

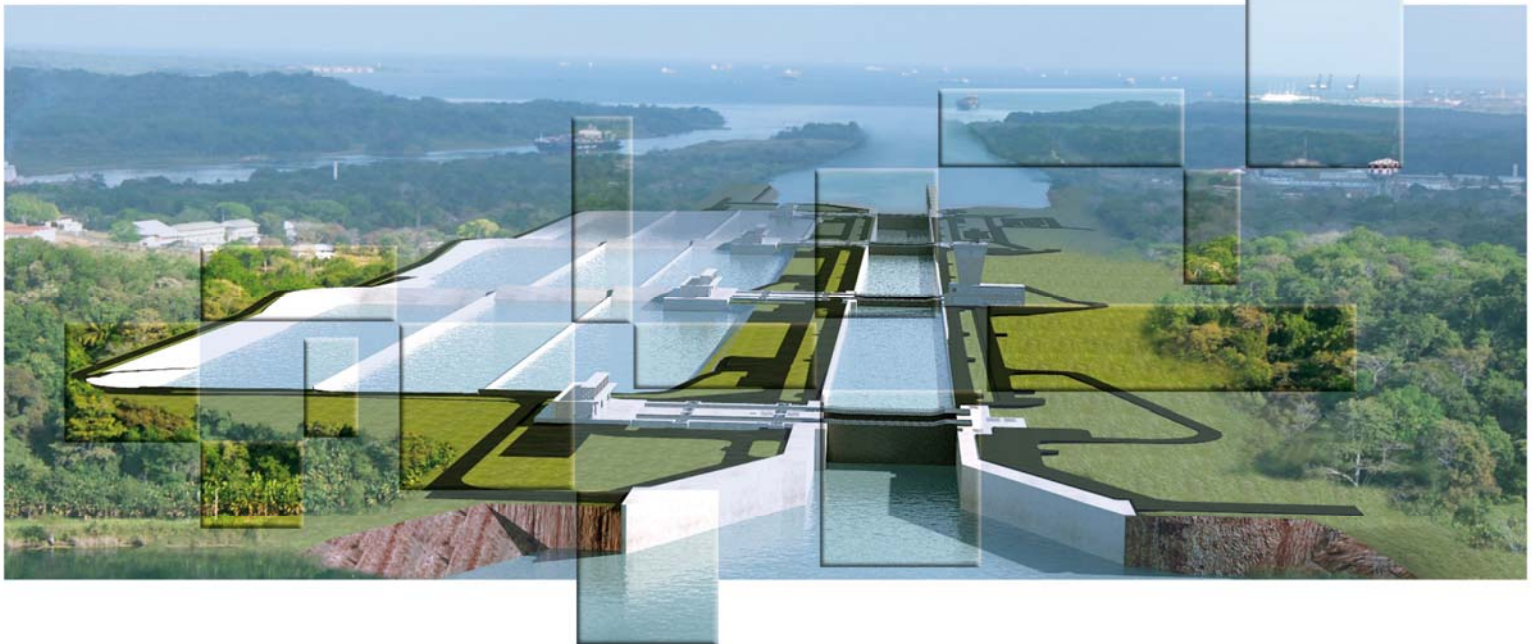


2011



Financial Report

First quarter



I.	HIGHLIGHTS	
	• OPERATING DATA	2
	• FINANCIAL FIGURES	3
	• HIGHLIGHTS	4
II.	CONSOLIDATED INCOME STATEMENT AND BALANCE SHEET	5
III.	PERFORMANCE BY BUSINESS AREA	15
IV.	STOCK MARKET PERFORMANCE	27
V.	SHAREHOLDER STRUCTURE	28

For more information please contact:

Investor Relations' Office

Tel: 91 545 50 00

relacionesinversores@gruposyv.com

Pº Castellana

NOTE: the financial information presented in this document has been prepared in accordance with International Financial Reporting Standards. This information is not audited and may be modified in the future.

I. HIGHLIGHTS

OPERATING DATA (Millions of euros)	March 2011	December 2010	% Chg 1Q11
CONSTRUCTION - SACYR-SOMAGUE			
CONSTRUCTION BACKLOG	7,237	7,138	1.4%
International construction backlog (%)	74.4%	71.6%	3.9%
<i>Months of activity</i>	32.4	30.4	6.7%
SERVICES - VALORIZA			
REVENUE BACKLOG	12,086	12,044	0.3%
RESIDENTIAL DEVELOPMENT - VALLEHERMOSO			
HOMES DELIVERED (*)	107	430	-75.1 %
PRE-SALES PORTFOLIO	116	167	- 30.4%
CONCESSIONS – SACYR CONCESIONES			
REVENUE BACKLOG	29,428	29,598	- 0.6%
<i>KM UNDER CONCESSION</i>	1,706	1,425	19.7%
RENTAL PROPERTY - TESTA			
<i>LEASABLE AREA (thousands of m²)</i>	1,532	1,508	1.6%
<i>OCCUPANCY RATE</i>	95.0%	95.7%	-0.7
RENTAL PORTFOLIO	2,582	2,585	- 0.1 %

(*) 2010 data at 31 March

FINANCIAL FIGURES (Millions of euros)	March 2011	March 2010	% Chg 11/10
TOTAL REVENUE	1,041	1,178	-11.7%
INTERNATIONAL REVENUE	359	294	21.9%
International revenue (%)	35%	25%	+9.5pp
EBITDA			
Construction (Sacyr – Somague)	39	43	-7.8%
Services (Valoriza)	39	29	35.6%
Rental Property (Testa)	50	51	-1.8%
Concessions (Sacyr Concesiones)	20	20	2.3%
Residential Development (Vallehermoso)	-2	-54	95.4%
Holding, investees and adjustments	-3	-1	n.m.
TOTAL EBITDA	143	90	59.1%
EBITDA margin (%)	13.7%	7.6%	+6.1pp
Construction (Sacyr – Somague)	5.9%	5.7%	+0.2pp
Services (Valoriza)	15.5%	12.2%	+3.3pp
Rental Property (Testa)	80.1%	81.1%	-1.0pp
Concessions (Sacyr Concesiones)	63.8%	73.6%	-9.8pp
NET ATTRIBUTABLE PROFIT	53	49	6.9%
MARKET CAPITALISATION			
No. of shares outstanding (Thousands)	410,169	304,967	+34.4%
EQUITY (1)	3,879	3,791	2.3%
NET CORPORATE DEBT (1)	321	414	-22.5%

(1) 2010 data at 31 December

II. HIGHLIGHTS

During the first quarter of 2011, SyV continued actively working to achieve its objectives of reducing its financial exposure whilst pursuing international growth in its business areas and focusing in particular on profitability. The following were some of the main factors which impacted on results for the period January to March 2011:

CAPITAL INCREASE

Following the €401 million capital increase in December 2010 at €4.5 per share, a second capital increase took place in February for €96 million, through the issue of 16 million shares with an issue price of €6.0 per share. The proceeds from the capital increase, which was paid up on 25 February, have been earmarked for investments in business activities.

