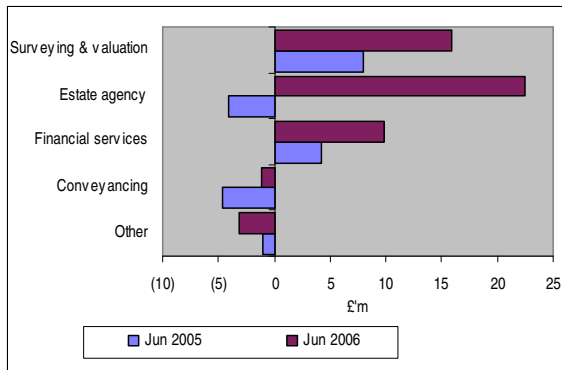


Interim Operating Profit by Division



6 Monthly Profit Before Tax

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Share Price

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Financial calendar

Interim results announced for 2006	15 August 2006
Ex dividend date	16 August 2006
Dividend record date	18 August 2006
Dividend payment date	2 October 2006
Final results for 2006 announced	March 2007
AGM	April 2007

Other information (as at 14 August 2006)

Share price	401.75p
Number of shares in circulation	175.4m
Group capitalisation	£705m

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 & Valuation and Conveyancing.

Following the IPO of Rightmove in March 2006, Countrywide has a 21.5% 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.

Countrywide plc has a 25% interest in TMG Holdings, which is presently offering an electronic housing transaction search facility and is ready to advantage of Home Information Pack legislation.

Estate Agency

The Estate Agency division consists of 52 autonomous subsidiaries comprising a total of 1,062 offices, selling houses across the country, exploiting well known brands such as Bairstow Eves, Mann & Co, Taylors, John D Wood & Co, Freeman Forman, Fulfords, Abbotts, 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

Financial summary for 6 months to June 2006

- Turnover £308.5m (£236.2m)
- Operating profit £43.9m (£2.4m)
- Pre-tax profit £62.8m (£3.4m)
- Interim Dividend 5.00p (1.00p)

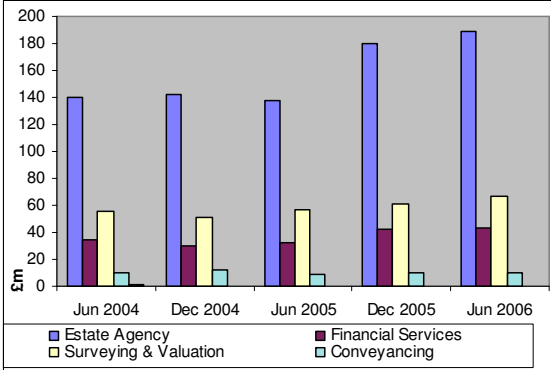
Key Management

Christopher Sporborg CBE	Chairman
Harry Hill	Group Managing Director
Mike Nower	Group Finance Director

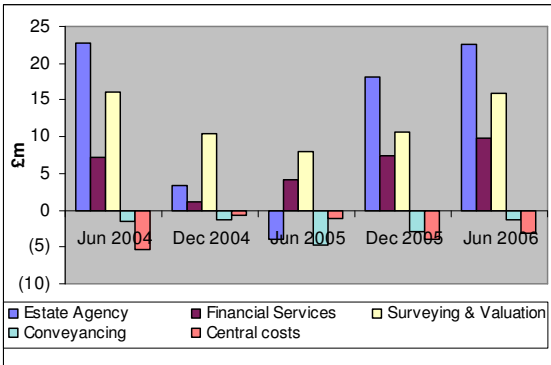
Conveyancing

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

6 Monthly Turnover by Division



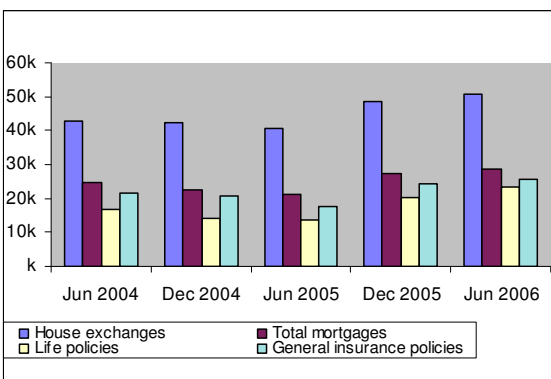
6 Monthly Operating Profit/(Loss) by Division



