Wednesday 28th September 2005

McInerney Holdings plc
Interim Statement for the six months to 30th June 2005

McInerney Holdings plc reports its results for the six months ending 30th June 2005. As previously indicated, profit performance and earnings growth will be weighted towards the second half of 2005. This has been supported by high sales levels achieved since Spring which suggest a very strong full year result will be achieved.

The Group reports a profit before tax of €11.0m for the period ending 30th June 2005 which compares to €16.6m for the corresponding six month period in 2004. This reflects the change in pattern of site starts and certain one-off factors in the first half of 2004, including the disposal of the Eyre Square Centre in Galway. Group turnover was €171.2m representing an increase of 8.2%. Basic earnings per share were 27.68 cent, compared to 43.90 cent for the same period in 2004.

The Directors are satisfied with this performance and demand is robust across all of the Group's markets. Both the Irish and UK housing businesses are significantly forward sold for the latter half of the year. The Group anticipate a strong overall result for the full year and to enter 2006 well positioned.

An interim dividend of 9 cent gross will be paid on 28th October 2005 to shareholders registered on 7th October 2005.

Ireland

Performance in the first six months by the Group's Irish housing business was solid. Margins remained strong. Some 438 housing units were completed as compared to 574 for the corresponding six month period in 2004, the reduction being mainly due to the timing of site starts. A significant volume of sales are on hand and due for completion by year end. The Group anticipates in excess of 1,100 units will be completed in the full year. The division is now selling forward into 2006.

The contracting order book has nearly tripled in comparison to the same period last year and this division will increase its contribution considerably in 2005 and 2006.

The Group's commercial division reported a significantly strong performance in the first half. It sold 6,723 sq metres of industrial units compared to 3,800 sq metres for the same period in 2004. Its industrial sites Ballycoolin, Hibernian and Newtownmountkennedy have experienced high demand and Hibernian is almost fully sold.

UK

The Group's UK housing division continues to expand. Our objective is to establish it as a leading home provider in the North of England providing a specific product mix targeted to the affordable homes sector where demand is greater. The division completed 142 units in the first six months. Strong sales since March indicate a completion level in the region of 700 units by the end of 2005 compared to 500 units in 2004. While marginally below our original ambitious target for 2005, it will represent growth of about 40%. In the first six months, the Group increased the landbank under its control from 1,800 to 2,300 plots (plus 400 under option).

With the opening of new regions in Yorkshire and the North Midlands, the division is well positioned for further growth in 2006 and beyond. The Group's strategy of producing affordable product in areas with large housing needs positions our UK operations more favourably than our competitors in this market.

The Directors expect a strong full year result from the UK housing division in 2005 and sustained growth going forward.

The Group's commercial operation is showing significant expansion. A number of new projects have commenced. At Croydon, a business development of 7,400 sq metres, just launched, is attracting strong interest. Our site at Chesham is currently in planning for 10,200 sq metres. A joint venture with Bank of Scotland on a site in Watford has recently received planning approval for 11,100 sq metres and is in development thus offering positive revenue opportunities in 2006.

Spain

Our Spanish operations recorded a strong result for the first half of the year and an excellent second half is also anticipated. The freehold division completed 8 units in the first six months, with a total of 60 expected by year end. This compares to 13 for the full year 2004. The planning process at the Group's Mijas site has been slower than expected but is now in the final stages of planning approval. An initial review by town planners of our Sotogrande site is positive. These sites provide excellent earnings potential for the Group from 2006 onwards.

Outlook

Demand in our key markets continues to be positive. The Irish market remains buoyant and continued strong demand is anticipated over the medium term, supported by demographic factors. Going into 2006, we are well positioned in the UK to capitalise on pent up demand and growth opportunities within our expanded geographic regions. We expect our UK house building operations to be of similar size to the Irish operation in the near term.