ISSUE OF CONVERTIBLE BONDS

SyV successfully completed a €200 million placement of bonds convertible into shares aimed at European institutional investors. These bonds mature in 2016 and bear interest at a nominal rate of 6.50% per annum. This issue has enabled the Group to open up new financing channels by accessing European capital markets. These securities were subscribed and paid up on 12 April, and are therefore not reflected in the figures for the first quarter of the year.

ROBUSTNESS OF THE PORTFOLIO AND INTERNATIONAL PRESENCE

SyV remains strongly committed to selective contracting focusing on international expansion, which now represents 61% of its total portfolio. During the first quarter of 2011, it was awarded two major concessions to operate infrastructure in Chile, a market in which the Group has considerable experience and a portfolio exceeding €2,400 million: the Concepción – Cabrero motorway and the link road into the city of Iquique. Construction work totalling approximately €600 million was also contracted, including contracts won in Angola and Cape Verde, as well as several railway projects in Spain.

PROFITABILITY

Cost containment and a focus on profitability resulted in a 6.1 point improvement in the EBITDA margin compared to the same period in 2010.

I. INCOME STATEMENT

STATEMENT OF INCOME (Thousands of Euros)	March		% chg 11/10
	2011	2010	
Turnover	1,040,763	1,178,288	-11.7%
Other Sales	66,052	64,271	2.8%
Total Income	1,106,815	1,242,559	-10.9%
External and Operating Expenses	-963,853	-1,152,681	-16.4%
GROSS OPERATING PROFIT	142,962	89,878	59.1%
Depreciation	-47,205	-39,141	20.6%
Trade Provisions	-303	56,408	ns
NET OPERATING PROFIT	95,454	107,145	-10.9%
Changes in fixed assets provisions	-101	19	ns
ORDINARY NET PROFIT	95,353	107,164	-11.0%
Financial results	-118,898	-115,725	2.7%
Forex results	-3,226	3,369	ns
Results from equity accounted subsidiaries	76,476	47,709	60.3%
Provisions for financial investments	58	11,759	-99.5%
Change in value of financial instruments	210	-9	ns
Results from sales of non current assets	-209	440	ns
PROFIT BEFORE TAXES	49,762	54,708	-9.0%
Corporate Tax	2,488	-2,663	ns
PROFIT FOR CONTINUING ACTIVITIES	52,250	52,045	0.4%
RESULTS FOR COMPANIES WITH DISCONTINUOUS ACTIVITIES	0	0	ns
CONSOLIDATE RESULTS	52,250	52,045	0.4%
Minorities	474	-2,745	ns
NET ATTRIBUTABLE PROFIT	52,724	49,299	6.9%

* Restated in application of IFRIC 12

- During the first quarter of 2011, Sacyr Vallehermoso made a profit of €53 million, up 7% on 2010. This year-on-year growth is even more significant considering that €56 million of income from the application of working capital provisions and €12 million of income from the application of financial provisions were recognised in the same period last year.
- EBITDA is up 59% on 1Q10 at €143 million, while the EBITDA/revenue margin was 13.7% compared to 7.6% during the first quarter of 2010.
- Revenue amounted to €1,041 million, some 11.7% lower than in the same quarter of 2010, although international revenue grew by 22%.

ANALYSIS OF RESULTS

REVENUE

At 31 March 2011, consolidated revenue totalled €1,041 million, driven by the strong performance of the Services, Concessions and Rental Property businesses.

The 11.7% year-on-year decline is due to the downturn in residential development and construction in Spain. However, revenue from recurring activities as a whole grew by 6.4%.

The breakdown of revenue by business area is as follows:

REVENUE (Thousands of Euros)	March		% chg 11/10
	2011	2010	
Construction	669,462	751,696	-10.9%
Services (Valoriza)	253,239	236,769	7.0%
Housing Development (Vallehermoso)	43,417	136,674	-68.2%
Property (Testa)	62,152	62,490	-0.5%
Concessions (Sacyr Concesiones)	32,134	27,228	18.0%
Holding and adjustments	-19,642	-36,568	
REVENUE	1,040,763	1,178,288	-11.7%

- During 1Q11, **Construction** revenue amounted to €669 million. International construction revenue was 17.8% higher, although the downturn in activity in Spain resulted in a year-on-year decline of 10.9%. This drop in sales is, however, less pronounced than in previous quarters. The construction backlog totalled €7,237 million at 31 March 2011, of which 74% relates to projects abroad, guaranteeing the future development of this area.
- Revenue from **Services** sustained the pace of growth recorded in previous periods, rising 7.0% to €253 million. Revenue growth was particularly strong in our Water business, which increased by 20% as a result of inclusion of revenue from the Perth water desalination plant in Australia.

- The total value of property transfer deeds signed in the **Residential Development** business in the year amounted to €43 million, with 107 homes delivered. Although these figures are lower than the same period last year, they are positive when the current state of the sector is taken into account, and they are in line with the annual plan.
- **Concession** revenue grew by 18% on the back of the positive performance of the concessions and the commissioning of the M-50 motorway in Ireland. This growth is noteworthy, as the quarter-on-quarter comparison is affected by 49% of the revenue from the four concessions sold to Eiser in 2010 (Aunor, Turia, the Moncloa transport hub, and the Plaza Elíptica transport hub) no longer being included in 2011 and by the fact that figures for the first quarter of 2011 do not include the impact of Easter traffic. Had the scope of consolidation remained the same, revenue would have increased by 36%.
- Revenue from the **Rental Property** business was €62 million, in line with the figure a year earlier and underlining the stability and recurrent nature of this revenue. Property rentals accounted for €61 million of total revenue in this area, with the remaining €1 million relating to property management services.

INTERNATIONAL ACTIVITY

Revenue from International Activity increased by 22% to 34% of the SyV Group's total revenue, compared to 25% at 31 March 2010, as it included revenue from projects in Panama, Italy, Australia, Angola, etc. This percentage will continue to increase in the future given the large international component of the backlog.

REVENUE (Thousands of Euros)	March		% Var 11/10
	2011	2010	
Spain	682,022	884,064	-22.9%
International	358,741	294,224	21.9%
REVENUE	1,040,763	1,178,288	-11.7%

By geographical area, 31% of international revenue was generated in Portugal; 18% in Angola (construction work carried out by Somague and services rendered by Valoriza); 13% in Italy; 11% in Panama (expansion work on the Canal); 10% in Chile (construction of the concessions awarded); and 8% in Australia (generated by Valoriza Water). The remaining 9% mainly relates to activity in Ireland, Costa Rica, Cape Verde and Brazil, and the rental of properties run by Testa in Miami and Paris.

