



**10 December 2009**

**The Conygar Investment Company PLC  
New Office and Distribution Unit Development Projects at Holyhead**

The Conygar Investment Company PLC (“Conygar”), which is currently involved in proposals with Stena Line for a substantial waterfront development in Holyhead, have now submitted a detailed planning application to Ynys Môn Council for two developments at the strategic employment site, Parc Cybi, on the outskirts of Holyhead.

Parc Cybi is a 120 acre strategic site developed by the Welsh Assembly Government to help counter the effects of the closure of Wylfa Nuclear Power Station and the end of smelting at Anglesey Aluminium.

The application seeks consent for three two storey prestigious office buildings at the entrance of the Parc, and for four industrial warehousing/distribution units totalling 110,000 sq ft in a prominent position bordering the A55.

Stena Line has also confirmed it is in discussions with Conygar about possible opportunities on the Parc Cybi site.

Robert Ware, Chief Executive of Conygar, stated:

“We believe that this initial development could cater, depending on the user mix, for up to 450 jobs and will be the catalyst to further interest and development at the Parc.

We have identified a requirement for distribution and warehousing space for the transport operators who use the port of Holyhead, the second busiest trailer port in the UK, but unlike other rival ports it currently offers none of these facilities.

The proposed development will, we believe, strengthen the attraction of Holyhead to the logistic industry and it is our intention, if consent is granted, to investigate amongst other uses the provision of refrigerated storage and bonded warehousing”.

Conygar confirmed it was also in discussions with Doyle Shipping Group, Ireland’s largest Ship Terminal provider.

Brian McCarthy, Chief Executive of Doyle Shipping Group, which controls 700,000 sq ft of warehousing in Ireland, said, “This development will fill a void that has existed at Holyhead Port, and we are very interested in securing a role in the development and bringing our expertise and experience to the project”.

A Welsh Assembly spokesman added, “We welcome this application as it indicates a growing confidence in the area building upon our investment in Parc Cybi. We will work with Conygar to bring forward these high quality and energy efficient buildings”.



Anglesey County Council's Head of Economic Development, Sasha Wynn Davies, welcomed the news. She added, "The recent job losses at Anglesey Aluminium and Eaton Electric make it vital that we attract new jobs to the Holyhead area. I am very pleased to see a proposal by the private sector for an investment of this scale, and this should give us confidence for the future".

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*The directors of Conygar accept responsibility for the information contained in this announcement. The best of the knowledge and belief of the directors of Conygar (who have taken all reasonable care to ensure that such is the case) the information contained in this announcement is in accordance with the facts and does not omit anything likely to affect the import of such information.*