



Sacyr

Results

Second half 2014

26 February 2015

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Key points of the financial year

- **The 2014 financial year has been key for Sacyr:**
 - **Positive business growth.**
 - **Consolidation of our financial position.**
 - **A turning point.**
 - **A new stage of growth that is profitable and sustainable.**

Expansion works on the Panama Canal

Technical aspects

- Excellence throughout the entire implementation period.
- All technical challenges overcome.
- Execution completed ahead of the anticipated schedule.
- Satisfaction of the client and general recognition of the quality of the works.

Economic aspects

- DAB ruling: 100% of the conceptual argument accepted with significant recognition of the economic claim for concrete and basalt.
- Extension of the term for completion.
- Trust in a final positive result.



Panama Canal almost 90% complete
Placement of lock-gates



Refinancing of Repsol stake

- Practically unanimous backing from the banks.
- Maintenance of stake in Repsol
- Good financial conditions.
- Three year horizon.

Settlement of Vallehermoso debt

- Culmination of the process of settling Vallehermoso debt.
- Agreement with Sareb and other financial institutions.

Entry into the United States

- Cooperation agreement with the Manhattan group.
- First tenders for 2015 forecast.
 - Waste treatment and recovery.
 - Singular works.
 - Desalination.
 - Infrastructure concessions

Recovery of contracts

- Increased construction backlog.
- Exhaustive control of risks and costs.
- New contracts in: Chile, Angola, Peru, Bolivia, Mexico, Brazil, Australia, Colombia.

Disposals

- Disposals valued at 242 million euros.
- Deconsolidation of 376 million in debt.
- Operations conducted above book value.

Bond issue and capital increase

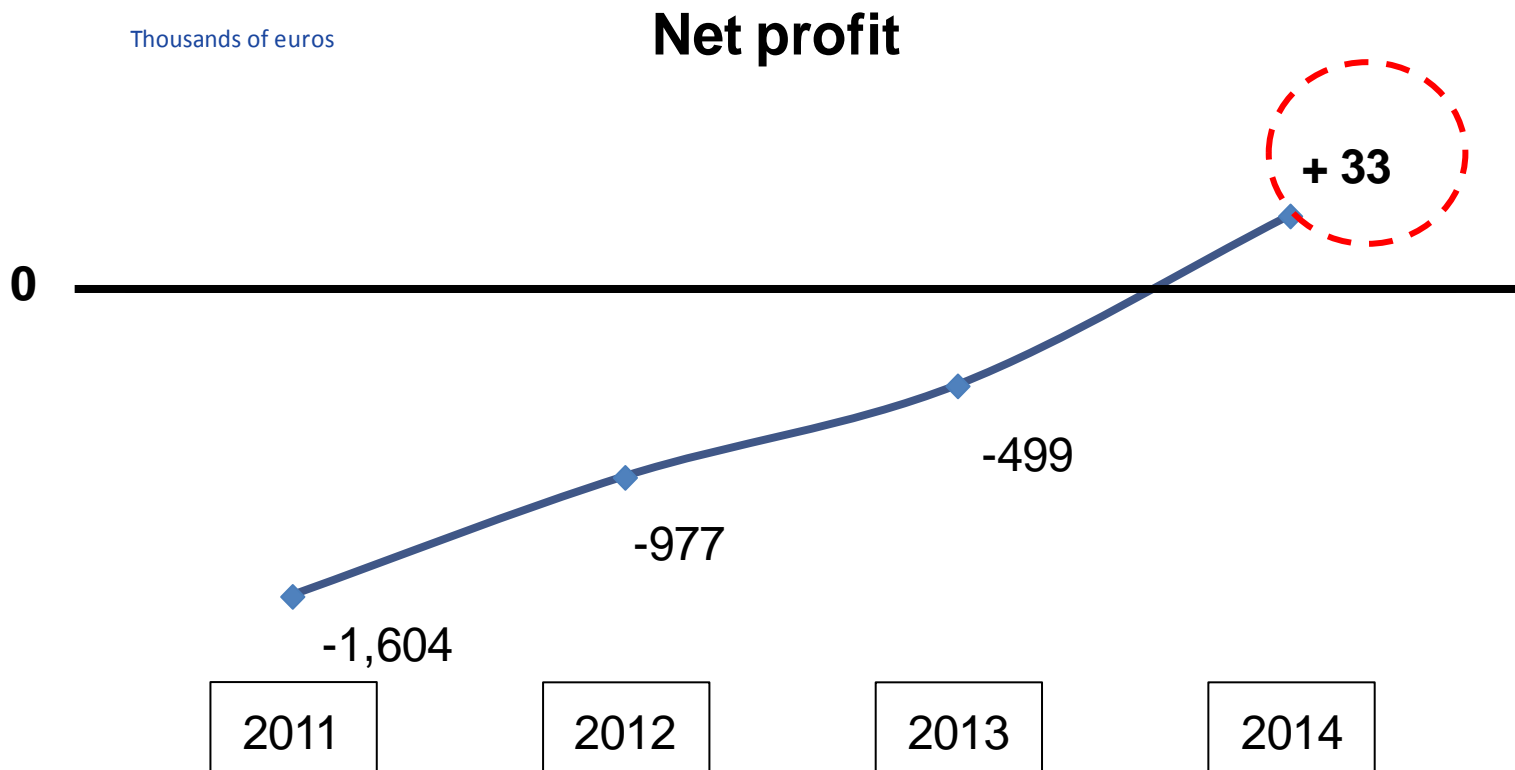
- Reinforcement of the financial-equity structure.
- Joint amount of €416 million.
- 250 million in convertible bonds and 166 million from the capital increase.