6 Monthly Operating Cash Flows

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6 Monthly Sales Volumes



GROUP FINANCIALS – CONTINUING OPERATIONS (6 Month periods) JUNE 2004 – JUNE 2006

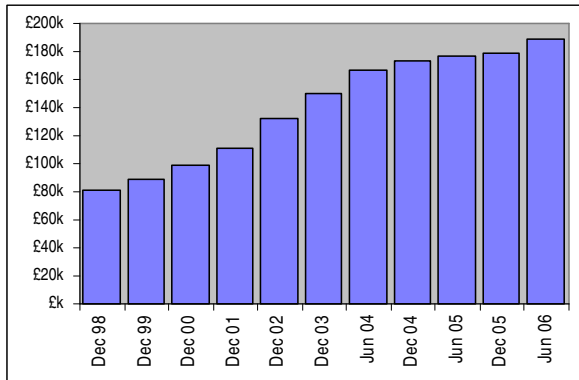
	6 mths Jun 2004 £m	6 mths Dec 2004 £m	6 mths Jun 2005 £m	6 mths Dec 2005 £m	6 mths Jun 2006 £m
TURNOVER					
Estate agency – UK	125.4	123.5	116.8	159.6	166.4
- overseas	1.0	1.6	1.4	0.6	1.3
- lettings	13.8	16.8	20.0	19.5	21.7
Financial services	34.4	29.5	32.7	41.8	42.9
Surveying & valuation	55.9	50.8	56.5	61.6	66.9
Conveyancing	10.4	11.9	9.3	9.8	10.4
Group eliminations	(0.8)	(0.2)	(0.6)	(0.8)	(1.1)
	240.2	234.1	236.2	292.0	308.5
PROFIT/(LOSS)					
Estate agency – UK	22.1	2.9	(6.4)	15.9	19.0
- overseas	(1.4)	(1.3)	(0.4)	(0.6)	(0.2)
- lettings	2.0	1.8	2.7	2.9	3.7
Financial services	7.3	1.1	4.2	7.5	9.9
Surveying & valuation	16.1	10.5	8.0	10.7	15.9
Conveyancing	(1.6)	(1.4)	(4.7)	(3.0)	(1.2)
Central costs	(5.4)	(0.7)	(1.0)	(3.9)	(3.2)
Operating profit before exceptionals	39.1	12.9	2.4	29.5	43.9
Group restructuring	(8.7)	(0.7)	-	-	-
Exceptional write offs	-	-	-	(5.5)	-
Profit / (loss) on disposal of properties	(2.2)	0.3	2.8	2.2	-
Operating Profit	28.2	12.5	5.2	26.2	43.9
Share of associates and joint ventures (net)	-	-	0.7	0.3	0.2
Profit on part disposal of associated company	-	-	-	2.6	19.2
Net interest	0.1	(1.2)	(2.4)	(1.0)	(0.5)
Profit before tax	28.3	11.3	3.5	28.1	62.7
Taxation	(9.6)	(4.3)	(0.3)	(4.1)	(15.3)
	18.7	7.0	3.2	24.0	47.4
EBITDA £m	32.8	17.9	11.7	34.2	67.2
EBITA £m	29.5	13.8	7.2	30.6	64.0
Basic eps	11.33p	4.21p	1.82p	13.63p	27.01p
Dividend per share	4.50p	4.50p	1.00p	3.00p	5.00p
BALANCE SHEET					
Goodwill and other intangible assets	16.7	46.6	47.7	43.9	43.1
Tangible fixed assets	31.9	30.7	24.9	22.4	21.4
Investments	23.9	1.2	1.2	1.2	1.2
Investments in JVs	1.4	2.1	1.0	2.0	-
Investments in associates	2.6	2.4	2.6	1.7	2.8
Deferred tax asset & other receivables	8.1	9.8	11.6	12.9	10.3
	84.6	92.9	89.0	84.1	78.9
Net current liabilities	(9.5)	(1.3)	17.5	(9.3)	(11.4)
Net cash	9.1	19.1	11.2	6.9	35.2
Term loans	(60.6)	(75.0)	(60.0)	(5.0)	-
Creditors due after one year	(20.9)	(19.6)	(20.7)	(19.2)	(18.4)
Provisions	(8.5)	(19.1)	(15.7)	(18.6)	(15.5)
Employee benefits	(11.9)	(13.4)	(13.9)	(15.5)	(15.9)
Equity attributable to equity holders	(17.7)	(16.5)	7.5	23.4	52.9

