



FOR IMMEDIATE RELEASE

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**Eatonfield Group plc (“Eatonfield” or “the Group”)
(AIM:EFD)**

Trading Update

Eatonfield Group plc, the commercial property developer and house builder, today announces that the sale of one residential site, Cwmamman Road at Glanamman in Carmarthenshire as previously notified in July, has not subsequently completed.

Although contracts were exchanged for the sale of the 5.05 acre site, the buyer has now informed Eatonfield that it is likely to be unable to complete on the purchase. The Eatonfield Board is considering its position in relation to this transaction and has served the buyer 10 days notice to complete, but is able to confirm that several other parties have expressed an interest in the site which has outline planning permission and offers significant development potential.

Since the Group’s year end on 30 June 2008, sales of land at Greenfield, Holywell and Letterston and a number of residential units, for a combined value of £3.4m have reduced the Group’s debt by £2.5m. The Group currently also has reservations amounting to in excess of £850k on several residential units and a small commercial investment property.

Rob Lloyd, Chief Executive said:

“The current market conditions in both the commercial and residential sectors are well documented. As a Board, we are focussed on maximising the value within Eatonfield and, in particular, continue to work closely with all our stakeholders to deliver our current strategy of conserving cash and reducing cost.”

For further information, please contact:

Eatonfield Group plc

Rob Lloyd, Chief Executive 01352 757008

Evolution Securities

Joanne Lake/Angus Gladish 0113 243 1619

Buchanan Communications

Jeremy Garcia/ Christian Goodbody 020 7466 5000

Notes to Editors:

About Eatonfield Group plc

Eatonfield’s key strengths lie in its property management knowledge and expertise and its ability to successfully identify and acquire sites at an advantageous price which require change of use or which, due to their current size or usage, do not present obvious development potential.