INTERNATIONAL REVENUE (Thousands of Euros)	March		% Var 11/10
	2011	2010	
Portugal	110,155	90,909	21.2%
Angola	63,328	55,840	13.4%
Italy	47,777	35,378	35.0%
Panama	38,864	28,039	38.6%
Chile	34,407	4,326	695.4%
Australia	29,700	9,645	207.9%
Ireland	9,916	35,410	-72.0%
Other countries	24,594	34,677	-29.1%
REVENUE	358,741	294,224	21.9%

EBITDA

The Group's cost-containment efforts led to an improvement in the EBITDA margin, which is up 6.1bp to 13.7% of revenue, compared to 7.6% in 2010. This took the Group's EBITDA to €143 million, up 59% on the first quarter of 2010. The most noteworthy changes were as follows:

- EBITDA in the construction business remained stable, despite the downturn in activity, giving rise to an EBITDA margin of 5.9% at 31 March 2011 compared to 5.7% in 2010.
- Significant EBITDA growth in Services outstripped revenue growth, rising 36% compared to 7%. Valoriza's EBITDA margin reached 15.5% compared to 12.2% in 2010.
- EBITDA in the Concession business rose by 2% to 63.8%.
- The EBITDA margin of the Rental Property business stabilised at 80%, an improvement on the 2010 close.

GROSS OPERATING PROFIT (EBITDA) (Thousands of Euros)	March		% chg 11/10
	2011	2010	
Construction (Sacyr - Somague)	39,438	42,758	-7.8%
Services (Valoriza)	39,221	28,915	35.6%
Housing development (Vallehermoso)	-2,475	-53,822	95.4%
Property (Testa)	49,764	50,660	-1.8%
Concessions (Sacyr Concesiones)	20,507	20,038	2.3%
Holding and adjustments	-3,494	1,329	ns
GROSS OPERATING PROFIT	142,962	89,878	59.1%
<i>Ebitda Magin (%)</i>	13.7%	7.6%	

PROVISIONS

In 1Q10, €56 million from the application of provisions was recognised, most of which related to housing developments. In 2011, no significant amount was recognised for this concept.

FINANCIAL RESULTS

The net finance expense amounted to €119 million compared to €116 million in the same period of 2010. This represents a slight increase of 2% due to an increase in the average cost of debt from 3.55% in 1Q10 to 3.95% in 2011.

SHARE OF PROFIT OF ASSOCIATES

The Group recognised income of €80 million at 31 March 2011 from its interest in Repsol. For accounting purposes, income from the equity consolidation of the interest in Repsol (20.01% of Repsol's net profit of €765 million; i.e. €153 million) was decreased by €73 million to bring the carrying amount of the interest into line with its value in use. €52 million was recorded for this concept at 31 March 2010.

This income statement item also includes the negative contribution of some infrastructure concession companies which are currently in the early stages of activity.

GAINS (LOSSES) ON DISPOSAL OF ASSETS

No significant amounts were recognised on disposals of assets in the first quarters of 2010 or 2011.

NET PROFIT

At 31 March 2011, net attributable profit stood at €53 million, up 7% on the €49 million recognised for the same period of the previous year.

REVENUE BACKLOG

The revenue backlog amounted to €51,449 million, primarily in connection with the recurring concessions and services business, with a large construction backlog from international contract wins. Sacyr Concesiones accounted for 57% and Valoriza for 23% of the total. As a result of the high level of contracting in the quarter, the backlog grew by 3% from that at 31 December 2010. Implied operating income from the backlog is €24,777 million.

PORTFOLIO BY BUSINESS ACTIVITY (Thousands of Euros)	March		
	Portfolio	% Ebitda(1)	Ebitda
Sacyr - Somague (Construction Porfolio)	7,236,927	6.1%	429,018
Sacyr (Construction portfolio)	6,333,405	5.8%	369,033
Somague (Construction portfolio)	903,522	6.6%	59,986
Vallehermoso (Pre-sales portfolio)	116,233		66,465
Sacyr Concesiones (Revenues portfolio)	29,428,366	69.5%	20,452,714
Testa (Rents to maturity)	2,581,900	78.7%	2,032,755
Valoriza (Services portfolio)	12,085,600	14.9%	1,795,912
TOTAL PORTFOLIO	51,449,026	48.2%	24,776,865

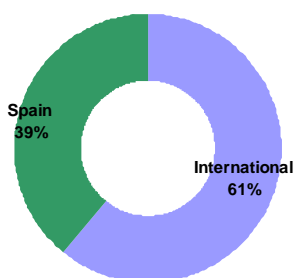
(1) Margin of Ebitda at December 31, 2010

(2) Calculated as margin in selling homes of the housing stock at December 31, 2010.

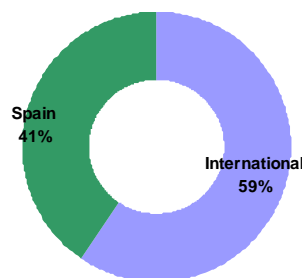
Presales portfolio does not include the market dynamics, future EBITDA.

International activities represented 61% of the total backlog and 74% of the construction backlog; this was due to intensive public tendering activity outside Spain and contract wins in Chile, Italy, Panama, Israel and Angola, among other countries.

PORTFOLIO 1Q 2011



PORTFOLIO 1Q2010



II. CONSOLIDATED BALANCE SHEET

BALANCE SHEET (Thousands of Euros)	March 2011	December 2010	Var 1Q 2011
NON CURRENT ASSETS	14,661,859	14,676,695	-14,836
Intangible Assets	20,917	16,050	4,866
Real Estate Investments	2,637,657	2,654,463	-16,807
Concessions Investments	1,501,947	1,646,451	-144,504
Fixed Assets	617,722	624,704	-6,982
Financial Assets	9,665,816	9,550,315	115,501
Other non Current Assets	55,283	18,563	36,721
Goodwill	162,517	166,149	-3,631
CURRENT ASSETS	5,946,839	6,436,400	-489,561
Non current assets held for sale	314,278	311,702	2,576
Inventories	2,439,762	2,510,577	-70,815
Accounts Receivable	2,450,272	2,366,160	84,112
Financial Assets	204,878	464,246	-259,369
Cash	537,649	783,715	-246,065
ASSETS = LIABILITIES	20,608,698	21,113,095	-504,397
EQUITY	3,878,663	3,791,153	87,510
Shareholder's Equity	3,809,293	3,710,404	98,889
Minority Interests	69,371	80,749	-11,379
NON CURRENT LIABILITIES	5,676,998	5,622,580	54,418
Financial Debt	4,572,199	4,482,355	89,844
Financial Instruments at fair value	103,807	138,354	-34,547
Provisions	134,011	123,683	10,328
Other non current Liabilities	866,982	878,189	-11,207
CURRENT LIABILITIES	11,053,036	11,699,361	-646,325
Liabilities associated with the non current assets held for sale	0	0	0
Financial Debt	7,274,965	7,760,183	-485,218
Trade Accounts Payable	2,834,833	2,940,305	-105,472
Operating Provisions	155,822	187,148	-31,326
Other current liabilities	787,417	811,725	-24,308

BALANCE SHEET HIGHLIGHTS

Details and movements in the main balance sheet items are outlined below.

NON-CURRENT ASSETS

- "Investment properties" includes €2,638 million of leased properties, mainly related to the Property Rental business.

