

Bellway p.l.c.

Trading Update

Tuesday 7 August 2007

Bellway is today issuing a trading update for the year ended 31 July 2007 prior to entering its close period on Thursday 16 August.

The Group is delighted to report, for the 16th consecutive year, an increase in the total number of homes sold in the year ended 31 July. In the period Bellway has recorded an increase in homes legally completed of more than 7% from 7,117 to 7,638. These units had an average sales price of around £174,000. Net profit before tax will be at a record level and in line with expectations.

Bellway's long held policy of forward selling has put it again in a strong position by securing a forward order book of £594 million on 1 August. This represents around 45% of our increased target for the current year, a similar figure when compared to the same time last year.

Whilst certain areas of the country remain robust, overall the market is stable, although incentive-led. The summer months are traditionally a quiet period for visitor levels, yet despite the recent interest rate rises, reservations achieved during June and July have been encouraging. We look forward, therefore, with a degree of cautious optimism to the traditionally stronger autumn selling season.

The Group's policy of forward selling, together with an expanding divisional network and a quality land bank, should ensure that we continue our track record of organic growth in volumes and profits, thus enhancing shareholder value into the future.

The preliminary results for the year ended 31 July 2007 will be announced on Tuesday 16 October 2007.

FOR FURTHER INFORMATION, PLEASE CONTACT:
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