

Date: 17 January 2005  
On behalf of: Rok property solutions plc  
Embargoed until: 0700hrs

## **Rok property solutions plc** **Pre-Close Trading Statement**

Rok property solutions plc, the fast growing provider of property solutions across the UK is providing the following trading update prior to entering its close period.

The Board is pleased to confirm that the strong performance evident in the first half of the year continued throughout the second half of 2004.

Rok's property development business, **Rokeagle**, has continued to enjoy a very strong performance. Demand for the range of commercial property developed by Rokeagle has remained buoyant and the spread of developments continues to broaden. There is significant visibility of revenue and profits for the year ahead and the development pipeline remains strong. Rokeagle is being expanded this month by the opening of a new office in Manchester.

**Rok**, the Group's 'build' service offering, has delivered good organic growth whilst continuing to reduce its exposure to larger contracting arising from past acquisitions. Rok's new Northern operations are making good progress and the integration of the John Dickie Construction business with Rok's existing Scottish operation has been effected successfully. The confirmed order book at £270m remains strong with a further £600m of long-term partnership agreements.

**Rokforce**, Rok's property maintenance service continues to deliver premium margins and is now positioned to reap the rewards expected as a result of the significant programme of investment in its systems and processes over the last year. The award of major new contracts in November by Royal & Sun Alliance is confirmation of this. The Board expects Rokforce to accelerate its growth in the coming year and beyond.

Spaceage, the Group's non-core components business that fabricates conservatory roofs, continues to experience difficult trading. As a result the Group will take a further goodwill impairment charge of £0.8m in the second half reducing its carrying value to zero.

The Board is confident that Group profits and earnings for 2004 (before the impairment charge for Spaceage goodwill) will again meet market expectations and represent a further set of record results.

Following the widespread investments in people, IT and finance infrastructure in the last year, the Group now has very strong foundations upon which it can leverage growth in 2005 and beyond. Given the high visibility of Rokeagle revenues and profits, the continuing strong demand for Rok building services and the new contract wins in Rokforce, the Board is confident about its prospects for the current year.

**- ends -**

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**Notes to Editors:**

- Further information is available on the Group at [www.rokgroup.com](http://www.rokgroup.com)
- Publication quality photographs are available through Redleaf Communications