- The SyV Group has investments net of accumulated depreciation of €1,332 million in concession projects in operation (primarily motorways) and €398 million in projects under development. The drop in 1Q11 is primarily due to the disposal of 60% of the Guadalmedina motorway, which is therefore now consolidated using the equity method. The most significant investments during the quarter were made in the Arlanzón motorway, the Murcia Regional Airport, and the Marao motorway.
- "Property, plant and equipment" amounted to a net €618 million at 31 March 2011 and includes investments in power generation and co-generation plants, water and sewage networks, and other service-related products, in addition to machinery, plant and other assets. Accumulated depreciation in the year amounted to €430 million.
- "Financial assets" includes investments in associates amounting to €7,853 million, mainly in Repsol YPF and in Sacyr Concesiones' concessionaire companies. The item also includes a €1,033 million receivable from concessions resulting from the application of IFRIC 12. This item also includes €516 million of deferred tax assets, with the remainder relating mostly to receivables from Group companies.

CURRENT ASSETS

"Current assets" at 31 March 2011 totalled €5,947 million, of which €314 million relate to "Non-current assets classified as held for sale" (including the SyV Group's 15.2% stake in Itínere). The most significant items are "Inventories" (€2,440 million), which mainly relate to Vallehermoso's residential development business, and "Trade and other receivables" (€2,450 million). The reduction in "Inventories" in 2011 was due to the disposals carried out and the slower pace of additions of residential properties to the backlog.

EQUITY

Total equity at 31 December 2010 stood at €3,879 million, of which 98% (or €3,809 million) is attributable to equity holders of SyV and €69 million to minority interests in the Group.

Following the €401 million capital increase in December 2010 at €4.5 per share, a second capital increase was performed in 2011 for €96 million, through the issue of 16 million shares with an issue price of €6.0 per share.

As a result, share capital at 31 March 2011 consisted of 410 million shares with a par value of €1 each.

FINANCIAL DEBT

At 31 March 2011, the Group's consolidated net corporate debt amounted to €321 million, falling 22% during the first quarter of 2011. This decrease in net corporate debt was mainly due to the €96 million capital increase in February.

The Sacyr Vallehermoso Group's net financial debt at 31 March 2011 stood at €11,105 million, broken down as follows:

NET FINANCIAL DEBT (Millions of Euros)	March 2011	December 2010	% Chg 1Q11
Corporate	321	414	-22.4%
Capital intensive activities	5,145	4,833	6.5%
Testa	2,584	2,425	6.6%
Sacyr Concesiones	1,224	1,107	10.6%
Vallehermoso	1,336	1,301	2.7%
Other business	406	539	-24.7%
Sacyr + Somague	-102	-39	
Valoriza	507	578	-12.2%
Stake Aquisitions	5,232	5,209	0.5%
Repsol YPF	4,974	4,947	0.5%
Itlnere	259	262	-1.1%
NET FINANCIAL DEBT	11,105	10,995	1.0%

Corporate:

Net corporate debt stood at €321 million, a 22% reduction in the quarter.

- **Capital-intensive businesses:**

- Debt used to finance infrastructure concessions amounted to €1,224 million. This consists of debt related to project financing guaranteed by the cash flows generated by the concessions
- Debt in the Rental Property business; i.e. mortgage loans and leases, stood at €2,584 million. This debt is used to finance rental properties in operation or under construction, which at 31 December 2010 were appraised by an independent expert at €4,105 million. The debt of the property management business is

serviced with the cash flows generated from rentals thanks to the buildings' high occupancy rates.

- In the Residential Development business, the net debt of €1,336 million relates to finance of inventories on Vallehermoso's balance sheet, at a carrying amount of €1,806 million. This debt was refinanced in 2010, as explained at the time.

- **Other:**
 - The balance on the bank loan used to finance the investment in Repsol YPF stood at €4,974 million at 31 March 2011. Dividends received from Repsol are used to service this debt.

 - Structured debt in other businesses mainly relates to financing of environmental projects and concessions at Valoriza.

 - Lastly, debt associated with the SyV Group's holding in Itínere amounts to €259 million.

III. PERFORMANCE BY BUSINESS AREA

CONSOLIDATED INCOME STATEMENT AS OF MARCH 2011									
(Thousands of Euros)	Sacyr	Concessions	Vallehermoso	Testa	Valoriza	Somague	Holding	Adjustments	TOTAL
Turnover	502,081	32,134	43,417	62,152	253,239	167,381	9,271	-28,914	1,040,763
Other Sales	40,532	4,413	1,015	768	12,152	7,208	3,771	-3,808	66,052
Total Income	542,613	36,547	44,433	62,920	265,391	174,589	13,043	-32,722	1,106,815
External and Operating Expenses	-514,665	-16,040	-46,907	-13,156	-226,170	-163,099	-16,375	32,560	-963,853
GROSS OPERATING PROFIT	27,948	20,507	-2,475	49,764	39,221	11,490	-3,333	-161	142,962
Depreciation	-8,061	-5,622	-635	-10,986	-12,372	-2,715	-817	-5,997	-47,205
Trade Provisions	93	-788	2,627	-132	114	-2,217	0	0	-303
NET OPERATING PROFIT	19,980	14,097	-483	38,646	26,963	6,559	-4,150	-6,159	95,454
Changes in fixed assets provisions	-122	0	0	0	21	0	0	0	-101
NET OPERATING PROFIT	19,858	14,097	-483	38,646	26,983	6,559	-4,150	-6,159	95,353
Financial results	4,622	-15,964	-11,358	-11,103	-9,680	-69	-74,588	-758	-118,898
Adjustment in exchange rates	-123	71	0	0	-21	-3,153	0	0	-3,226
Results from equity accounted subsidiaries	-180	-2,913	-5	7	-28	-13	80,127	-521	76,476
Provisions for financial investments	-18	0	0	0	0	0	76	0	58
Change in value of financial instruments at fair value	0	210	0	0	0	0	0	0	210
Results from sales of non current assets	-138	0	0	0	-25	-57	11	0	-209
PROFIT BEFORE TAXES	24,021	-4,499	-11,845	27,550	17,229	3,267	1,477	-7,437	49,762
Corporate Tax	-8,818	466	3,005	-8,559	-5,700	-1,413	23,070	437	2,488
PROFIT FOR CONTINUING ACTIVITIES	15,202	-4,033	-8,840	18,991	11,529	1,854	24,548	-7,001	52,250
PROFIT FOR DISCONTINUING ACTIVITIES	0	0	0	0	0	0	0	0	0
CONSOLIDATE RESULTS	15,202	-4,033	-8,840	18,991	11,529	1,854	24,548	-7,001	52,250
Minorities	1,406	752	-425	-31	-1,257	-4	0	33	474
NET ATTRIBUTABLE PROFIT	16,609	-3,281	-9,265	18,960	10,272	1,850	24,548	-6,968	52,724