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.

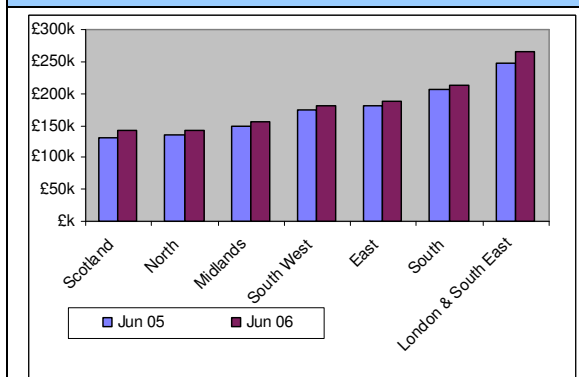
STATISTICS

	6 mths Jun 2004	6 mths Dec 2004	6 mths Jun 2005	6 mths Dec 2005	6 mths Jun 2006
Estate agency					
House sales (No.)					
- Owned	40,643	40,007	38,965	46,141	48,126
- Franchised	2,298	2,186	1,676	2,341	2,700
Average commission	1.74%	1.69%	1.63%	1.69%	1.68%
Average house price	£167.8K	£173.2K	£176.6k	£181.3k	£187.0k
Closing pipeline	£71.1m	£48.3m	£76.3m	£63.1m	£96.8m
No. of agency offices at period end					
- Owned	804	1,117	1,072	1,064	1,062
- Franchised	89	107	109	113	120
	893	1,224	1,181	1,177	1,182
Financial services					
Total No. of mortgages arranged	24,562	22,550	21,280	27,152	28,651
Value	£2.3bn	£2.2bn	£2.1bn	£3.0bn	£3.2bn
Panel mortgages arranged	23,807	21,675	17,766	23,385	26,019
Value	£2.3bn	£2.1bn	£1.8bn	£2.5bn	£2.9bn
General insurance policies	21,595	20,665	17,765	24,262	25,504
Life assurance policies	16,855	14,137	13,472	20,342	23,473
Conversion rates					
Mortgages	57.2%	53.4%	53.7%	58.8%	59.5%
Life policies	39.3%	33.5%	34.0%	44.1%	48.8%
General insurance	50.3%	49.0%	46.9%	52.6%	53.0%
Residential services					
Valuations & surveys	313,832	258,539	319,424	319,604	347,016
% remortgages	45%	52%	49%	47%	39%
Conveyancing completions					
- Countrywide	17,314	16,201	12,069	12,020	13,128
Property Lawyers					
- Title Absolute			8,130	14,101	12,968
- Remortgage Conveyancing Matters	-	-	528	6,519	2,774
Staff numbers (average FTE)					
Estate Agency	5,586	6,072	6,973	7,030	7,277
Financial services	1,360	1,377	1,368	1,374	1,446
Surveying & valuation	1,254	1,428	1,735	1,678	1,487
Conveyancing	539	544	608	591	576
Head office	65	71	65	64	74
	8,804	9,492	10,684	10,736	10,860

Average House Price



Average House Price by Region



CWS Re-mortgages / New Mortgages

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CPL Own / Panel Instructions

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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.

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