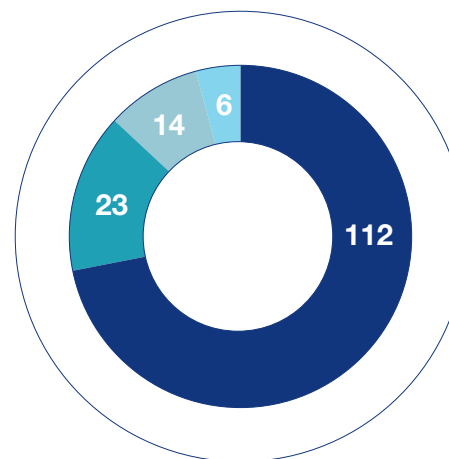


2019/20 half year

	Sep 19 £m	Sep 18 £m	2018/19 £m	2017/18 £m
Turnover	154	154	316	357
Cost of Sales	(32)	(34)	(71)	(101)
Operating Costs	(79)	(72)	(159)	(165)
Operating Profit	43	48	86	91
Margin % (exc. Sale of Housing)	28.2%	31.2%	27.2%	25.5%
Sale of Housing	16	11	30	25
Operating Profit	59	59	116	116
Margin	38.3%	38.3%	36.7%	32.5%
Units Sold				
Market Sale	87	61	134	225
First Tranche	132	143	330	692
Total Units Sold	227	204	464	917
Built for Others	39	56	141	8

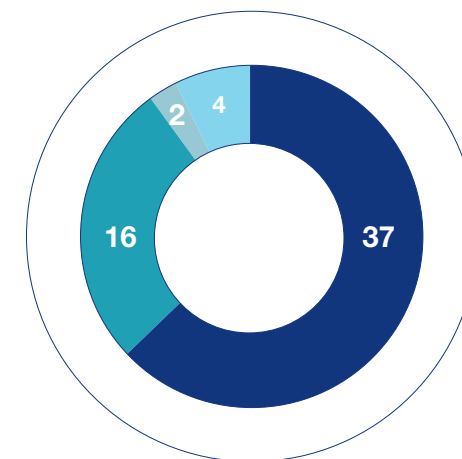
- 2019 operating costs are higher than the prior year due to a budgeted increase in maintenance spend to improve the quality of our housing stock.
- Sale of Housing profits are up on the prior year due to an increase in the number of units disposed of through our strategic asset management strategy.

Turnover by type £m



- Social Housing Lettings (72%)
- Market Sale (15%)
- Shared Ownership (9%)
- Non Social and Other (4%)

Profit by type £m

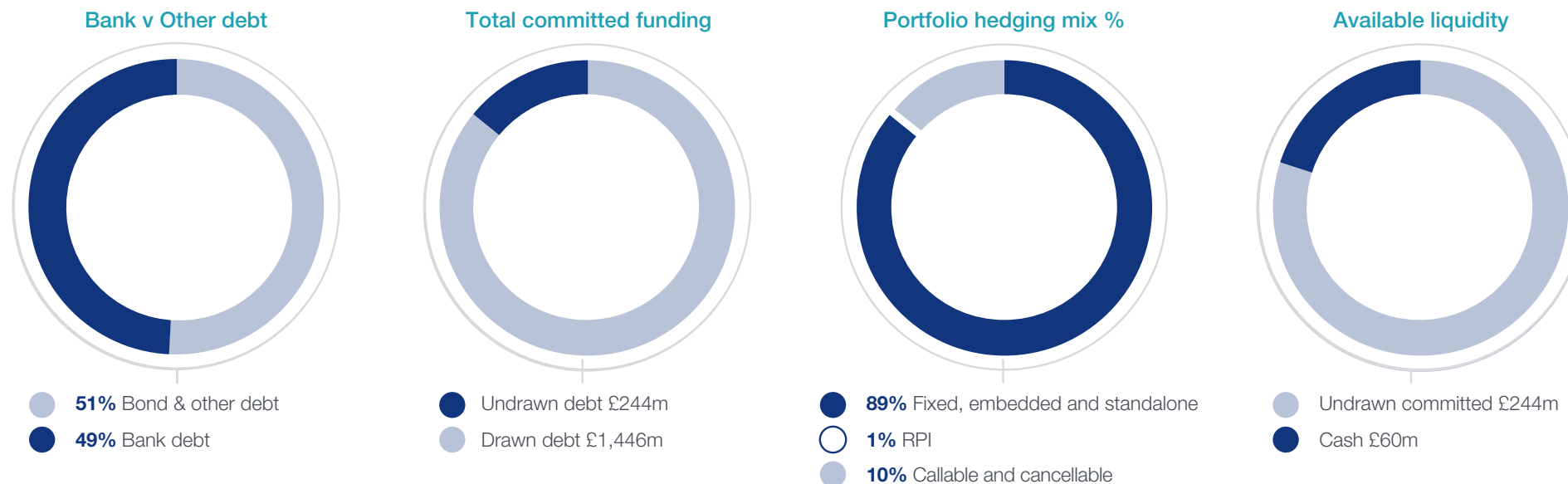


- Social Housing Lettings (63%)
- Sale of Housing (27%)
- Shared Ownership (3%)
- Market Sale (7%)

- Cost of Sales are slightly lower than last year despite an increase in units sold, this is driven by a reduction in the Cost of Sales in respect of those units developed for others.

The numbers in this announcement are unaudited.

2019/20 half year



- Further £50m of new facilities arranged since the period end. This includes refinancing of existing debt to reduce refinancing risk in the next 5 years.

Joy Baggaley, Group Finance Director, made the following comment about the half year results:

“Despite a challenging operating environment, Orbit achieved a turnover and operating profit in line with the previous year. The number of new properties developed is also in line with the previous year. There are a couple of significant schemes that are expected to complete before the year-end, so overall development for 2019/20 is anticipated to be higher than for 2018/19.

28.2% margin (excluding market sale of housing) is strong and up on the full year 2018/19. We have in excess of 36 months liquidity with in excess of £300m of cash and undrawn facilities at 30th September. We continue to monitor the economic environment for the impact upon our performance”