CONSOLIDATED INCOME STATEMENT AS OF MARCH 2010									
(Thousands of Euros)	Sacyr	Concessions	Vallehermoso	Testa	Valoriza	Somague	Holding	Adjustments	TOTAL
Turnover	586,761	27,228	136,674	62,490	236,769	164,936	13,042	-49,611	1,178,288
Other Sales	29,878	8,695	3,564	210	12,889	12,623	2,576	-6,165	64,271
Total Income	616,639	35,923	140,238	62,701	249,658	177,558	15,619	-55,776	1,242,559
External and Operating Expenses	-583,274	-15,885	-194,060	-12,040	-220,743	-168,166	-12,102	53,588	-1,152,681
GROSS OPERATING PROFIT	33,365	20,038	-53,822	50,660	28,915	9,393	3,517	-2,188	89,878
Depreciation	-4,178	-7,311	-493	-11,084	-10,722	-2,961	-999	-1,393	-39,141
Trade Provisions	-3,184	-2,563	52,976	-129	538	-1,458	8,700	1,528	56,408
NET OPERATING PROFIT	26,003	10,164	-1,338	39,447	18,731	4,974	11,218	-2,053	107,145
Changes in fixed assets provisions	0	0	0	0	19	0	0	0	19
NET OPERATING PROFIT	26,003	10,164	-1,338	39,447	18,749	4,974	11,218	-2,053	107,164
Financial results	2,489	-14,334	-8,044	-17,970	-6,855	-3,675	-67,667	331	-115,725
Adjustment in exchange rates	54	17	0	0	-85	2,749	635	0	3,369
Results from equity accounted subsidiaries	0	-4,280	-5	-6	117	206	51,913	-235	47,709
Provisions for financial investments	-1	0	12,001	0	-30	-18	-193	0	11,759
Change in value of financial instruments at fair value	0	-9	0	0	0	0	0	0	-9
Results from sales of non current assets	287	0	0	0	154	0	0	0	440
PROFIT BEFORE TAXES	28,832	-8,443	2,613	21,471	12,049	4,236	-4,094	-1,957	54,708
Corporate Tax	-8,903	440	-1,016	-5,419	-3,473	-1,426	16,815	321	-2,663
PROFIT FOR CONTINUING ACTIVITIES	19,929	-8,003	1,597	16,052	8,576	2,810	12,721	-1,636	52,045
PROFIT FOR DISCONTINUING ACTIVITIES	0	0	0	0	0	0	0	0	0
CONSOLIDATE RESULTS	19,929	-8,003	1,597	16,052	8,576	2,810	12,721	-1,636	52,045
Minorities	-314	1,236	-3,072	-31	-483	-13	0	-67	-2,745
NET ATTRIBUTABLE PROFIT	19,614	-6,767	-1,475	16,021	8,092	2,797	12,721	-1,704	49,299

(*) Restated in application IFRIC 12

CONSOLIDATED BALANCE SHEET AS OF MARCH 2011									
(Thousands of Euros)	Sacyr	Concessions	Vallehermoso	Testa	Valoriza	Somague	Holding	Adjustments	TOTAL
NON CURRENT ASSETS	328,515	2,221,247	108,530	3,965,844	1,068,276	157,035	10,140,631	-3,328,219	14,661,859
Intangible Assets	377	155	0	0	18,296	584	1,503	0	20,917
Real Estate Investments	0	0	53,108	2,792,994	0	0	0	-208,445	2,637,657
Concessions Investments	67,308	913,509	0	135,189	390,893	1,731	0	-6,683	1,501,947
Fixed Assets	169,646	5,425	2,401	220	348,445	84,888	6,696	0	617,722
Financial Assets	91,184	1,267,149	44,523	1,037,441	182,023	42,436	10,132,431	-3,131,369	9,665,816
Other non Current Assets	0	35,009	8,499	0	11,181	595	0	0	55,283
Goodwill	0	0	0	0	117,437	26,802	0	18,278	162,517
CURRENT ASSETS	2,701,238	258,229	1,886,181	47,668	715,692	744,267	2,230,062	-2,636,499	5,946,839
Non current assets held for sale	0	0	0	0	0	0	314,278	0	314,278
Inventories	313,226	10,776	1,805,863	0	15,118	48,852	840	245,088	2,439,762
Accounts Receivable	1,425,314	139,594	46,192	27,008	593,798	577,854	206,345	-565,831	2,450,272
Financial Assets	764,623	13,637	9,121	4,554	16,276	4,292	1,708,129	-2,315,754	204,878
Cash	198,076	94,222	25,006	16,106	90,500	113,269	471	-1	537,649
ASSETS = LIABILITIES	3,029,754	2,479,476	1,994,711	4,013,511	1,783,968	901,302	12,370,693	-5,964,718	20,608,698
Equity	643,757	203,583	86,185	1,304,641	395,167	151,406	2,874,774	-1,780,850	3,878,663
Shareholder's Equity	631,647	169,647	81,433	1,298,800	368,036	151,251	2,874,774	-1,766,295	3,809,293
Minority Interests	12,110	33,936	4,752	5,841	27,131	155	0	-14,555	69,371
NON CURRENT LIABILITIES	179,793	1,444,282	576,502	2,523,867	533,300	91,489	1,419,797	-1,092,032	5,676,998
Financial Debt	32,148	1,124,379	291,317	2,465,468	370,051	64,593	224,242	0	4,572,199
Financial Instruments at fair value	0	88,317	0	2,791	12,699	0	0	0	103,807
Provisions	7,039	15,754	57,664	5,546	36,290	10,003	1,715	0	134,011
Other non current Liabilities	140,606	215,833	227,522	50,062	114,259	16,893	1,193,840	-1,092,032	866,982
CURRENT LIABILITIES	2,206,204	831,612	1,332,024	185,004	855,501	658,407	8,076,121	-3,091,837	11,053,036
Liabilities associated with the non current assets held for sale	0	0	0	0	0	0	0	0	0
Financial Debt	114,034	207,788	1,079,241	135,264	243,959	124,571	5,370,109	0	7,274,965
Trade Accounts Payable	1,578,645	192,501	211,558	20,990	242,640	447,122	140,678	698	2,834,833
Operating Provisions	92,608	2	0	2,702	16,125	23,086	21,300	0	155,822
Other current liabilities	420,917	431,321	41,225	26,049	352,778	63,628	2,544,034	-3,092,535	787,417

