)
DISPOSAL PROCEEDS		84.5
FINANCING		(7.6)
DECREASE IN CASH		(48.8)

CASH FLOW

R.O.A.C.E.

34%

David Pretty



GROUP CHIEF EXECUTIVE



COMPLETIONS

6,866

Up 2%

13th

**year of
increased output**

MORE homes in total

MORE homes on brownfield

than ***ANY OTHER*** housebuilder

JAN – DEC 2004

The

Housing

Market



Activity Moderated

More ***Normal*** level of activity

More ***Stable & Sustainable*** market

HOUSING MARKET

We ***Prepared*** for these conditions

Fwd sales 31/12/04 ***Record*** **£803m**

(£757m last year)

HOUSING MARKET

Sales ***Encouraging*** since Jan '05

Sales sufficient to ***Achieve*** our ***Goals***

HOUSING MARKET

FORWARD SALES

Now stand at: ***Record £1 billion***
(£833m last year)

This secures ***90%*** of full year projection
(93% last year)

Historically **Low** interest rates

Good employment levels

Restricted supply

Moderating price increases

Improving confidence & affordability

SOUND MARKET

PART EXCHANGE

Only 6%
of buyers use

PX STOCK

At 31/12/04: 178 units & *£25m* stock

Now reduced: 153 units & *£22m* stock

Can react *Quickly* to demand

WIDE Geographic Spread

**Selling To ALL
Market Sectors**

GEOGRAPHIC SPREAD

Price range: **£80k** to **£2m**

Affordable Ave. price of **£165.6k**

Over 85% of private under **£250k**

70% below **£200k**

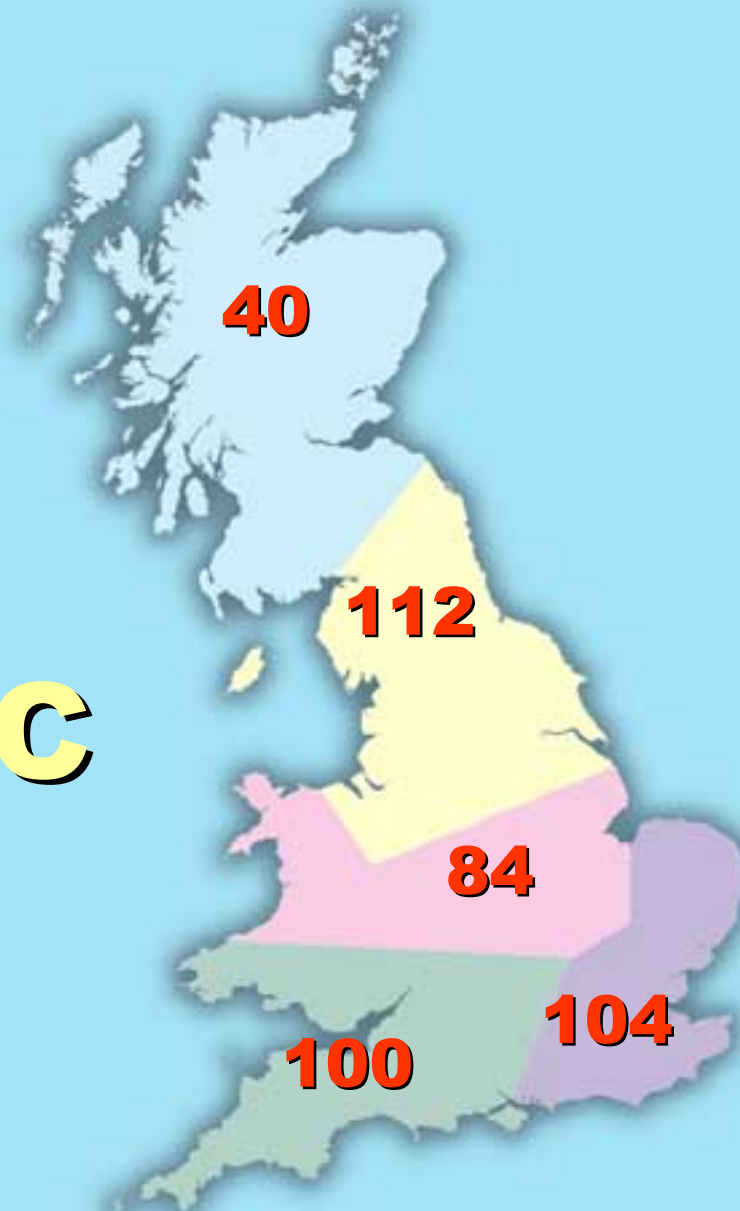
PRODUCT DIVERSITY

HOMES OVER £400k

South East: *Only 4%*

Nationally: *Under 2%*

WIDE GEOGRAPHIC SPREAD



URBAN REGENERATION

Remain industry ***Leaders***

Track record ***Over 25 years***

82% brownfield - Nationally

95% brownfield – South East

URBAN REGENERATION

Over 11,600 on brownfield in 2004

