

**STADIUM GROUP PLC** (the “Company”)  
**24 DECEMBER 2007**

**Stadium Group Plc (“the Company”) – Substantial transaction update**

**Update re: Sale of freehold property at Hartlepool**

On 3 September 2007 the Company announced the exchange of contracts for the sale of surplus freehold property, currently let to tenants at Hartlepool, with net book value of approximately £3.25m.

On 12 October 2007 the major tenant entered administrative receivership. As a consequence, the buyer of the property (a privately held company) requested additional time to effect completion.

On 24 December 2007 the sale was completed with proceeds of £2.88m received in cash and a further £0.55m deferred for a period not exceeding three years. Deferred consideration bears interest at 3% over bank base rate, and is secured by a second legal charge over the property.

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