Embargoed: 07.00 hrs 19 March 2002

TAYLOR WOODROW plc PRELIMINARY RESULTS STATEMENT
(for the year ended 31 December 2001)

32 per cent rise in underlying profit before tax to £202.3 million

Highlights

- **Operating profits up 35 per cent to £224.2 million**
- **Profit before tax rises to £202.3 million**
- **Housing operating profits up 68 per cent to £190.8* million**
- **Return on average capital employed rises to 18.6* per cent**
- **Adjusted basic earnings per share up 8 per cent to 26.2 pence**
- **Full year dividend rises by 9.5 percent to 6.7 pence per share**

Taylor Woodrow plc, the housing and development group, today announced a 32 per cent increase in pre-tax profit, excluding year 2000 business disposals, to a record £202.3 million for the year ended 31 December 2001.

Turnover exceeded £2 billion for the first time and operating profits rose 35 per cent to £224.2 million on the previous year. This reflects the acquisition of Bryant Group plc, now fully integrated into the Taylor Woodrow group.

Return on average capital employed increased to 18.6* per cent and adjusted basic earnings per share rose by 8 per cent to 26.2 per cent. The board is recommending a final dividend of 4.7 pence, making a total dividend for the year of 6.7 pence, a rise of 9.5 per cent on 2000.

***pre goodwill and integration costs**

Housing

The Group's housing operations, predominantly focused in the UK and North America, recorded a 68 per cent rise in operating profit to £190.8* million. Worldwide, Taylor Woodrow sold 11,551 homes and lots, a rise of 97 per cent. Housing now accounts for 78 per cent of the Group operating profit.

The UK housing operation posted operating profits of £127.7* million, a rise of 193 per cent. Housing completions and lot sales increased 161 per cent to 5,883.

Bryant Homes contributed £125.7* million to Group operating profit with operating margins improving to 14.8* per cent. The average Bryant selling price rose 8 per cent to £157,000 during the year. Bryant has a strong land bank of 19,994 owned or controlled plots with planning permission, representing some 3.5 years supply. Bryant entered 2002 with a strong order book of around £180 million, a rise of 25 per cent on the previous year.

Taylor Woodrow confirmed that it had secured the £15 million of sustainable annual synergies identified at the time of the Bryant acquisition.

In response to Government planning policy, demographics and the changing lifestyle aspirations of consumers, the development of brownfield land and mixed-use schemes form a growing part of the Group's UK development portfolio. At year-end, there were eight major schemes under development or in planning, with a total project value in the region of £1.2 billion.

Among these schemes are some of the largest urban regeneration projects currently in development in the UK including Edinburgh Royal Infirmary; Macintosh Village in Manchester; Baltic Quay in Newcastle and the redevelopment of the Lots Road power station in London.

North America

The North American business had a difficult year, with the Californian operation posting a £12 million operating loss. Consequently operating profit fell by 12 per cent to £53.3 million and return on capital was reduced to 17.8 per cent.

In California, where the product was at the high-end of the market, the Group's operations were severely affected by the sharp slowdown in the technology sector. A new management team has refocused the business towards more affordable properties and reduced the land bank in this region by 23 per cent. Taylor Woodrow expects the business to return to profit in 2002.

In North America as a whole, a total of 3,874 home and lot completions were achieved at an average home selling price of £319,000. At the beginning of 2002, the total order book for North America was £279 million, comprising 1,919 units and lots, representing around half of all 2001 completions. The land bank in North America holds 3.9 years supply.

Spain and Gibraltar

Taylor Woodrow's businesses in Spain and Gibraltar continued to perform well, contributing £8.7 million to group operating profits, a rise of 43 per cent on 2000. Return on capital increased to 36.7 per cent. Taylor Woodrow completed the disposal of its non-core Australian housing operation for a consideration of £30 million.

Property

Taylor Woodrow's UK property business remained resilient in a weaker development market. Operating profit was reduced by 10 per cent to £35.4 million, on turnover of £146.7 million. This was mainly due to reduced net rental income following the sale of investment properties. Return on average capital employed was slightly lower at 10.6 per cent.