Testa Operation

- 3 February: approved in the Testa extraordinary shareholders' meeting.
- Greater stock market liquidity.
- Testa development capacity.
- Contribution of funds for Sacyr corporate purposes.

Strategy and re-structuring programme

- Internal re-structuring.
- Strengthening decision-making bodies.
- Exhaustive control of risks and costs.
- Commitment to innovation.



(Millions of euros)	2014	2013*	Change 14/13
REVENUE	2,901	2,672	+8.5%
EBITDA	382	294	+ 30%
EBITDA margin	13%	11%	+2 p.p.
NET PROFIT	33	(499)	n.a.
Project backlog	4,987	4,396	+ 13.4%

* IFRS 11 reformulated

Millions of €		DEBT TYPE		
Net Debt	December 2014	Structured	Linked to projects and contracts	Corporate
Testa	1,688	1,688		
Sacyr Concesiones	1,042	1,042		
Sacyr + Somague (Construction)	141	44	98	
Valoriza	256	152	104	
Business Subtotal	3,127	2,926	202	
Repsol	2,248		2,248	
Stake in Itínere	245		245	
Share Subtotal	2,493		2,493	
Corporate	295			295
DEBT TO FINANCIAL INSTITUTIONS	5,915	2,926	2,695	295
Convertible bonds	422			
TOTAL NET FINANCIAL DEBT	6,337			

BUSINESS AREAS

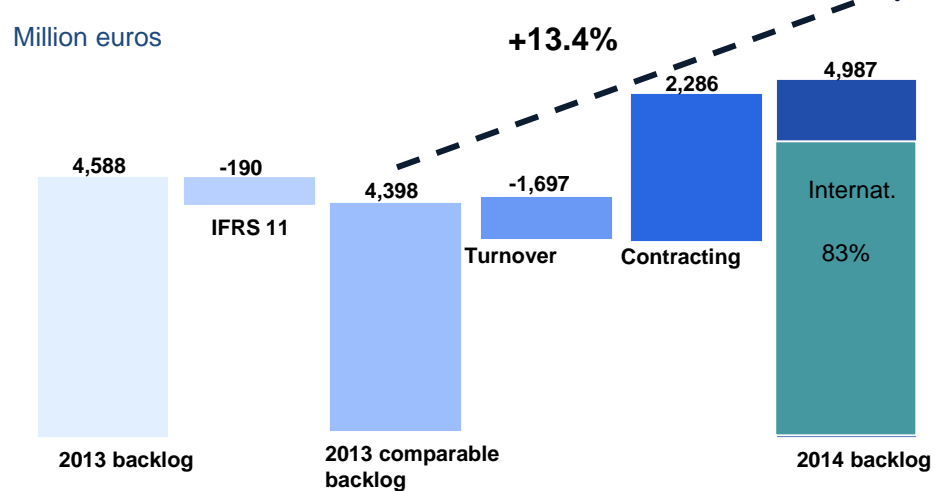
- 1. Construction**
- 2. Concessions**
- 3. Industrial / Services**
- 4. Property**

Sales in the construction area increased with support from international revenue up 35% while maintaining a high level of profitability at 6.1%

Millions of euros	2014	2013*	Change
Revenue	1,697	1,613	5%
Spain	466	704	-34%
International	1,231	909	35%
International %	73%	56%	
EBITDA	104	98	7%
EBITDA/Revenue	6.1%	6.1%	

Few public tenders.
 Concession projects in Chile, Peru, Brazil and Angola.

