

26 April 2007

**George Wimpey Plc
Annual General Meeting**

John Robinson, Chairman of George Wimpey Plc, made the following comments at today's Annual General Meeting.

Proposed Merger of George Wimpey Plc and Taylor Woodrow plc

The proposed merger of George Wimpey Plc and Taylor Woodrow plc to form Taylor Wimpey plc announced on 26 March 2007 continues to progress extremely well and according to plan. The merger is expected to complete as scheduled at the beginning of July.

Current Trading

In the UK market conditions remain healthy. Sales rates have been strong and are ahead of the same period in 2006. We continue to make progress with our margin improvement programme and we are confident operating margins will exceed 14% in 2007, assuming current market conditions.

Profits for the first half of 2007 will include £23 million received in compensation in relation to land options no longer deemed suitable for residential development. There will be no impact on the size or value of our long term landbank reported at the end of 2006. Our objective of exceeding 14% operating margins is stated before this additional profit.

In the US we have continued to achieve sales rates and cancellation rates better than the second half of 2006 and similar to those in the first few weeks of the year as set out at the time of our preliminary results. Pricing pressure is significant due to the high levels of stock still available in the market, and the indirect impact on confidence of the credit pressures at the more affordable end of the market. We have retained a cautious approach to land acquisition, with only a very small level of purchases in the first quarter.

Across the Group we continue to make progress with our cost reduction programmes and are confident of achieving the £25 million and \$20 million targeted at the time of our preliminary results.

The Board remains confident that for the Group as a whole the outlook remains in line with our expectations at the time of our preliminary results statement.

Ends

Enquiries

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