The strong sales performance in the first half confirms that a large percentage of revenue earnings and profit recognition will be achieved in the second half of the year. The Group anticipates another strong result for the full year of 2005.

Ned Sullivan
Chairman

MC INERNEY HOLDINGS PLC

CONSOLIDATED INCOME STATEMENT

For the period ended 30 June 2005

	30/06/2005		**30/06/2004**		**31/12/2004**
	Unaudited		**Unaudited**		**Audited**
	€'000		**€'000**		**€'000**
Revenue					
Continuing Operations	171,238		157,428		365,939
Acquisitions	-		868		7,420
Revenue	171,238		158,296		373,359
Cost of Sales	(141,280)		(127,777)		(302,272)
Gross Profit	29,958		30,519		71,087
Administrative Expenses	(14,688)		(13,370)		(28,450)
Share of Results from Joint Ventures	519		3,453		5,754
Profit from Operations	15,789		20,602		48,391
Investment Income	76		127		183
Finance Costs	(4,853)		(4,167)		(8,986)
Profit before Tax	11,012		16,562		39,588
Tax	(1,839)		(2,135)		(4,560)
Profit for the Period from Continuing Operations	9,173		14,427		35,028
Dividends	(3,643)		(1,971)		(4,273)
Retained Profit for the Period	5,530		12,456		30,755
Profit attributable to Equity Holders of the Parent	9,173		14,427		35,028
Earnings Per Share					
From Continuing Operations:					
Basic	27.68		43.90		106.50
Diluted	26.28		42.41		101.55

MC INERNEY HOLDINGS PLC
CONSOLIDATED BALANCE SHEET
As at 30 June 2005

	30/06/2005 Unaudited €'000	30/06/2004 Unaudited €'000	31/12/2004 Audited €'000
Non-Current Assets			
Goodwill	22,390	24,411	21,744
Property, Plant & Equipment	6,071	6,687	6,241
Investment Property	183	5,569	5,509
Interests in Joint Ventures	7,335	4,583	6,854
Assets Classified as held for Sale	4,237	-	-
Deferred Tax Asset	963	-	908
	41,179	41,250	41,256
Current Assets			
Inventories	341,556	251,565	269,349
Trade & Other Receivables	39,297	55,609	40,827
Cash & Cash Equivalents	33,102	18,595	26,670
	413,955	325,769	336,846
Total Assets	455,134	367,019	378,102
Current Liabilities			
Trade & Other Payables	144,539	141,459	127,872
Retirement Benefit Obligation	320	300	300
Tax Liabilities	9,242	6,254	9,116
Obligations under Finance Leases	383	306	316
Bank Overdrafts & Loans	87,173	24,291	58,433
	241,657	172,610	196,037
Net Current Assets	172,298	153,159	140,809
Non-Current Liabilities			
Bank Loans	79,746	87,611	57,043
Retirement Benefit Obligation	1,896	825	1,656
Deferred Tax Liabilities	2,190	1,549	2,039
Other Payables	4,105	3,786	1,814
Obligations under Finance Leases	440	434	408
	88,377	94,205	62,960
Total Liabilities	330,034	266,815	258,997
Net Assets	125,100	100,204	119,105
EQUITY			
Share Capital	4,144	4,110	4,140
Capital Conversion Reserve Fund	62	62	62
Share Premium Account	17,158	16,764	17,113
Equity Reserve	485	112	298
Hedging & Translation Reserves	(1,812)	(3,013)	(2,269)
Retained Earnings	105,063	82,169	99,761
	125,100	100,204	119,105

MC INERNEY HOLDINGS PLC
CONSOLIDATED CASH FLOW STATEMENT
For the period ended 30 June 2005