- Contracts awarded
- Brazil: Metro de Sao Paulo
 - Chile: Américo Vespucio Oriente and Costanera norte
 - Mexico: Railway Projects
 - Peru: Longitudinal de la sierra motorway and 2 hospitals
 - Angola: Kinaxixi Complex



Growth in the concession business backed by the recovery of traffic, the start-up of concession operations and maintenance of profitability

(Millions of Euros)	2014	2013*	Change
Revenue	419	307	37%
Construction revenue **	303	184	65%
Concession income	116	122	
Assets sold	5	28	
Income from comparable concessions	111	94	+18%
EBITDA	78	74	5%
	67%	66%	

* IFRS 11 reformulated

- Increase in income from concessions of 18% (Excluding the disposal effect):
 - Recovery of traffic in Spain
 - Improvements in concession income in Chile (start-up of operations of the first segment of the Rutas del Desierto motorway)
- Reduced concession income affected by disposals of Hospitals in Parla and Coslada.
- New tender contract: Americo Vesputio Oriente (Chile). € 855m

** Includes the construction carried out by its own concessionaire in application of IFRIC 12, without affecting Ebitda, having balanced the sales figures with the costs of that construction activity.

The services area remains stable eliminating the effects of energy regulation changes and the disposals carried out. Growth trend.

Millions of euros	2014	2013*	LFL Change **
REVENUE	926	992	+1 %
Environment	298	275	8%
Multiservices	285	270	5%
Industrial	194	210	24%
Water	146	237	-32%
EBITDA	72	97	1%
EBITDA/Revenue	7.8%	9.8%	

- International expansion of Sacyr Industrial:
 - Liquid Natural Gas Plant in Colombia,
 - Construction of a cement factory in Bolivia
 - Electricity substations in Mexico. Construction of three
- Impact on EBITDA of new renewable energy legislation, completion of works by Environment and Water and start of new contracts.
- Improvements to current assets.

* IFRS 11 reformulated

** Eliminating the effects of the Royal Decree and disposals

TESTA: stability and recurrence, quality management highlighting the occupancy ratio of 96%.

Millions of euros

	2014	2013**	LFL Change *
LFL Revenue	188	217	-2%
Recurrent EBITDA (eliminating asset sales)	141	170	-4%
EBITDA/Revenue	75%	78%	

