

29 April 2004

SUBSTANTIAL SHARE INTEREST NOTIFICATION

We are writing to advise that the Company was notified on 29 April 2004 that, following a sale of 480,000 ordinary shares on 28 April 2004, East Riding of Yorkshire Council has an interest in 1,000,000 ordinary shares of 25p each, representing 2.09% of the 47,815,467 shares in issue.

Enquiries:

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