The Group continues to dispose of investment property with the sale of 17 properties in 2001 generating proceeds of £86.6 million. The year-end value of the investment property portfolio was £259.9 million mostly comprised of the St Katharine Docks estate. The Group intends to sell this property as soon as market conditions allow a sale that delivers value to shareholders.

Construction

Taylor Woodrow's construction operation reported operating profit of £10.8 million, evidence of the success of the restructuring of the business towards higher margin projects. Underlying operating margins, at 2.9 per cent, are amongst the highest in this industry. At the end of 2001, the construction order book stood at £595 million, a rise of 5 per cent on the previous year. Increasingly, this division will focus on key blue chip partnerships and supporting the housing and development operations of the Group.

Commenting on the Group's results, Iain Napier, Group Chief Executive, said:

"2001 was another good year for Taylor Woodrow. In UK housing, the purchase and integration of Bryant Group has been a success. In North America, disappointing results in California were offset by strong performances in Florida and Toronto.

"Taylor Woodrow has delivered on its promises, but there is still much to be done. 2002 will be a year in which we continue to build our business by further improving our UK housing operations, continuing our withdrawal from investment property and identifying opportunities for improved efficiencies.

"We have an enviable strength in the UK that comes from our ability to offer integrated development solutions, using our core skills of housing, property development and construction. Offering this unique mix of expertise gives us the capability to tackle the most complex brownfield and mixed-use schemes in the UK. Our strong financial position is also key to being able to manage some of the risks in large mixed-use and regeneration schemes.

"Our business strategy is to create sustainable shareholder value, by growing both organically and by acquisition, as a developer of living and working environments. In our year-end trading statement we said that our businesses were well positioned for growth in 2002. This is still the case. Taylor Woodrow is financially strong and has the unique set of skills to benefit in the mixed-use environment".

Dr Robert Hawley, Chairman, added:

"Taylor Woodrow enters 2002 with one of the strongest forward order books in its history. The underlying UK housing market fundamentals remain favourable and in

North America our Florida and Toronto operations continue to enjoy buoyant demand, with good forward order books. Although it is always difficult to forecast with absolute confidence the short to mid-term prospects for the business sectors and markets in which we operate, our businesses are set to deliver another year of progress in 2002.

"With the appointment of Iain Napier, the Group now has the management in place to take Taylor Woodrow into the next phase of its strategy".

Shareholder Information

Subject to approval of the shareholders at the annual general meeting, which will be held on Wednesday 29 May 2002, the final dividend will be paid on Monday 1 July 2002 to shareholders whose names appear on the register of members at the close of business on Friday 3 May 2002.

The Company will again be offering a Dividend Re-investment Plan, which provides shareholders with a facility to use their cash dividends to purchase Taylor Woodrow plc shares in the market. Full details of the facility will be sent to shareholders with the annual report, which is expected to be mailed on 16 April 2002.

Copies of the annual report will be available from the company's registered office, Venture House, 42-54 London Road, Staines, Middlesex, TW18 4HF from 16 April 2002.

- ends -

Notes to Editors

Attached is:

Group Profit & Loss Account for the year ending 31 December 2001.
Group Balance Sheet for the year ending 31 December 2001.
Group Cash Flow Statement for the year ending 31 December 2001.
Notes to the Preliminary Accounts.

High-resolution photographs of Taylor Woodrow's Chairman, Dr Robert Hawley and Chief Executive, Iain Napier are available to the media, free of charge at www.newscast.co.uk. For any queries, please contact Rachael Morgan (01784 428773/07904 528106).

A presentation to analysts will be made at 10.30 hrs.

This is being broadcast live on taylorwoodrow.com.

