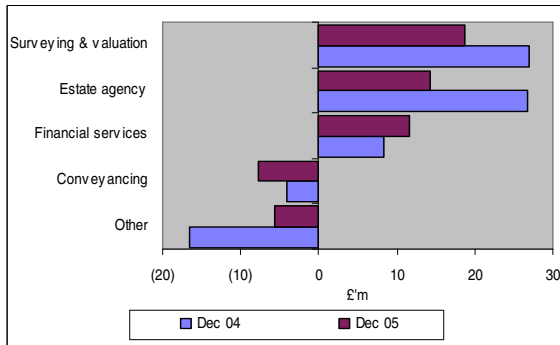
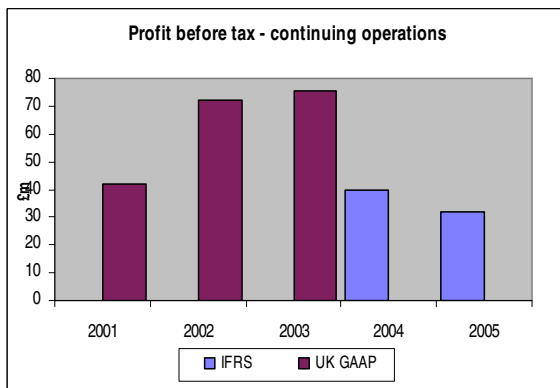


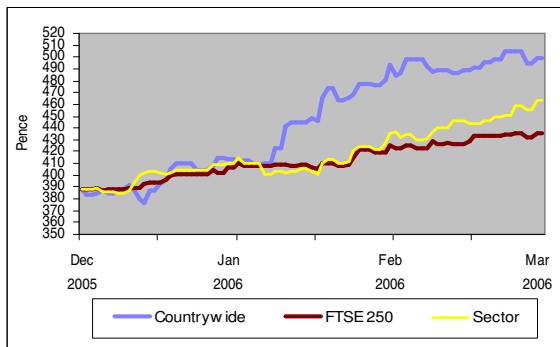
Profit by Division



Profit Before Tax



Share Price



Financial calendar

Final results announced for 2005	14 March 2006
Ex dividend date	22 March 2006
Dividend record date	24 March 2006
Dividend payment date	22 May 2006
AGM	11 May 2006
Interim 2006 results announced	17 August 2006

Other information (as at 10 March 2006)

Share price	486.0
Number of shares in circulation	177.4m
Group capitalisation	£862.2m

Sector Classification

Countrywide plc is unique in the position it occupies at the centre of a major driver of the UK economy – the residential housing market. It is a key provider of financial and other services related to the sale and purchase of residential property; with a powerful distribution network of nearly 1100 estate agency offices. The group has four divisions; Estate Agency, Financial Services, Surveying and Valuation and Conveyancing.

Following the IPO of Rightmove in March 2006, Countrywide has a 22.5% interest in www.rightmove.co.uk : the leading property base Internet site. It was founded in 2000 by Countrywide and subsequently developed as a joint venture with Halifax plc, Connell Estate Agents and Royal & SunAlliance.

The ownership of TMG Holdings was restructured during the year. Countrywide plc, Rightmove, Halifax Estate Agency and Connells Ltd each have a 25% interest. TMG Holdings is ready to advantage of Home Information Pack legislation and is presently offering an electronic housing transaction search facility.

Estate Agency

The Estate Agency division consists of 53 autonomous subsidiaries comprising a total of 1,064 offices, selling houses across the country, exploiting well known brands such as Bairstow Eves, Mann & Co, Taylors, John D Wood & Co, Freeman Forman, Fulfords, Abbots, Slater Hogg & Howison, Gascoigne Pees, Geering & Colyer and Faron Sutaria. It also includes Countrywide Residential Lettings, Countrywide Property Management and PKL which collectively provide a broad range of property and management services to commercial and residential customers.

Countrywide Franchising was established in 1999 in order to extend distributive capacity with little incremental increase to our fixed cost base. At the end of December 2005 113 branches were trading under the Bairstow Eves banner.

Financial Services

The core distribution of financial products is through mortgage consultants based in estate agency offices. These products include income protection insurance, mortgages, life and general insurance.

Surveying & Valuation

This division includes Countrywide Surveyors and Securemove Property Services and employs approximately 830 surveyors, the majority of whom are employed to undertake mortgage valuations and surveys on behalf of most leading lenders and intermediaries. Douglas Duff provides commercial surveying services to many clients.

Conveyancing

Countrywide Property Lawyers offers a seven day a week telephone based conveyancing service. Remortgage Conveyancing Matters was launched at the end of 2004, offering remortgage legal work to major lenders. We acquired TitleAbsolute at the beginning of 2005, to expand our conveyancing panel management service.

