

Extraordinary General Meeting of the Company Result and Proxy Votes

At the Extraordinary General Meeting of the Company held on 29 November 2005, the following resolution was proposed by the Chairman and passed by shareholders on a show of hands:

Resolution to approve the proposed joint venture in Covent Garden with the Mercers' company:

Proxies were received by the Company as follows:

For: 87,295,135 (100.0%)

Against: 0 (0.0%)

Total proxy votes cast represent 66.04% of the Company's issued share capital.

Note: Proxy votes received which gave discretion to the Chairman are included in the figures 'For' the resolution.