For further information, please contact

Miranda Bellord	01784 428768 / 07946 722381
Rachael Morgan	01784 428773 / 07904 528106
Taylor Woodrow Public Relations	
Jonathan Murrin	01784 428718 / 07789 922536
Taylor Woodrow Investor Relations	
Scott Fulton	020 7269 7130 / 07788 144993
Peter Otero	020 7269 7103 / 07979 537408
Financial Dynamics	

Group profit and loss account
for the year ended 31 December 2001

		Notes	Before goodwill amortisation & stocks fair value adjustment £m	Goodwill amortisation & stocks fair value adjustment 1 £m	2001 £m	2000 £m
Turnover:	Group and share of joint ventures					
	Continuing operations		1,515.6	-	1,515.6	1,475.3
	Acquisitions		634.3	-	634.3	-
			2,149.9	-	2,149.9	1,475.3
	Discontinued operations		-	-	-	82.6
			2,149.9	-	2,149.9	1,557.9
	Less: share of joint ventures' turnover		(11.5)	-	(11.5)	(18.2)
Group turnover		1	2,138.4	-	2,138.4	1,539.7
Cost of sales			(1,766.1)	(6.4)	(1,772.5)	(1,257.5)
Gross profit			372.3	(6.4)	365.9	282.2
Distribution costs		1	-	-	-	(15.3)
Administrative expenses (including goodwill)			(131.0)	(10.7)	(141.7)	(101.2)
Continuing operations			145.7	-	145.7	163.5
Acquisitions			95.6	(17.1)	78.5	-
			241.3	(17.1)	224.2	163.5
Discontinued operations			-	-	-	2.2
Group operating profit		1	241.3	(17.1)	224.2	165.7
Share of operating profit in joint ventures			3.3	-	3.3	5.5
			244.6	(17.1)	227.5	171.2
Profit on disposal of discontinued operations					-	31.7
Profit on disposal of investments and properties					7.9	18.6
Profit on ordinary activities before interest					235.4	221.5
Interest receivable					5.2	8.7
Interest payable:	Group				(34.3)	(24.3)
	Joint ventures				(4.0)	(4.4)
					(38.3)	(28.7)
Profit on ordinary activities before taxation					202.3	201.5
Tax on profit on ordinary activities		3			(66.8)	(54.4)
Profit on ordinary activities after taxation					135.5	147.1
Minority equity interests					(2.5)	(7.3)
Profit for the financial year					133.0	139.8
Dividends paid and proposed		4			(37.2)	(31.7)
Profit retained					95.8	108.1
Basic earnings per share		5			24.9p	37.0p
Diluted earnings per share		5			24.8p	36.8p
Adjusted basic earnings per share		5			26.2p	24.3p

Group statement of total recognised gains and losses for the year ended 31 December 2001

	2001 £m	2000 £m
Profit for the financial year	133.0	139.8
Unrealised (deficit)/ surplus on revaluation of properties	(2.5)	18.6
Tax on realised revaluation surplus	(1.3)	-
	129.2	158.4
Currency translation differences on foreign currency net investments	(0.8)	13.4
Total recognised gains and losses relating to the year	128.4	171.8

Reconciliation of movements in group shareholders' funds for the year ended 31 December 2001

	2001 £m	2000 £m
Profit for the financial year	133.0	139.8
Dividends	(37.2)	(31.7)
	95.8	108.1
Other recognised gains and losses relating to the year (net)	(4.6)	32.0
New share capital subscribed	406.5	2.3
Shares repurchased	(50.3)	-
Goodwill previously written off included in retained profit for the year	-	1.4
Net increase in shareholders' funds	447.4	143.8
Opening shareholders' funds	887.7	743.9
Closing shareholders' funds	1,335.1	887.7

