

Thursday, 3<sup>rd</sup> August 2006

## **McINERNEY HOLDINGS PLC ACQUIRES BOWEY HOMES HOLDINGS LTD IN FURTHER UK EXPANSION**

McInerney Holdings plc ('McInerney' or 'the Group') is pleased to announce the acquisition of UK based Bowey Homes Holdings Limited ('Bowey') a regional home builder in the North East of England, with immediate effect.

Based in Gateshead, Bowey was founded in 1907 and operates in the Newcastle, Sunderland, Durham, Consett and Northumberland areas. Bowey specialises in developing a mix of brownfield and greenfield sites. Its activities are focused on providing homes for the owner occupier market. Bowey has an established reputation as one of the leading quality home builders in the North East region of England. Post acquisition, Bowey will operate as part of the McInerney Homes North Eastern region.

Barry O'Connor, Managing Director, McInerney Holdings plc stated today:

"This acquisition is an acceleration of our UK expansion plans. It significantly increases our area of operation in the North East of England. The Bowey area of operation has virtually no overlap with our existing operations in the North East. The acquisition is expected to immediately enhance earnings. It significantly adds to our UK operational capability, product mix and management team. McInerney already has a strong presence in the North East of England housing market with a population of almost 3 million people and annual home completions of circa 8,000 homes per annum. This acquisition will enable the Group to take best advantage of an enlarged landbank and pipeline of land opportunity to meet housing demand in this market."

### **Consideration**

Total consideration of £23.6 million (ca. €34.52m) is payable upon completion plus the assumption of net bank debt liabilities of £6.94 million (ca. €10.15m).

### **Business**

Bowey is an established regional home builder and is currently active on 13 sites involving 397 units. Bowey also has a pipeline of landbank opportunities involving 5 sites representing circa 200 potential units. Bowey has deposits on hand for 60 house completions. Annual completions have averaged at 135 in recent years.

### **Bowey Financial Results**

Bowey reported a profit before tax of £3.847 million (ca. €5.627m) for the year ended 31 October 2005. Net assets at the last audited financial accounts for the year ended 31 October 2005 were £10.768 million (ca. €15.750m).

**ENDS**

### **FOR INFORMATION:**

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**About McInerney Holdings plc**

McInerney Holdings plc is one of Ireland's leading development companies, with divisions specialising in various aspects of the construction market. McInerney Holdings plc comprises four divisions operating in Ireland, Spain and the United Kingdom. The company is Ireland's largest national homebuilder, and undertakes extensive commercial and leisure projects both in Ireland and abroad. The company is listed on the Dublin and London Stock Exchanges (ISE: MCI.I/LSE: MCI). See [www.mcinerney.ie](http://www.mcinerney.ie) for further information.