* LFL Variation

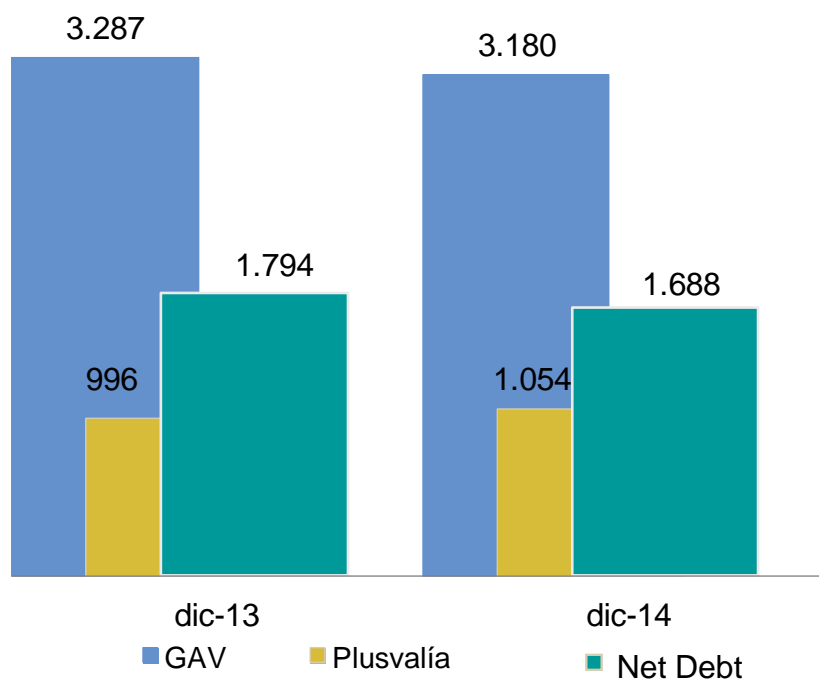
** IFRS 11 reformulated

- Leader in Spain's property sector.
- Reduction of income and EBITDA due to the effect of property sales.
- Disposals: sale of Conde de Xiquena building and assignment of rights of the aged care residence (Madrid). Capital gains €4 million.
- Property sale Paris (Tesfran) . Reduced debt €51 million.

Million euros	Dec 2014	Dec 2013
Net debt	1,688	1,794
G.A.V.	3,180	3,287
LTV (%)	54%	55%

Millions of euros

- Assets valued at €3,180 million
- Implied capital gains €1,054 million
- LTV Maintenance 54%



Sacyr holds an 8.89% stake in Repsol which is consolidated with the equity method.

-  **The result after tax for Repsol at 31 December 2014 amounts to €1,612 million, €156 million of which Sacyr booked as its stake (stake in Net Profit and Value Change).**
-  **Sacyr revalued the book value of its stake in Repsol adjusting it to fair value. (€19.88/share).**
-  **The syndicated loan that supports the financial investment is serviced with the dividends. During the financial year Sacyr received €240 million in dividends.**

APPENDICES

FINANCIAL STATEMENTS

Income Statement

Balance Sheet

Income Statement by business area

Balance Sheet by business area

MANAGEMENT INFORMATION

Maturity Schedule 30/9/2014

Concession road traffic

Income from leases

Discontinued activities: Vallehermoso

Accounting impact of IFRS 11

STATEMENT OF INCOME (Thousands of Euros)	DECEMBER		% chg 14/13
	2014	2013*	
Revenue	2,900,725	2,672,312	8.5%
Other income	92,238	65,342	41.2%
Gain on sale of building	4,492	45,109	-90.0%
Total operating income	2,997,455	2,782,762	7.7%
External and Operating Expenses	-2,615,134	-2,488,629	5.1%
GROSS PROFIT FROM ORDINARY OPERATIONS(1)	382,321	294,133	30.0%
Amortisation and depreciation charge	-114,672	-131,445	-12.8%
Changes in provision	47,202	-95,998	n.s.
NET OPERATING PROFIT	314,851	66,689	372.1%
Financial results	-288,035	-332,686	-13.4%
Results from equity accounted subsidiaries	171,398	166,402	3.0%
Provisions for financial investments	7,001	-50,467	n.s.
Change in value of financial instruments	4,089	-6,817	n.s.
Results from sales of non current assets	24,312	24,022	1.2%
PROFIT BEFORE TAXES	233,616	-132,857	n.s.
Corporate Tax	-194,268	-182,127	6.7%
PROFIT FOR CONTINUING ACTIVITIES	39,347	-314,984	n.s.
RESULTS FOR COMPANIES WITH DISCONTINUOUS ACTIVITIES	0	-188,779	n.s.
CONSOLIDATE RESULTS	39,347	-503,763	n.s.
Minorities	-6,627	4,770	n.s.
NET ATTRIBUTABLE PROFIT	32,720	-498,993	n.s.
*Restated			
Gross margin	13.2%	11.0%	