Balance sheet
as at 31 December 2001

		Group	
		2001	2000
	£m	£m	£m
Fixed assets			
Intangible assets			
Goodwill		247.0	-
Tangible assets			
Investment properties		259.9	346.7
Other		71.9	75.7
Investments			
Joint ventures			
Share of gross assets (2000: £58.3m)	37.1		
Share of gross liabilities (2000: £57.1m)	(36.8)		
		0.3	1.2
Group undertakings		-	-
		579.1	423.6
Current assets			
Stocks		1,441.4	880.1
Debtors		189.5	131.6
Current asset investments		4.3	7.2
Cash at bank and in hand		116.5	204.4
		1,751.7	1,223.3
Creditors: amounts falling due within one y ear		(756.1)	(498.2)
Net current assets		995.6	725.1
Total assets less current liabilities		1,574.7	1,148.7
Creditors: amounts falling due after more than one year		(211.6)	(237.1)
Provisions for liabilities and charges		(27.4)	(20.8)
		1,335.7	890.8
Represented by:			
Capital and reserves – equity			
Called up ordinary share capital		137.9	95.8
Share premium account		590.5	233.7
Revaluation reserve		134.2	142.5
Capital redemption reserve		21.5	14.2
Profit and loss account		451.0	401.5
Shareholders' funds		1,335.1	887.7
Minority interests in equity of subsidiary undertakings		0.6	3.1
		1,335.7	890.8

Group cash flow statement
for the year ended 31 December 2001

	Notes	£m	2001 £m	£m	2000 £m
Operating activities					
Cash inflow from operating activities	6		219.0		113.6
Dividends from joint ventures			1.0		1.2
Returns on investments and servicing of finance					
Interest received		5.5		8.5	
Interest paid		(34.9)		(24.2)	
Dividends paid by subsidiary undertakings to minority shareholders		(9.9)		(0.2)	
Net cash outflow from returns on investments and servicing of finance			(39.3)		(15.9)
Taxation					
UK Corporation tax paid		(48.2)		(13.9)	
Overseas tax paid		(30.3)		(34.9)	
Tax paid			(78.5)		(48.8)
Capital expenditure and financial investment					
Purchase of fixed assets and properties		(11.4)		(20.5)	
Sale of fixed assets and properties		140.4		92.1	
Net cash inflow from capital expenditure and financial investment			129.0		71.6
Acquisitions and disposals					
Purchase of subsidiary undertakings	7	(222.3)		-	
Net overdrafts acquired with subsidiary	7	(58.0)		-	
Purchase of minority interest in subsidiary undertakings		-		(94.4)	
Sale of subsidiary undertakings		-		67.3	
Net cash sold with subsidiary undertakings		-		(3.1)	
Net cash outflow from acquisitions and disposals			(280.3)		(30.2)
Equity dividends paid			(36.4)		(21.2)
Net cash (outflow)/ inflow before use of liquid resources and financing			(85.5)		70.3
Management of liquid resources					
Cash withdrawn from / (placed on) short-term deposit		47.9		(10.9)	
Sale/ (purchase) of current asset investments		2.9		(1.5)	
Net cash inflow/(outflow) from management of liquid resources	6		50.8		(12.4)
Financing					
Issue of ordinary share capital by Taylor Woodrow plc less contributions to employee share trust		2.3		2.3	
Repurchase of ordinary share capital		(50.3)		-	
Debt due within one year:					
new loans		286.8		7.2	
repayment of loans		(120.8)		(23.8)	
Debt due after one year:					
new loans		141.4		82.0	
repayment of loans		(262.4)		(79.3)	
Net cash outflow from financing			(3.0)		(11.6)
(Decrease)/ increase in cash in the year	6		(37.7)		46.3