Financial summary for year ended 31 December 2005

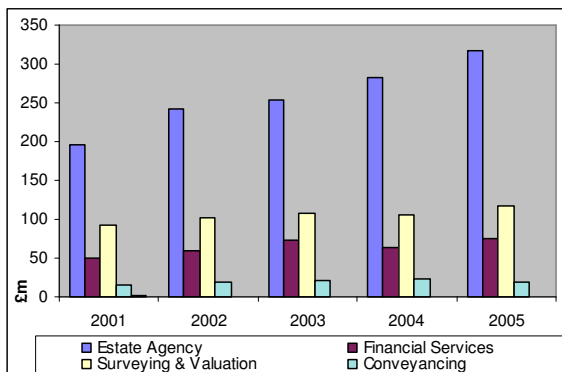
- Turnover £528.2m (£474.2m)
- Operating profit £31.4m (£41.3m)
- Pre-tax profit £31.7m (£40.0m)
- Final dividend 3.00p (4.50p)

Key Management

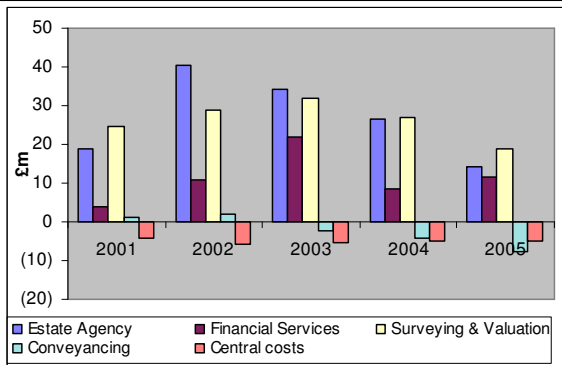
Christopher Sporborg CBE
Harry Hill
Mike Nower

Chairman
Group Managing Director
Group Finance Director

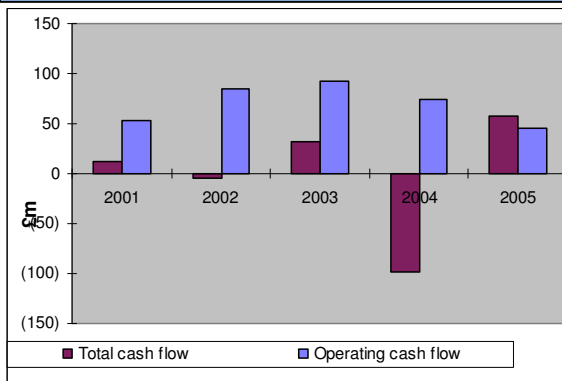
Turnover by Division



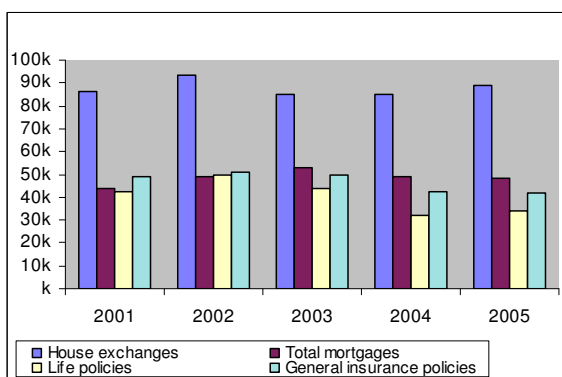
Profit/(Loss) by Division



Net Cash Flows (incl. Term Loans)