BALANCE SHEET (Thousands of Euros)	DECEMBER 2014	DECEMBER 2013*	Chg 14/13
NON CURRENT ASSETS	8,660,789	8,677,802	-17,013
Intangible Assets	6,913	9,371	-2,458
Real Estate Investments	1,846,596	1,860,918	-14,322
Concessions Investments	1,213,675	1,234,544	-20,868
Fixed Assets	395,039	371,256	23,783
Financial Assets	5,079,610	5,067,585	12,025
Other non Current Assets	645	3	642
Goodwill	118,311	134,126	-15,815
CURRENT ASSETS	3,148,819	3,819,724	-670,906
Non current assets held for sale	302,623	1,072,212	-769,589
Inventories	386,356	402,927	-16,571
Accounts Receivable	1,888,173	1,759,031	129,142
Financial Assets	213,191	191,637	21,554
Cash	358,475	393,917	-35,442
ASSETS = LIABILITIES	11,809,608	12,497,526	-687,918
EQUITY	1,357,921	1,031,276	326,645
Shareholder's Equity	1,237,146	902,612	334,534
Minority Interests	120,775	128,664	-7,889
NON CURRENT LIABILITIES	4,363,671	6,593,517	-2,229,846
Financial Debt	3,411,860	5,557,672	-2,145,812
Financial Instruments at fair value	132,704	116,768	15,936
Provisions	324,605	462,111	-137,506
Other non current Liabilities	494,502	456,967	37,535
CURRENT LIABILITIES	6,088,016	4,872,733	1,215,282
Liabilities associated with the non current assets held for sa	219,771	1,048,639	-828,867
Financial Debt	3,445,304	1,359,308	2,085,995
Financial Instruments at fair value	15,231	23,902	-8,671
Trade Accounts Payable	1,604,984	1,682,103	-77,119
Operating Provisions	270,551	265,360	5,192
Other current liabilities	532,174	493,422	38,752

*Restated

CONSOLIDATED INCOME STATEMENT AS OF DECEMBER 2014							
(Thousands of Euros)	Sacyr Construcción	Somague	Sacyr Concesiones	Testa	Valoriza	Holding and Adjustments	TOTAL
Turnover	1,143,237	553,806	419,175	187,977	925,854	-329,323	2,900,725
Other Sales	27,860	28,441	13,159	6,558	20,591	121	96,730
Total Income	1,171,097	582,247	432,333	194,535	946,445	-329,202	2,997,455
External and Operating Expenses	-1,108,472	-540,703	-354,765	-48,643	-874,463	311,911	-2,615,134
GROSS OPERATING PROFIT	62,625	41,544	77,568	145,893	71,982	-17,291	382,321
Depreciation	-13,429	-10,613	-16,322	-30,352	-37,080	-6,875	-114,672
Trade Provisions	-4,536	-7,178	43,736	5,823	6,414	2,943	47,202
NET OPERATING PROFIT	44,659	23,753	104,982	121,364	41,316	-21,223	314,851
Financial results	32,674	-16,596	-70,138	-7,698	-14,529	-211,748	-288,035
Results from equity accounted subsidiaries	377	2,815	11,131	799	1,062	155,214	171,398
Provisions for financial investments	180	943	-3,907	-1,344	11,129	0	7,001
Change in value of financial instruments at fair value	0	0	4,190	0	-101	0	4,089
Results from sales of non current assets	-2,143	97	36,161	-11,816	2,004	10	24,312
PROFIT BEFORE TAXES	75,748	11,011	82,418	101,305	40,881	-77,747	233,616
Corporate Tax	-35,607	-10,845	-60,568	-28,713	-8,155	-50,381	-194,268
PROFIT FOR CONTINUING ACTIVITIES	40,141	166	21,851	72,593	32,725	-128,128	39,347
PROFIT FOR DISCONTINUING ACTIVITIES	0	0	0	0	0	0	0
CONSOLIDATE RESULTS	40,141	166	21,851	72,593	32,725	-128,128	39,347
Minorities	358	-47	-2,965	0	-3,594	-380	-6,627
NET ATTRIBUTABLE PROFIT	40,500	119	18,885	72,593	29,132	-128,508	32,720