Notes to the preliminary accounts
for the year ended 31 December 2001

1. Segmental analysis

	Group turnover by origin 2001 £m	Group turnover by origin 2000 £m	Group operating profit 2001 £m	Group operating profit 2000 £m	Capital employed 2001 £m	Capital employed 2000 £m
By activity						
Housing	1,523.0	925.4	182.4	113.6	1,106.4	573.9
Property development and investment	176.7	141.9	41.7	48.8	354.4	428.0
Construction	438.7	389.8	10.8	1.1	(74.5)	(67.2)
Continuing operations	2,138.4	1,457.1	234.9	163.5	1,386.3	934.7
Discontinued operations:						
Greenham Trading	-	82.6	-	2.2	-	-
	2,138.4	1,539.7	234.9	165.7	1,386.3	934.7
Goodwill amortisation/goodwill – housing			(10.7)	-	247.0	-
			224.2	165.7	1,633.3	934.7
By market						
United States of America	454.2	453.5	35.5	47.1	198.8	234.7
Canada	156.8	130.7	22.6	23.0	102.8	176.3
Rest of World	134.4	149.4	18.8	15.6	(15.3)	35.0
Total overseas	745.4	733.6	76.9	85.7	286.3	446.0
United Kingdom	1,393.0	806.1	158.0	80.0	1,100.0	488.7
	2,138.4	1,539.7	234.9	165.7	1,386.3	934.7
Goodwill amortisation/goodwill – United Kingdom			(10.7)	-	247.0	-
			224.2	165.7	1,633.3	934.7
Net debt					(297.6)	(43.9)
Minority interests					(0.6)	(3.1)
Equity shareholders' funds					1,335.1	887.7

Turnover by origin represents sales to third parties and is not materially different from turnover to third parties by destination.
Operating profit for construction excludes its share of the construction joint ventures and interest. Profit before taxation for construction is £22.8m (2000: £6.6m) including these items.
Operating profit in the United Kingdom is stated after deduction of exceptional administrative expenses of £9.8m (£8.4m in respect of the integration of Bryant and Taywood Homes housing operations and £1.4m in respect of the integration of Taylor Woodrow and Bryant Construction operations).

Analysis of continuing and discontinued items:

	2001 Continuing operations £m	2001 Discontinued operations £m	2001 Total £m	2000 Continuing operations £m	2000 Discontinued operations £m	2000 Total £m
Turnover	2,138.4	-	2,138.4	1,457.1	82.6	1,539.7
Cost of sales	(1,772.5)	-	(1,772.5)	(1,199.0)	(58.5)	(1,257.5)
Gross profit	365.9	-	365.9	258.1	24.1	282.2
Distribution costs	-	-	-	-	(15.3)	(15.3)
Administrative expenses	(141.7)	-	(141.7)	(94.6)	(6.6)	(101.2)
Operating profit	224.2	-	224.2	163.5	2.2	165.7

Following the acquisition of Bryant Group plc in 2001, the Group reviewed its accounting policy on the classification of distribution costs. The Bryant Group historically included all distribution costs within cos t of sales whereas the Group disclosed distribution costs separately. Following disposal of Greenham Trading in 2000, it is considered most appropriate for the Group to include distribution costs within cost of sales. Accordingly, that element of housing operations' costs which was previously disclosed as distribution costs (2000: £30.8m) is now included within cost of sales. This change in presentation does not affect operating profit, retained profit or net assets for either the current or previous accounting period.

Notes to the preliminary accounts (continued)

The total figures for continuing operations in 2001 include the following amounts relating to acquisitions:

	Turnover £m	Cost of sales £m	Gross profit £m	Administrative expenses £m	Operating profit £m
Housing	565.2	(462.4)	102.8	(26.0)	76.8
Construction	69.1	(62.8)	6.3	(4.6)	1.7
	634.3	(525.2)	109.1	(30.6)	78.5

These trading figures arise from projects that existed in the Bryant business prior to acquisition and new projects acquired by the ongoing Bryant business after 2 March 2001. The trading figures are stated net of the unwinding of the fair value adjustment to stocks, which reduces the reported housing gross profit and operating profit by £6.4m and net of integration costs which total £9.8m.

Due to the extent of the integration of the Group's existing UK housing and construction businesses with the acquired Bryant businesses, which was implemented from 1 July 2001, it is only possible to provide an estimation of administrative expenses resulting from acquisitions.

2. Profit on ordinary activities before taxation

	2001 £m	2000 £m
Ordinary profit before taxation includes		
Rents on investment properties, less outgoings	18.3	28.7
Profit on disposal of businesses	1.1	16.2
Profit on sale of investments	3.3	-
Profit on disposal of investment and fixed asset properties	3.5	2.4
Profit on disposal of investments and properties	7.9	18.6

Profit on disposal of businesses includes the disposal of the subsidiary company, Taylor Woodrow Holdings (Pty) Limited (2000: Greenham Construction Materials Limited). Profit on disposal of investments includes the sale of the Autolink Concessionaires (A19) Limited joint venture and the write down of other investments.