Sales Volumes



GROUP FINANCIALS - Continuing Operations 2001 - 2005

	2001 £m	2002 £m	2003 £m	2004 £m	2005 £m
TURNOVER	UK GAAP**		IFRS		
Estate agency – UK	173.5	218.5	225.9	247.9	275.0
- overseas	-	-	1.7	2.6	2.0
- lettings	23.5	24.2	26.0	30.7	39.5
Financial services	50.2	59.8	72.9	64.0	74.5
Surveying & valuation	93.0	101.8	108.0	106.7	118.1
Conveyancing	15.2	18.7	20.2	22.3	19.1
Central	-	-	0.3	-	-
	355.4	423.0	455.0	474.2	528.2
PROFIT/(LOSS)	UK GAAP**		IFRS		
Estate agency – UK	17.0	38.7	32.6	25.4	9.5
- overseas	-	1.5	(2.7)	(2.7)	(1.0)
- lettings	2.0	-	3.7	4.0	5.6
Financial services	4.1	11.3	23.1	8.3	11.7
Surveying & valuation	24.6	28.7	31.9	27.0	18.7
Conveyancing	1.3	1.8	(1.5)	(4.1)	(7.7)
Central costs	(4.2)	(5.5)	(5.6)	(5.2)	(4.9)
Group restructuring	-	-	-	(9.4)	-
Write off of computer software and associated contracts	-	-	-	-	(5.5)
Profit / (loss) on disposal of properties	-	-	(2.7)	(1.9)	4.9
Operating Profit	44.8	76.5	78.8	41.3	31.4
Share of associates and joint ventures (net)	(3.1)	(4.7)	(2.5)	0.2	1.0
Profit on part disposal of associated company	-	-	-	-	2.6
Net interest	-	1.0	0.2	(1.5)	(3.4)
Profit before tax	41.7	72.8	76.5	40.0	31.7
Taxation	(13.8)	(23.5)	(25.6)	(13.9)	(4.4)
	27.9	49.3	50.9	26.0	27.2
EBITDA	46.3	78.1	86.3	51.6	46.0
EBITA	42.2	72.6	78.4	44.1	37.9
Basic eps	22.98	31.78	28.80	16.45	15.45
Dividend per share	10.50p	12.30p	13.80p	9.00p	4.00p
BALANCE SHEET	UK GAAP**		IFRS		
Goodwill and other					
Intangible assets	7.1	18.8	16.7	46.6	43.9
Tangible fixed assets	17.2	30.4	35.7	30.7	22.4
Investments	18.8	25.2	27.7	1.2	1.2
Investments in JVs	0.8	1.0	1.2	2.1	2.0
Investments in associates	9.3	4.9	2.7	2.4	1.7
Deferred tax asset & other receivables	2.2	1.4	1.0	9.9	12.9
	55.4	81.7	85.0	92.9	84.1
Net current liabilities	(30.7)	(46.2)	(51.1)	(3.8)	(17.2)
Net cash	24.5	26.3	61.2	19.1	6.9
Term loans	(8.6)	(14.5)	(15.6)	(75.0)	(5.0)
Creditors due after one year	(3.7)	(25.4)	(20.8)	(19.6)	(17.6)
Provisions	(7.4)	(7.7)	(9.7)	(16.6)	(12.4)
Employee benefits	-	-	-	(13.5)	(15.5)
Equity attributable to equity holders	29.5	14.2	49.0	(16.5)	23.4

All graphs and results relate to the continuing operations of the group and exclude the impact of the Life Business which was de-merged in May 2004.
** As disclosed in the Listing Particulars of the de-merger in 2004

STATISTICS

2001 2002 2003 2004 2005

Estate agency

House sales (No.)					
- Owned	86,069	90,948	81,633	80,650	85,106
- Franchised	-	2,494	3,132	4,484	4,017
Average commission	1.80%	1.74%	1.76%	1.69%	1.66%
Average house price	£110.7K	£132.7K	£149.8k	£173.2k	£179.3k
Closing pipeline	n/a	£44.1m	£53.7m	£48.3m	£63.1m
No. of agency offices at period end					
- Owned	708	808	804	1,117	1,064
- Franchised	30	49	76	107	113

Financial services

Total No. of mortgages arranged	44,087	48,982	52,763	48,769	48,432
Value	£3.0bn	£3.9bn	£4.7bn	£4.6bn	£5.1bn
Panel mortgages arranged	42,001	46,586	50,773	45,482	41,151
Value	£2.9bn	£3.6bn	£4.6bn	£4.4bn	£4.3bn
General insurance policies	49,036	50,969	49,664	42,260	42,027
Life assurance policies	42,395	49,662	43,587	32,229	33,814
Conversion rates					
Mortgages	51.2%	53.9%	64.6%	60.5%	56.9%
Life policies	49.3%	54.6%	53.4%	40.0%	39.7%
General insurance	57.0%	56.0%	60.8%	52.4%	49.4%

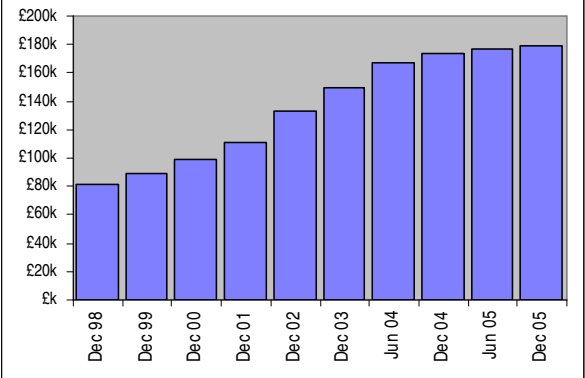
Residential services

Valuations & surveys	520,172	588,212	605,857	572,371	639,028
% remortgages	n/a	38%	47%	48%	46%
Conveyancing completions					
- Countrywide	32,685	34,777	35,063	33,515	24,089
Property Lawyers					
- Title Absolute					22,231
- Remortgage					
Conveyancing Matters	-	-	-	-	7,047