CONSOLIDATED INCOME STATEMENT AS OF DECEMBER 2013*							
(Thousands of Euros)	Sacyr Construcción	Somague	Sacyr Concesiones	Testa	Valoriza	Holding and Adjustments	TOTAL
Turnover	1,095,999	517,237	306,799	216,609	991,812	-456,144	2,672,312
Other Sales	12,829	11,125	5,747	57,670	23,007	72	110,450
Total Income	1,108,827	528,362	312,545	274,280	1,014,819	-456,072	2,782,762
External and Operating Expenses	-1,053,420	-485,986	-238,900	-59,391	-918,116	267,184	-2,488,629
GROSS OPERATING PROFIT	55,408	42,377	73,645	214,889	96,703	-188,888	294,133
Depreciation	-15,077	-10,319	-17,084	-37,365	-43,928	-7,672	-131,445
Trade Provisions	-2,072	4,227	-17,860	-17,908	-12,385	-50,000	-95,998
NET OPERATING PROFIT	38,259	36,284	38,701	159,616	40,389	-246,560	66,689
Financial results	27,537	-28,641	-86,427	-17,807	-26,126	-201,222	-332,686
Results from equity accounted subsidiaries	-791	6,845	7,029	-3,980	5,062	152,236	166,402
Provisions for financial investments	-1,276	504	-237	-2,921	-46,577	39	-50,467
Change in value of financial instruments at fair value	0	0	-6,743	0	-74	0	-6,817
Results from sales of non current assets	54	0	25,002	0	-1,138	104	24,022
PROFIT BEFORE TAXES	63,783	14,993	-22,674	134,907	-28,463	-295,403	-132,857
Corporate Tax	-22,288	-8,961	20,816	-57,225	-5,993	-108,477	-182,127
PROFIT FOR CONTINUING ACTIVITIES	41,495	6,032	-1,858	77,683	-34,456	-403,880	-314,984
PROFIT FOR DISCONTINUING ACTIVITIES	0	0	0	0	0	-188,779	-188,779
CONSOLIDATE RESULTS	41,495	6,032	-1,858	77,683	-34,456	-592,659	-503,763
Minorities	-667	-217	2,391	0	1,961	1,303	4,770
NET ATTRIBUTABLE PROFIT	40,828	5,815	533	77,683	-32,495	-591,356	-498,993

Balance Sheet by business area 2014

CONSOLIDATED BALANCE SHEET AS OF DECEMBER 2014							TOTAL
(Thousands of Euros)	Sacyr Construcción	Somague	Sacyr Concesiones	Testa	Valoriza	Holding and Adjustments	
NON CURRENT ASSETS	272,512	170,429	2,480,225	3,118,892	774,127	1,844,605	8,660,789
Intangible Assets	180	19	104	0	5,626	984	6,913
Real Estate Investments	0	0	0	2,020,315	0	-173,718	1,846,596
Concessions Investments	50,214	206	869,050	46,930	247,276	0	1,213,675
Fixed Assets	69,230	84,990	4,248	0	233,003	3,568	395,039
Financial Assets	152,888	66,091	1,606,822	1,051,647	188,391	2,013,771	5,079,610
Other non Current Assets	0	642	0	0	3	0	645
Goodwill	0	18,482	0	0	99,829	0	118,311
CURRENT ASSETS	1,903,626	666,974	208,448	48,170	534,627	-213,027	3,148,819
Non current assets held for sale	0	0	0	0	0	302,623	302,623
Inventories	123,097	33,400	2,578	0	22,134	205,147	386,356
Accounts Receivable	1,389,194	564,136	58,653	12,164	407,507	-543,480	1,888,173
Financial Assets	272,084	31,210	74,090	14,075	21,502	-199,769	213,191
Cash	119,251	38,228	73,128	21,932	83,484	22,453	358,475
ASSETS = LIABILITIES	2,176,138	837,403	2,688,673	3,167,062	1,308,754	1,631,578	11,809,608
Equity	433,859	168,293	534,132	1,383,118	324,094	-1,485,575	1,357,921
Shareholder's Equity	430,338	167,943	426,266	1,383,118	311,232	-1,481,751	1,237,146
Minority Interests	3,521	350	107,866	0	12,862	-3,824	120,775
NON CURRENT LIABILITIES	476,597	60,111	1,694,636	1,604,655	386,510	141,162	4,363,671
Financial Debt	55,337	47,222	962,604	1,550,253	222,224	574,220	3,411,860
Financial Instruments at fair value	0	0	98,095	8,335	26,274	0	132,704
Provisions	348,088	0	97,605	15,560	52,677	-189,324	324,605
Other non current Liabilities	73,173	12,890	536,332	30,506	85,335	-243,734	494,502
CURRENT LIABILITIES	1,265,681	608,999	459,905	179,289	598,150	2,975,991	6,088,016
Liabilities associated with the non current assets held for sale	0	0	0	0	0	219,771	219,771
Financial Debt	83,405	168,182	178,158	160,536	134,796	2,720,227	3,445,304
Financial instruments at fair value	0	0	9,324	2,250	3,048	609	15,231
Trade Accounts Payable	778,292	344,324	203,872	5,877	218,218	54,401	1,604,984
Operating Provisions	107,096	28,313	-42,419	277	36,068	141,216	270,551
Other current liabilities	296,887	68,179	110,970	10,350	206,021	-160,233	532,174