	30/06/2005	30/06/2004	31/12/2004
	Unaudited	**Unaudited**	**Audited**
	€'000	**€'000**	**€'000**
NET CASH FROM OPERATING ACTIVITIES	(35,035)	2,052	9,242
INVESTING ACTIVITIES			
Interest Received	76	54	325
Dividends Rteceived from Joint Ventures	-	1,900	1,900
Loans advanced to Joint Ventures	(1,547)	(8,868)	(9,202)
Loans repaid from Joint Ventures	-	-	1,078
Proceeds on disposal of Property, Plant & Equipment	-	-	410
Purchases of Property, Plant & Equipment	(686)	(1,081)	(1,773)
Acquisition of Subsidiary	-	(9,959)	(10,952)
NET CASH USED IN INVESTING ACTIVITIES	(2,157)	(17,954)	(18,214)
FINANCING ACTIVITIES			
Dividends Paid	(3,643)	(1,971)	(4,273)
Share Capital Subscribed	49	125	504
Repayments of Borrowings	(28,736)	(26,769)	(26,884)
Repayments of Obligations under Finance Leases	(192)	(154)	(360)
New Bank Loans Raised	75,690	38,191	41,047
Increase / (Decrease) in Bank Overdrafts	205	(1,464)	(1,057)
NET CASH FROM FINANCING ACTIVITIES	43,373	7,958	8,977
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	6,181	(7,944)	5
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	26,670	26,435	26,435
Effect of Foreign Exchange Rate Changes	251	104	230
CASH AND CASH EQUIVALENTS AT END OF PERIOD	33,102	18,595	26,670

MC INERNEY HOLDINGS PLC

NOTES TO THE INTERIM REPORT

For the period ended 30 June 2005

Segment Information

The Group operates in three countires, Ireland, UK and Spain. The principal activities of the Group are Private Hou Contracting, Commercial and Leisure. The Leisure activities are divided into Club Management and Freehold sales. Land sales are also a part of each business segment. These divisions are the basis on which the Group reports its primary segment information.

REVENUE	**30/06/2005**	**30/06/2004**
	Unaudited	**Unaudited**
	€'000	**€'000**
Ireland:		
Private Housing	89,930	106,723
Developed Sites & Land	1,299	3,320
Contracts	25,535	10,093
Commercial	8,641	1,714
Commercial Land	700	-
	126,105	121,850
UK:		
Private Housing	31,439	25,461
Developed Sites & Land	435	-
Contracts	9,839	5,467
Commercial	-	-
	41,713	30,928
Spain:		
Club Management	1,495	1,617
Leisure Freehold	1,175	3,901
Land	750	-
	3,420	5,518
Total Revenue	171,238	158,296

SEGMENT RESULTS	30/06/2005	30/06/2004
	Unaudited	**Unaudited**
	€'000	**€'000**
Ireland:		
Private Housing	11,878	14,327
Developed Sites & Land	242	918
Contracts	1,022	1,303
Commercial	948	287
Commercial Land	65	-
	14,155	16,835
UK:		
Private Housing	1,054	2,171
Developed Sites & Land	325	-
Contracts	448	180
	1,827	2,351
Spain:		
Club Management	375	56
Leisure Freehold	1,175	138
Land	301	-
	1,851	194
Total Segment Results	17,833	19,380
Common Costs	(2,563)	(2,231)
Share of Results from Joint Ventures	519	3,453
Profit from Operations	15,789	20,602
Investment Income	76	127
Finance Costs	(4,853)	(4,167)
Profit Before Tax	11,012	16,562
Tax	(1,839)	(2,135)
Profit After Tax	9,173	14,427

Dividends		
	30/06/2005	**30/06/2004**
	Unaudited	**Unaudited**
	€'000	**€'000**
Charge to Profit & Loss		
Final Dividend 2004 of 11c per share (2003: 6c per share) paid in period	3,643	1,971
Proposed Dividend		
Proposed interim dividend for the year ending 31 December 2005 of 9c per share (2004: 7c per share)	2,983	2,302

The proposed interim dividend was approved by the Board on 23 September 2005 and has not been included as a liability as at 30 June 2005.