3. Tax on profit on ordinary activities

	2001 £m	2000 £m
United Kingdom tax		
Corporation tax	52.9	21.0
Relief for overseas tax	(9.0)	(4.5)
Deferred tax	(3.4)	2.7
Joint ventures	(0.2)	0.1
Overseas tax		
Current	35.4	33.1
Deferred Current year	(2.6)	2.0
Prior year	(6.3)	-
	66.8	54.4

The effective overall tax rate is 33% (2000: 27%). The tax charges in 2000 were below standard tax rates mainly due to the utilisation of tax losses. There is no material difference between the tax rates on ordinary activities and exceptional items.

Notes to the preliminary accounts (continued)

4. Ordinary dividends on equity shares

	2001 £m	2000 £m
Interim of 2.0p per share (2000: 1.82p)	11.6	6.9
Proposed final of 4.7p per share (2000: 4.3p)	25.6	24.8
	37.2	31.7

5. Earnings per share

	2001 £m	2000 £m
Earnings per share have been calculated by dividing:		
Profit for the financial year	133.0	139.8
by the weighted average number of shares for basic earnings per share	534.3m	377.6m
Weighted average of dilutive options	1.8m	1.0m
Weighted average of dilutive awards under the Group Executive Bonus Plan	0.5m	1.2m
for diluted earnings per share	536.6m	379.8m
Adjusted basic earnings per share adjusts profit for financial year as f ollows:		
add: exceptional integration costs (net of tax effect)	6.6	-
less: losses / (profits) on sale of businesses (net of tax effect)	0.3	(47.9)
for adjusted basic earnings per share	139.9	91.9

6. Group cash flow statement

	2001 £m	2000 £m
Reconciliation of operating profit to net cash flow from operating activities		
Operating profit	224.2	165.7
Depreciation and amortisation	21.8	9.5
Decrease/ (increase) in stocks	78.6	(84.3)
Increase in debtors	(26.2)	(8.6)
(Decrease)/ increase in creditors	(75.7)	32.3
Exchange differences	(3.7)	(1.0)
Continuing operating activities	219.0	108.1
Discontinued operating activities	-	5.5
Net cash inflow from operating activities	219.0	113.6
Reconciliation of net cash flow to movement in net debt		
(Decrease)/Increase in cash in year	(37.7)	46.3
Cash (inflow)/ outflow from increase/decrease in debt	(45.0)	13.9
Cash (inflow)/ outflow from increase/decrease in liquid resources	(50.8)	12.4
Change in net debt resulting from cash flows	(133.5)	72.6
Amortisation of discount on issue of 9.5% first mortgage debenture stock 2014		
and expenses of issue for the year	(0.3)	(0.3)
Loan notes issued as part of consideration for acquisition	(5.4)	-
Debt acquired with subsidiary	(116.5)	-
Exchange movement	2.0	(3.6)
Movement in net debt in the year	(253.7)	68.7
Net debt at 1 January 2001	(43.9)	(112.6)
Net debt at 31 December 2001	(297.6)	(43.9)

Notes to the preliminary accounts (continued)

Analysis of net debt

	At 1 January 2001 £m	Cash flow £m	Acquisition (excl cash and overdrafts) £m	Non-cash changes £m	Exchange movement £m	At 31 December 2001 £m
Cash at bank and in hand	204.4	(89.1)	-	-	1.2	116.5
Less:						
Deposits due after one day	(100.4)	47.9	-	-	(0.1)	(52.6)
Overdrafts on demand	(11.3)	3.5	-	-	(0.1)	(7.9)
		(37.7)				
Debt due after one year						
Debenture loans	(175.1)	15.2	(49.5)	9.9	0.7	(198.8)
Bank loans	(54.4)	105.8	(57.0)	4.8	0.3	(0.5)
Debt due within one year						
Debenture loans	(14.7)	19.2	-	(15.6)	(0.1)	(11.2)
Bank loans and overdrafts	(11.3)	(181.7)	(10.0)	(4.8)	(0.1)	(207.9)
Add back overdrafts on demand	11.3	(3.5)	-	-	0.1	7.9
		(45.0)				
Liquid resources						
Deposits due after one day	100.4	(47.9)	-	-	0.1	52.6
Current asset investments	7.2	(2.9)	-	-	-	4.3
		(50.8)				
Total	(43.9)	(133.5)	(116.5)	(5.7)	2.0	(297.6)