CONSOLIDATED BALANCE SHEET AS OF DECEMBER 2010									
(Thousands of Euros)	Sacyr	Concessions	Vallehermoso	Testa	Valoriza	Somague	Holding	Ajustes	TOTAL
NON CURRENT ASSETS	403,886	2,182,567	110,130	3,788,903	1,059,360	171,760	10,138,199	-3,178,110	14,676,695
Intangible Assets	786	172	0	0	12,621	662	1,814	-5	16,050
Real Estate Investments	0	0	53,677	2,803,359	0	0	0	-202,572	2,654,463
Concessions Investments	147,041	1,059,515	0	134,317	392,130	1,782	0	-88,334	1,646,451
Fixed Assets	170,300	5,267	2,453	220	352,769	86,551	7,145	-1	624,704
Financial Assets	85,759	1,116,833	47,404	851,007	173,213	55,964	10,129,239	-2,909,104	9,550,315
Other non Current Assets	0	780	6,597	0	11,186	0	0	0	18,563
Goodwill	0	0	0	0	117,441	26,802	0	21,906	166,149
CURRENT ASSETS	2,806,880	286,284	1,933,458	243,380	683,517	736,994	2,404,254	-2,658,367	6,436,400
Non current assets held for sale	0	0	0	0	0	0	311,702	0	311,702
Inventories	353,179	10,739	1,830,499	0	13,055	57,045	972	245,088	2,510,577
Accounts Receivable	1,519,760	181,244	51,438	28,327	565,347	562,230	203,181	-745,366	2,366,160
Financial Assets	674,040	15,341	6,290	1,310	14,013	3,692	1,887,641	-2,138,079	464,246
Cash	259,901	78,961	45,231	213,743	91,102	114,027	760	-20,010	783,715
ASSETS = LIABILITIES	3,210,766	2,468,851	2,043,588	4,032,282	1,742,878	908,754	12,542,453	-5,836,477	21,113,095
Equity	640,249	184,656	98,021	1,287,956	376,964	150,238	2,843,894	-1,790,825	3,791,153
Shareholder's Equity	617,881	155,368	92,098	1,282,146	351,163	150,032	2,843,894	-1,782,178	3,710,404
Minority Interests	22,368	29,289	5,923	5,810	25,801	205	0	-8,647	80,749
NON CURRENT LIABILITIES	299,695	1,366,905	564,558	2,567,885	540,931	86,102	1,140,086	-943,582	5,622,580
Financial Debt	126,769	1,057,308	261,688	2,506,468	383,461	64,174	148,163	-65,676	4,482,355
Financial Instruments at fair value	128	114,273	0	5,559	18,523	0	0	-128	138,354
Provisions	6,968	8,138	59,833	5,561	35,686	6,502	995	0	123,683
Other non current Liabilities	165,831	187,187	243,038	50,297	103,262	15,426	990,927	-877,778	878,189
CURRENT LIABILITIES	2,270,822	917,290	1,381,009	176,441	824,982	672,414	8,558,473	-3,102,070	11,699,361
Liabilities associated with the non current assets held for sale	0	0	0	0	0	0	0	0	0
Financial Debt	112,312	190,181	1,090,705	132,831	299,164	118,748	5,816,919	-676	7,760,183
Trade Accounts Payable	1,646,335	147,593	255,484	24,689	261,351	456,964	151,180	-3,291	2,940,305
Operating Provisions	100,231	0	0	906	15,276	25,266	21,300	24,169	187,148
Other current liabilities	411,943	579,516	34,820	18,015	249,192	71,436	2,569,074	-3,122,272	811,725

(*) Restated in application IFRIC 12

III. PERFORMANCE BY BUSINESS AREA

SACYR/SOMAGUE

This business posted revenue of €669 million for 1Q11, a 10.9% year-on-year decline due to the downturn in activity in Spain. Revenue from international activity, however, climbed 18% from 1Q10 to €283 million, representing 42% of the total compared to 32% in 2010.

CONSTRUCTION (Thousand of euros)	March		% Chg 11/10
	2011	2010	
Spain	386,294	511,277	-24%
Portugal	86,926	72,497	20%
Angola	63,328	55,840	13%
Italy	47,777	35,378	35%
Panama	38,864	28,039	39%
Chile	33,996	4,199	710%
Ireland	3,754	30,993	-88%
Cape Verde	7,278	5,492	33%
Costa Rica	1,089	5,981	-82%
Other	156	2,000	-92%
REVENUE	669,462	751,696	-11%
INTERNATIONAL	283,168	240,419	18%
% International	42%	32%	32%

EBITDA reached €39 million. The EBITDA margin stood at 5.9%, up 0.2bp from 5.7% in March 2010.

The construction backlog at 31 March 2011 of €7,237 million guarantees 32.4 months of activity. At 31 March 2011, 74% of Sacyr Vallehermoso Group's construction backlog related to international projects, underpinned by its intense tendering activity.

Civil engineering work makes up 89% of the construction backlog, non-residential construction 9% and residential construction the remaining 2%.

Construction Portfolio	March 2011	December 2010	% chg 1Q2011
Civil works	6,420,317	6,315,487	1.7%
Non-residential building	643,759	730,686	-11.9%
Residential Building	172,851	92,025	87.8%
TOTAL	7,236,927	7,138,198	1.4%
International	5,383,004	5,109,166	5.4%
Spain	1,853,923	2,029,032	-8.6%
% International Portfolio	74.4%	71.6%	

Major contracts were won during the first quarter of 2011, including two significant concession awards in Chile: the Concepción-Cabrero motorway, worth €168 million; and the alternative access road into Iquique, worth €88 million. Elsewhere abroad, the Group was awarded the urban development contract for the Kinaxixi complex in Angola totalling €82 million, among other projects.

This quarter has been a very busy period in terms of contracting in Spain, with the main contracts awarded including the following:

- The Bergara- Bergara stretch of the Basque Country high-speed rail line, with a budget of €36 million.
- The Torrejón railway line, with a budget of €58 million.
- A stretch of the IV Centenario motorway, with a budget of €31 million.
- The Bajamar relief road on the island of La Palma, with a budget of €36 million.

VALORIZA

Valoriza reported a 7% increase in revenue to €253 million in 1Q11 from €237 million in 1Q10, driven by organic growth in its four main business areas. Growth was particularly strong in the Water (20%) and Alternative Energy (10%) divisions compared to the same period in 2010. EBITDA soared 35.6% to €39 million in at 31 March 2011, with an EBITDA margin of 15.5%, compared to 12.2% in the same period of the previous year.

The breakdown of revenue and the contribution to EBITDA by the business areas are as follows:



▪ **Environment:**

The Environment division generated revenue of €81 million in the first quarter of the year, broadening the Group's footprint in this activity through recycling and waste recovery concessions (urban waste, sludge and waste containers) and access to other services (e.g. cleaning, parking meters). EBITDA on this activity improved considerably, increasing by 9% to €11 million.

In the first few months of 2011, Valoriza was awarded a street cleaning and solid urban waste collection contract by the Paracuellos del Jarama Municipal Council, and a four-year contract to operate the Loeches composting and thermal-drying plant.

▪ **Water:**

Water Management revenue totalled €72 million in 1Q11, up 20% on the €60 million in the same period of the previous year, thanks mainly to the contribution of Valoriza Water (Australia).

A major contract has been won in 2011: the four-year service agreement to manage the Canal de Isabel II wastewater treatment plants at Alcalá Este and Arroyo el Plantío

This activity is carried out through Valoriza Agua Spain and AGS in Brazil and Portugal, supplying water to over 3 million people through 25 concessions. Sadyt, the specialist water technology company, has developed over 50 wastewater treatment and desalination plants. It is involved in major projects, such as the design and construction of the Ashdod (Israel) desalination plant; the Bahía de Alcludia desalination plant; the Perth (Australia) desalination plant; and the Llobregat drinking water treatment plant in Abrera (Barcelona), the largest in the world using electro dialysis reversal (EDR) technology.

- **Multi-services:**

Revenue from the Multi-services business amounted to €55 million, compared to €54 million in 1Q10.