Well placed to benefit further



KEYlondon
ALLIANCE

Homes for London Living



1,000 homes
initial phase



SOCIAL HOUSING PARTNERSHIPS

Half year to 31/12/04 **1,256** homes

Full year to 30/06/05 approx **2,000** homes

Enormous ever growing shortage

Sales **Guaranteed** : Gov. funded

Similar **Pre-tax margins** to private

Very well placed to benefit

LAND AND PLANNING

Exercised ***Prudence***

Nevertheless acquired **8,974** plots

Total land stocks: **51,443** plots
(owned & contracted)

Plus further **8,000** plots
(agreed)

Equals a total land bank: **59,443** plots

LAND BANK

4 Years supply

All land already owned/contracted for 05/06
(**Over 85%** with detailed planning permission)

80% owned/contracted for 06/07

LAND AND PLANNING

We will ***Increase*** our land bank to
Underpin future growth and provide
Further cover for planning delays

PLANNING SITUATION

Barker Report highlighted ***Undersupply***

Improvements will ***Take Time***

Meantime getting ***Worse***

PLANNING SITUATION

Still won approvals for over **7,300** plots

Restriction continues to **Underpin** market

Companies like us will **Prosper**

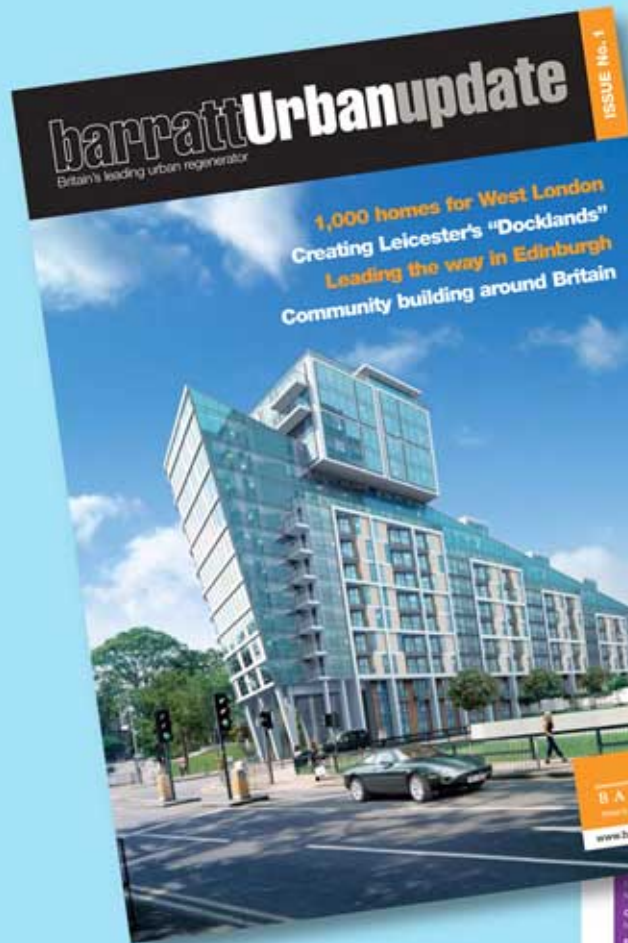
SUPER DIVISIONS

Each capable of building **700** homes PA

Teams ***Strengthened***

Additional funds

Increasing volumes from 2006/07



Scotland

Edinburgh's most prolific house builder

West 1 offers a wide range of accommodation, from first time buyer homes to luxury penthouses, and includes 40 affordable homes for rent and shared ownership. More than 120m worth of homes were sold on the opening day. Completion of the development is anticipated in 2008.