7. Acquisitions

Bryant Group plc

On 2 March 2001, the Group declared its offer for Bryant Group plc unconditional. The company offered 0.72 shares and 80 pence in cash for each share issued and to be issued in Bryant Group plc. The consideration amounted to the issue of 196.3m ordinary shares of 25 pence each in the company and £222.3m in cash, including the expenses of the acquisition.

Identifiable assets and liabilities acquired and their provisional fair value to the Group:

	Book value £m	Fair value adjustments £m	Accounting policy alignment £m	Company £m
Fixed assets – tangible assets	14.2	-	-	14.2
Current assets				
Stocks	655.4	31.6	(15.3)	671.7
Debtors	27.2	(1.7)	-	25.5
Total assets	696.8	29.9	(15.3)	711.4
Creditors				
Debenture loans	(49.5)	-	-	(49.5)
Bank loans and overdrafts	(125.0)	-	-	(125.0)
Taxation	(13.2)	-	-	(13.2)
Other creditors	(135.6)	(1.5)	-	(137.1)
Provisions	(16.7)	4.4	-	(12.3)
Total liabilities	(340.0)	2.9	-	(337.1)
Net assets	356.8	32.8	(15.3)	374.3
Goodwill				257.7
				632.0

Satisfied by:

	£m
Shares issued	404.3
Loan notes issued	5.4
Cash	222.3
	632.0

Notes to the preliminary accounts (continued)

The fair value adjustments are in respect of stocks of residential land and provision for pension liabilities. The accounting policy alignment is in respect of the expensing of professional fees regarding options and strategic land and amortising option costs over the period of the options.

Net cash outflows in respect of the acquisition comprised:

	£m
Cash consideration	222.3
Bank overdrafts acquired	58.0
	280.3

Bryant Group plc earned a profit after taxation and for the financial period from 1 June 2000 to 1 March 2001 of £25.0m (year to 31 May 2000: £62.8m). The unaudited summarised profit and loss account from 1 June 2000 to 1 March 2001, shown on the basis of the accounting policies of Bryant Group plc prior to the acquisition, is as follows:

Profit and loss account	£m
Turnover	473.7
Cost of sales	(391.9)
Gross profit	81.8
Administrative expenses (including exceptional abortive merger expenses of £8.4m)	(34.5)
Operating profit	47.3
Net interest payable	(7.6)
Profit on ordinary activities before taxation	39.7
Taxation	(14.7)
Profit on ordinary activities after taxation and for the financial period	25.0

There were no recognised gains and losses other than profit for the above financial period. Prior to acquisition Bryant Group plc proposed an interim dividend of £4.8m which was paid subsequent to acquisition.

8. Post balance sheet event

Taylor Woodrow plc issued £250.0m 6.625% Guaranteed Bonds due 2012 on 7 February 2002 for net proceeds of £246.2m. The Bonds are listed on the London Stock Exchange; official dealings commenced on 8 February 2002.

9. General

The preliminary accounts have been prepared on a basis which is consistent with the accounting policies adopted for the year to 31 December 2000.

The preliminary accounts were approved by the board of directors on 19 March 2002.
These accounts do not constitute the company's statutory accounts for the years ended 31 December 2001 or 2000 but are derived from those accounts. Statutory accounts for 2000 have been delivered to the Registrar of Companies and those for 2001 will be delivered following the company's annual general meeting. The auditors have reported on these accounts; their reports were unqualified and did not contain a statement under section 237 (2) or (3) of the Companies Act 1985.