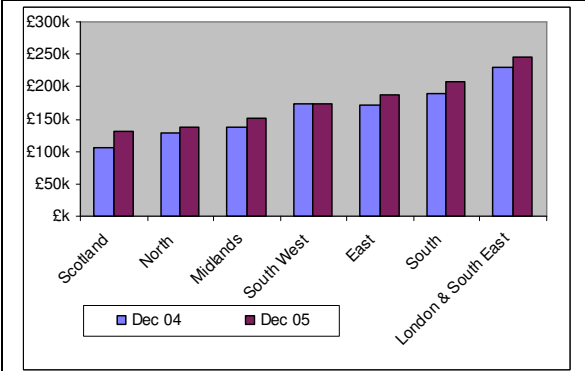
Staff numbers (average FTE)

Estate Agency	4,652	5,568	5,408	6,072	7,030
Financial services	1,128	1,219	1,288	1,377	1,374
Surveying & valuation	1,183	1,184	1,233	1,428	1,678
Conveyancing	406	438	502	544	591
Head office	61	67	66	71	64
	7,430	8,476	8,497	9,492	10,736

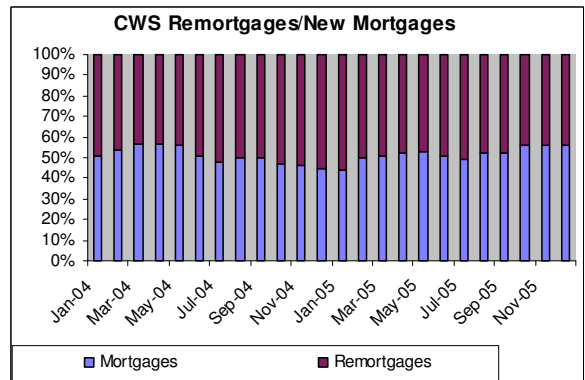
Average House Price



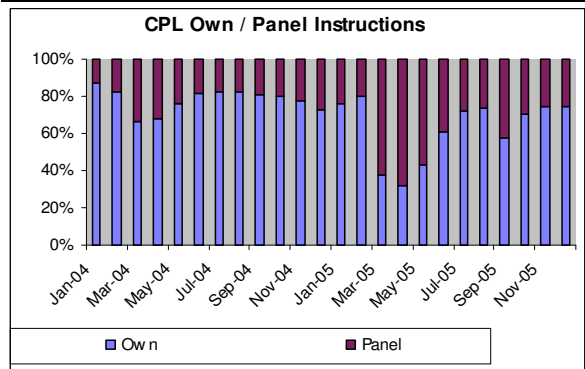
Average House Price by Region



CWS Re-mortgages / New Mortgages



CPL Own / Panel Instructions



Strategy

The group's strategy is focussed on:

- Maximising opportunities to sell financial and other products and services as adjuncts to the core housing related transaction, manufacturing the products in-house where profitable.
- Diversifying and stabilising earnings streams by developing businesses less dependent on short-term fluctuations in the housing market.
- Acquiring other distribution capabilities when profitable opportunities arise.

Estate agency

- Continuing growth in network to be achieved by mix of franchising and opportunistic acquisition.

Financial services

- External product range of 'own label' specialist mortgage products where the opportunity to do so profitably can be demonstrated.
- Continue to compact mortgage processing costs through creation of electronic links direct to lenders.
- Increased activity levels on the re-mortgage arena, farming our existing database more intensively.
- Increased profitability per customer by development of other FS solutions useful to customers at the time of house purchase, eg: credit cards.
- Evaluate opportunities presented by increased regulation in the field of mortgage advice to provide 'umbrella' compliance and support services to small independent mortgage brokers.

Surveying and valuation

- Roll-out investment in hand-writing recognition and digital photography to produce material administrative cost savings.
- Integrate the back office administration processes of recent acquisitions to realise efficiencies of scale.

Conveyancing

- Resolve the systems issues inhibiting processing capacity growth in the transaction based subsidiary within twelve months.
- Build on business to business relationships to build up the remortgage conveyancing service which uses leading edge technology and overseas processing to reduce costs to the clients.

Home Information Packs (HIPS)

- We have entered into an agreement with Rightmove for our Estate Agencies to sell Rightmove HIPS to our clients and for our Surveying division to supply surveying services for the Home Condition Reports which will be required to be included in HIPS.

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