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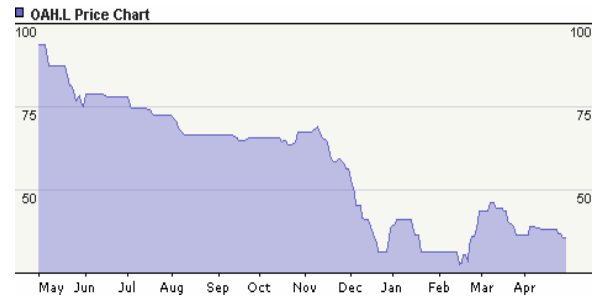
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Oak Holdings Progress Being Made

35.5p 1 May 2008



Oak Holdings plc, the developer of the YES! project, has announced its financial results for the 12 months ending 31 October 2007.

YES! is to be a fully undercover multi-use sporting and leisure facility project containing an extreme sports centre, hotel and conference facilities and a state of the art indoor entertainment centre. These three key features will be complemented by a mixture of recreational and entertainment activities. The concept will be aimed at capturing business and recreational tourism pounds.

The project has the full backing of the Rotherham Metropolitan Borough Council which is keen to see Rotherham revitalised.

Progress on the development of YES! has recently been made on several fronts, including:

- Finalisation of a Development Agreement and lease terms
- Entry into Partnership and Tenancy Agreements
- Entry into MOU with the Royal Bank of Scotland for a Development Loan with which to take the project forward.

We look forward to seeing continued signs that progress is being made in the upcoming year.

Share Price: 35.5p

12m High: 93.75p

12m Low: 27.5p

Market Cap: £5.4m

Shares in issue: 15.1m

NAV/Share: 67p

Gearing: 12%

EPIC Code: OAH

Sector: Real Estate

Market: London AIM

NOMAD: Arbutnot Securities Ltd

Website: www.oakholdings.co.uk

www.yes-ltd.com

Previous Research Note: Shares Up on Recent Announcements – 18 March 2008 – 43.5p per share

Analyst: Rae Ellingham

Property development and consultancy group, Oak Holdings plc, has now announced its financial results for the year ended 31 October 2007.

Profit & Loss

£000	FY06A	FY07A
Sales	58.7	350.7
Gross Profit	58.7	350.7
Gross Margin	100%	100%
EBIT	(582.3)	(450.1)
EBIT Margin	N/A	N/A
PBT	(572.3)	(463.6)
Net Income	(572.3)	(463.6)
EPS	(3.8)	(3.1)

Turnover of £350,713, which consisted entirely of consultancy income, was significantly higher than that earned in the year to 31 October 2006 of £58,674. This higher level of turnover has flowed through into an improved loss at the operating level - £450,054 versus a prior year loss of £582,338. Operating expenses at £800,767 were some 25% higher than in the year to 31 October 2006; however these expenses include a first time charge in respect of FRS20, share based payments, of £127,176.

Balance Sheet

As at 31 October 2007 Oak had cash at bank of £63,347. Significant items on the assets side were i) a Tangibles Assets balance of £1.1m – reflecting the consideration that Oak paid to acquire a 27 acre site adjacent to the main YES! site. This site will create a new access route, facilitate traffic flow and act as an entry plaza to the main site and ii) an Intangible Assets balance of £10.8m - this goodwill element is supported by a 2003 Lambert Smith valuation that has put Oak's interest in YES! at £10.5m – and considerable work has been done since then.

£000	FY06A	FY07A
Fixed Assets	10,829	11,903
Current Assets	72	68
Current Liabilities	412	1,703
Long Term Liabilities	181	181
Shareholder Funds	10,308	10,086

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On the liabilities side creditors falling due within one year have increased dramatically – from £411,549 in 2006 to £1.7m in 2007. The bulk of this relates to funds owed in respect of the land purchase referred to above.

Cash Flow

Oak's cash in hand increased during the financial year reflecting the issue of a new bank loan of £250,000 and the proceeds from a share issue to directors which brought in £114,853.

£000	FY06A	FY07A
Net Cash flow from Operating Activities	(415)	(28)
Net Cash flow Before Financing	(405)	(347)
(Decrease)/Increase in Cash	(405)	18

Continuing Progress Being Made

Highlights post balance date have included:

- Finalisation of Oak's Development Agreement with the Rotherham Metropolitan Borough Council and agreement of a 250 year lease term.
- Signing of Memorandum of Understanding for ice hockey team Sheffield Steelers to relocate their home base to YES!
- Entry into a Partnership Agreement with construction company, Laing O'Rourke
- Interest in YES! confirmed by BT

Oak continues to engage in discussions regarding sources of funding. It is envisaged that any funding sought will be sufficient to take Oak through to the next stage in its operations – development. It will certainly need to be sufficient to meet the company's liabilities due this financial year. Initial discussions have already taken place with bankers which indicate that, subject to normal lending criteria, Oak will be able to secure a development loan which will be necessary to take the development of YES! forward.

News on continuing progress in signing up partners and tenants for YES! should provide a boost to Oak's share price.