David C. Barratt

Homes on a former office site in a prime Glasgow city centre location are proving popular with buyers and a new phase was recently released to cater for demand. Kingston Quay is a £30m development of 270 apartments ranging from first time buyer homes to luxury penthouses.

The development has underground parking, 24hrs, a fitness suite, concierge service, landscaped gardens and a central courtyard.

In Aberdeen we currently have five city centre schemes under way, providing 600 new homes.

Stephen Reid, Glasgow

FOCUS

Edinburgh, Barratt is a mixed profile house trying out a series of careful regeneration is currently how new and around the city are in the pipeline.

If the capital's largest regeneration opportunities, formerly a bonded by transformed into new development of apartments and more townhouses.

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The North

Brewery Wharf, Leeds This flagship mixed-use development - the largest ever undertaken in Leeds city centre - has transformed a derelict wasteland into a vibrant new community of homes, offices, retailers, bars, restaurants and a hotel.

As part of the £100m project, Barratt is building 200 awarded apartments, including a number of rented homes for key workers. More than 50% are already sold.

The 4.3-acre site is in a prime location on the south bank of the River Aire and was formerly part of the Tilly Brewery. Central landscaped courtyard areas have been created to promote a community atmosphere on the development. Storage for 160 cycles is provided on site, meeting the city's green transport requirements. Enhancements to the area include a new river wall and walkway leading to the city centre.

David C. Barratt

in brief...

Doncaster... Barratt is taking 200 homes in a prime location on the former Doncaster beer works in Doncaster.

Durham... A former college site is providing 120 townhouses, 10 miles from the first ever award-winning townhouse development.

Hull... Work will begin soon on 220 new homes in one of Hull's largest residential regeneration schemes, in a 17-acre former industrial brown field.

Manchester... A former council housing is being transformed into a 17-acre former industrial brown field.

Wolverhampton... A former council housing is being transformed into a 17-acre former industrial brown field.

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URBAN UPDATE



























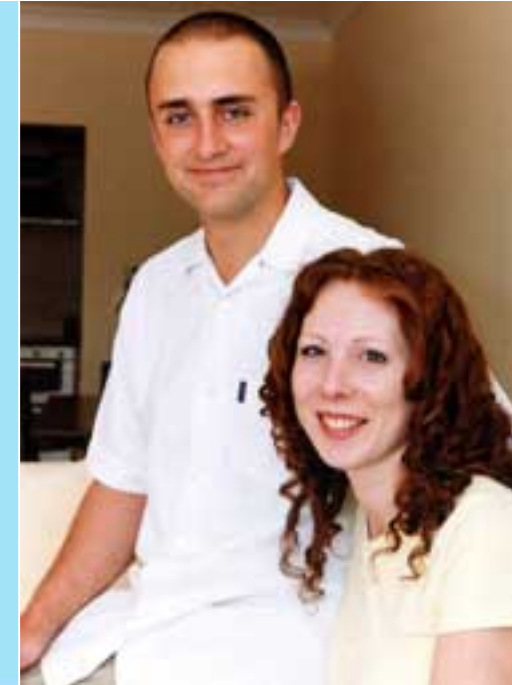
Conceptual computer-generated image shown







THE HAVEN, PURFLEET



CUSTOMER CARE

NHBC
Pride in the Job

Record 57 Awards



National Recognition



AWARD WINNING QUALITY





550 Apprentices



55 Graduates

SKILLS TRAINING

SUMMARY

Yet another **Good** half year

Half year forward sales **£803m**

(£757m last year)

Forward Sales now record **£1 billion**

With completions secures **90%** of full year

Confident of **Record** full year

LOOKING AHEAD

Land bank ***Increasing***

Core strengths

Strong finances

Proven marketing expertise

Sustainable margins

In ***Good*** shape

&

Confident about the future