Valoriza Facilities and Valoriza Conservación de Infraestructuras were awarded numerous contracts during the period, including the concession to operate the Mondragón (AP-1) and Hernani (AP-8) service stations; the 4-year contract to clean the municipal buildings of San Sebastian City Council; the contract to maintain and treat vegetation on the AP-9 and Autoestradas motorways; the 3 year contract to perform a variety of maintenance services in Sector 4 in Zamora; and a contract to clean various buildings belonging to the Ministry of Justice in Madrid.

The intense level of contracting during the quarter – approximately €170 million – led to this activity's backlog growing by 19% since December 2010.

- **Energy:**

In 1Q11, revenue from alternative energy activities grew by 10% to €45 million compared to €42 million in 2010. This growth was accompanied by a substantial improvement in the EBITDA margin, which amounted to €18 million for the quarter.

Valoriza Energía oversees the SyV Group's actions in the areas of energy, focusing on the development, construction and operation of energy efficiency and renewable energy projects. It is currently involved in solar thermal and wind farm management projects, in addition to projects involving six co-generation and three biomass plants with installed capacity of 117 MW and 33 MW, respectively.

TESTA

Testa reported revenue of €62 million in the first quarter of 2011. Of this amount, €61 million related to rental income on properties in operation. The remaining €1 million came from property management services.

The trend in Testa's revenue and the EBITDA margin in the first quarter of 2011 highlights the stability of the Sacyr Vallehermoso Group's Rental Property division and its robustness in

the face of the general market downturn. Revenue remains at a similar level to that reported in 1Q10 at €62 million. EBITDA amounted to €50 million, with an improvement in the EBITDA margin from 78.8% at December 2010 to 80.1%.

Details of revenue by product are provided below. Leasable area at 31 March 2011 stood at 1,532 thousand m². During 2011, 14,238 m² have been added, comprising a housing-for-rent development in Madrid and the Vigo Convention Centre (Pazo de Congressos), although this latter building did not contribute any revenue during the first quarter.

Thousand of euros	Gross Revenue		
	31/3/2011	31/3/2010	%
Buildings for lease	60,806	61,132	-0.5%
Offices	41,006	41,213	-0.5%
Hotels	6,859	6,560	4.6%
Shopping Centers	6,347	6,642	-4.4%
Housing	3,388	3,143	7.8%
Industrial	2,467	2,856	-13.6%
Elderly Homes	455	447	1.8%
Parking	283	270	5.1%
Other revenue	1,346	1,326	1.5%
REVENUE	62,152	62,458	-0.5%

No property was sold during 1Q11 or 1Q10.

The occupancy rate at 31 March 2011 stood at 95.0%, slightly below that reported at March 2010 (95.7%) due to the recent inclusion as property in operation of the Vigo Conference Centre, which has an occupancy rate of 70%. The occupancy rate of office space stands at close to 100% after signing a rental agreement for the office space in the SyV Tower in December 2010.

VALLEHERMOSO

Vallehermoso reported revenue of €43 million at 31 March 2011, down 68% from the €136 million of 1Q10, mostly due to the following factors:

- The effect of sales being made earlier than in 2010 ahead of the VAT rise and elimination of tax breaks.
- The sharp decline in the stock of unsold houses in 2010.

- No extraordinary land sales, which amounted to €20.7 million until March 2010.

Stripping out these factors, the figures are positive; deeds were exchanged on 107 houses during 1Q11, in line with the planned schedule, in a year which continues to remain challenging for the residential development business.

Revenue for the quarter was generated entirely from housing sales amounting to €42 million, as no land was sold. Revenue from services amounted to €2 million.

The EBITDA margin on residential development was 7.2%, while EBITDA rose from -€54 million in 2010 to -€2 million.

TURNOVER (Thousands of euros)	March		% chg 11/10
	2011	2010	
Residential Products	41,755	114,092	-63.4%
<i>Gross Margin / sales(%)</i>	7.2%	11.6%	
Land	-79	20,748	n.s.
<i>Margin (%)</i>	100.0%	-146.4%	
Total Residencial product and land	41,676	134,840	-69.1%
Services	1,741	1,834	-5.1%
<i>Margin (%)</i>	100.0%	100.0%	
TURNOVER	43,417	136,674	-68.2%

Pre-sales at 31 March 2011 amounted to €116 million.

SACYR CONCESIONES

In January 2011, Sacyr Vallehermoso was awarded two major infrastructure concessions in Chile, bolstering its presence in a country in which the Group has extensive experience and where it is currently constructing the Vallenar–Caldera motorway, the first stretch of which entered service in April.

:

- The concession to construct, repair, maintain and operate the Concepción–Cabrero motorway, which runs for 35 years and is expected to generate revenue of €792

million. This 103-kilometre motorway is located in the Bío Bío region and will link the cities of Concepción and Cabrero by dual carriageway, plus a single-lane stretch from Cabrero to Cholguán.

- The concession to construct, extend, improve, maintain and operate the Iquique link road for a period of 32 years, involving investment of €140 million. This motorway will be located in Chile's Region 1 (the Tarapacá region) and will be 78.4 kilometres in length. It will comprise two stretches of highway in the vicinity of Iquique: Route 1, covering 31.4 kilometres, and the 47-kilometre Route 16 running from the junction with Route 5 to Iquique.

Recurring revenue from activities amounted to €29,428 million at 31 March 2011.

During the first quarter of 2011, Sacyr Concesiones reported revenue of €32 million, compared to €27 million in 2010. Revenue was up 18%, despite being affected by the change in the scope of consolidation caused by the sale of 49% of Aunor, Turia and the Moncloa and Plaza Elíptica transport hubs, which contributed 100% of their revenue to the Group's total revenue in 2010, compared to only 51% in 2011. Stripping out this effect, total revenue would have risen by 36% and revenue from concessions in Spain by 12%.

This growth was driven by the high levels of traffic using the Group's concessions, despite the "Easter effect", and the commissioning of the M-50 motorway in Dublin (Ireland) in September 2010, as well as revenue from the Arlanzón motorway.

Gross operating profit grew to €21 million, with an EBITDA margin of 63.8%.

Traffic using the Group's motorways during the first three months of 2011 grew, especially on the Eresma (+7.5%) and Viastur (+5%) motorways. There was also substantial traffic growth in international concessions: Costa Rica (+5.6%) and the Galway – Ballinasloe motorway in Galway (+6.7%).

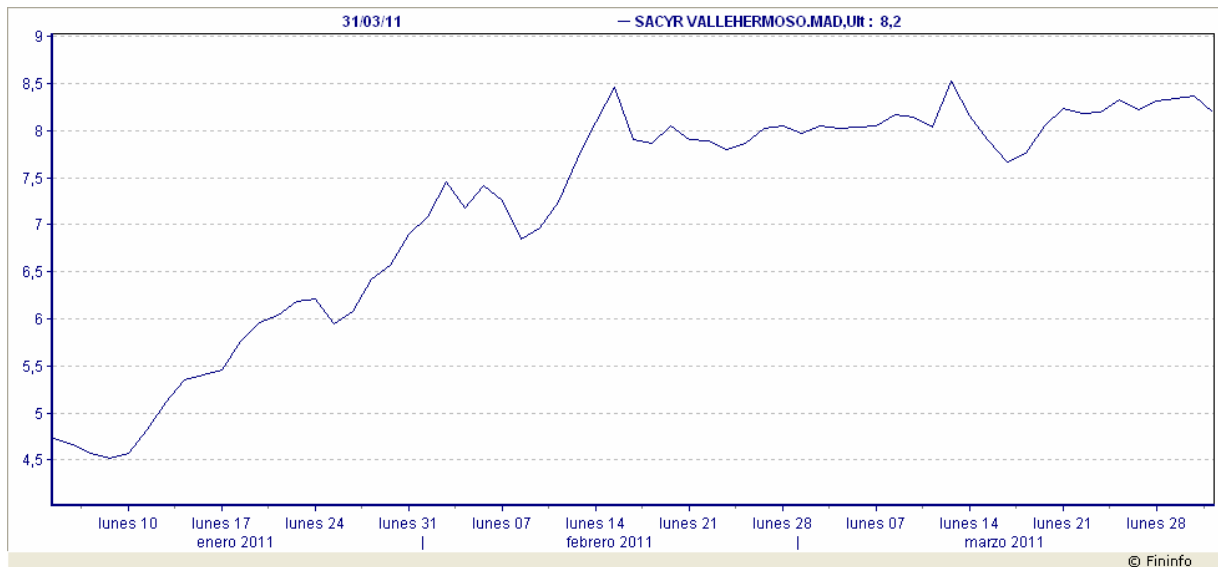
Millions of Euros	March 2011		March 2010		% chg.11/10	
	Revenue	ADT	Revenue*	ADT	Revenue	ADT
Sacyr Concesiones						
Viastur	1,690	22,933	1,525	21,838	10.8%	5.0%
(*) Turia	1,340	35,815	1,323	35,876	1.3%	-0.2%
Eresma	1,304	6,338	1,318	5,897	-1.1%	7.5%
Barbanza	969	11,331	950	11,311	2.0%	0.2%
Arlanzón	881				n.s.	n.s.
(*) Aunor	871	11,250	1,725	11,705	-1.0%	-3.9%
Pamasa	754	18,606	745	18,739	1.2%	-0.7%
Hospital del Noreste	3,514		3,273		7.4%	
(*) Intercambiador Moncloa	1,950		3,154		21.2%	
(*) Intercambiador Plaza Elíptica	919		1,662		8.4%	
Neopistas	363		400		-9.3%	
Autopistas del Sol (Costa Rica)	2,757	23,749	2,335.0	22,491	18.1%	5.6%
N-6 Galway- Ballinasloe (Irlanda)	1,387	8,329	588.0	7,804	135.9%	6.7%
M 50 Dublín (Irlanda)	4,045	102,671	1,487.0	92,331	172.0%	11.2%
International	8,189		4,410		85.7%	
TOTAL TOLL REVENUE	26,102		23,533		10.9%	
Other Income	6,032		3,695		63.3%	
TOTAL REVENUE	32,134		27,228		18.0%	

(*) In 2011, these concessions contributing to 51% income, compared 100% contributed at 2010, that affects to internal variation. In this table, variations are comparable to equal consolidation scope.

At 31 March 2011, Sacyr Concesiones had a portfolio of 33 concessions in six countries. Of these, 21 are toll motorway concessions, 16 in the EU (Spain: 11, Portugal: 2, Ireland: 2, Italy: 1) and 5 in South America (Chile: 3, Costa Rica: 2). It also holds 12 concessions for other assets, namely three hospitals in Madrid, three hospitals in Portugal, two transport hubs in Madrid, two underground lines (one in Seville and one in Tenerife), one airport in Murcia and one motorway service area company.

V. STOCK MARKET PERFORMANCE

SACYR VALLEHERMOSO	March		% Chg 11/10
	2011	2010	
Market Price at closing (euros per share)	8.200	6.532	25.54%
High share price	8.369	8.920	-6.18%
Low share price	4.549	6.006	-24.26%
Market Capitalization at closing (Thousands of euros)	3,363,387	1,992,047	68.84%
Average Trading Volume (Thousands of euros)	1,169,525	512,355	128.26%
Average Daily Trading Volume (Number of shares)	2,566,414	1,144,206	124.30%
Liquidity (%)	100	100	
Number of shares (Thousands)	410,169	304,967	
Share Nominal Value	1 EURO	1 EURO	



VI. SHAREHOLDER STRUCTURE

The directors and owners of significant stakes in Sacyr Vallehermoso, S.A. subsequent to the capital increase on 31 March 2011 are the following:

	Num. Of Shares	%
Actividades Inmobiliarias y Agrícolas, S.A. (1)	28,185,268	
D. Luis del Rivero Asensio (1)	51,625,880	12.59%
Prilomi, S.L.(2)	19,835,375	
Prilou, S.L. (2)	52,282,742	12.75%
Nueva Compañía de Inversiones, S.A. (3)	39,468,688	
Austral B.V. (3)	39,468,683	9.62%
D. Manuel Manrique Cecilia (4)	25,027,932	6.10%
Participaciones Agrupadas, S.R.L.(5)	31,570,100	7.70%
D. Demetrio Carceller Arce (6)(8)	52,920,649	12.90%
D. Diogo Alvez Diniz Vaz Guedes	1,553,787	0.38%
D. Jose Luis Méndez López	1,774	0.00%
Angel López Corona Dávila	10,000	0.00%
Grupo Satocan, S.A.(7)(8)	11,824,608	2.88%
Matias Cortés Domínguez	100	0.00%
Novacaixagalicia (5)	27,633,526	6.74%
Grupo Empresarial Fuertes, S.L.	20,511,217	5.00%
Beta Asociados, S.L.	20,600,000	5.02%
TOTAL	335,031,003	81.68%

- (1) Mr. Luis del Rivero Asensio has an indirect holding through Actividades Inmobiliarias y Agrícolas, S.A. (Represented by Mr. Victor Guillamón Melendreras, which holds a 6.87% and through Rimefor Nuevo Milenio, S.L., with a 5.715% holding. Mr. Luis del Rivero Asensio has a stake of 100% and 61.89% respectively.
- (2) Prilou, S.L., represented by Mr. Jose Manuel Loureda Mantiñan, has a direct holding of 7.91% and a 484% indirect holding through Prilomi, S.L., represented by Mr. Jose Manuel Loureda López
- (3) Directors representing Grupo Abelló, whose stake in SyV increased to 9.62%
- (4) Manuel Manrique Cecilia has an indirect holding through Cymofag, S.L., with a stake of 6.102% and in which Mr. Manuel Manrique has a 100% holding.
- (5) Participaciones Agrupadas, Novacaixagalicia and Unicaja, interesting of 12.272% shares, have signed a syndication agreement to exercise then voting rights unified.
- (6) Director representing Disa Corporación Petrolífera.
- (7) Represented at the Board of Directors by Juan Miguel Sanjuán Jover, who has a 49.73% holding.
- (8) Disa Corporación Petrolífera, SA and Satocan Group have signed an agreement to exercise voting rights unified interesting Disa Corporación Petrolífera, SA 2.842% and Satocan Group SA 2.590%.