Balance Sheet by business area 2013

CONSOLIDATED BALANCE SHEET AS OF DECEMBER 2013*							
(Thousands of Euros)	Sacyr Construcción	Somague	Sacyr Concesiones	Testa	Valoriza	Holding and Adjustments	TOTAL
NON CURRENT ASSETS	265,449	163,969	2,168,484	3,088,688	861,543	2,129,669	8,677,802
Intangible Assets	189	60	63	81	8,071	908	9,371
Real Estate Investments	0	0	0	2,029,258	0	-168,339	1,860,918
Concessions Investments	49,913	1,385	861,581	58,163	263,501	0	1,234,544
Fixed Assets	49,673	81,547	3,766	0	232,278	3,991	371,256
Financial Assets	165,674	61,905	1,303,074	1,001,187	242,635	2,293,110	5,067,585
Other non Current Assets	0	0	0	0	3	0	3
Goodwill	0	19,071	0	0	115,055	0	134,126
CURRENT ASSETS	2,187,875	670,036	292,025	182,826	548,522	-61,559	3,819,724
Non current assets held for sale	0	0	49,147	75,005	0	948,059	1,072,212
Inventories	137,375	40,418	97	0	19,957	205,080	402,927
Accounts Receivable	1,224,111	574,765	78,827	22,412	440,244	-581,326	1,759,031
Financial Assets	728,594	7,268	82,905	10,713	12,460	-650,303	191,637
Cash	97,796	47,585	81,050	74,696	75,861	16,930	393,917
ASSETS = LIABILITIES	2,453,324	834,004	2,460,509	3,271,514	1,410,065	2,068,109	12,497,526
Equity	454,571	167,778	468,374	1,356,476	305,773	-1,721,697	1,031,276
Shareholder's Equity	446,556	167,295	366,435	1,356,476	291,278	-1,725,428	902,612
Minority Interests	8,016	483	101,939	0	14,495	3,731	128,664
NON CURRENT LIABILITIES	429,278	90,249	1,462,774	1,610,154	477,938	2,523,125	6,593,517
Financial Debt	35,277	72,347	888,968	1,557,350	276,121	2,727,609	5,557,672
Financial Instruments at fair value	0	0	82,151	9,146	22,498	2,973	116,768
Provisions	326,175	4,871	111,185	6,445	87,576	-74,141	462,111
Other non current Liabilities	67,826	13,031	380,469	37,213	91,743	-133,316	456,967
CURRENT LIABILITIES	1,569,474	575,978	529,361	304,884	626,354	1,266,682	4,872,733
Liabilities associated with the non current assets held for sale	0	0	0	0	0	1,048,639	1,048,639
Financial Debt	104,592	142,985	202,646	288,521	144,831	475,734	1,359,308
Financial instruments at fair value	0	0	14,497	2,611	3,731	3,063	23,902
Trade Accounts Payable	772,895	328,725	231,609	9,486	218,525	120,863	1,682,103
Operating Provisions	60,636	18,361	0	277	28,870	157,216	265,360
Other current liabilities	631,351	85,907	80,609	3,988	230,398	-538,831	493,422

(*) Restated

Million euros		Maturity schedule			
Net financial debt (Millions of Euros)	DECEMBER 2014	2014	2015	2016	2017 and +
Testa	1,688	138	138	81	1,331
Sacyr Concesiones	1,042	68	336	59	578
Sacyr + Somague	142	39	16	32	55
Valoriza	255	28	35	35	156
Repsol	2,248	0	0	0	2,248
Stake in Itínere	245	108	126	1	9
Corporate	295	262	5	5	24
TOTAL	5,915	644	657	214	4,401
Convertible Bonds	422	4	194	0	223
TOTAL NET FINANCIAL DEBT	6,337	648	851	214	4,624

PRODUCT	INCOME (Millions of Euros)		
	2014	2013*	Change 14/13
Offices	105.8	109.3	-3.1%
Hotels	25.5	27.0	-5.5%
Shopping Centres	27.2	27.2	0.2%
Housing	10.5	10.8	-3.9%
N. Industrial	8.9	8.6	3.8%
Residences	0.7	0.7	1.3%
Garages	1.3	1.2	3.0%
Services and other	5.4	4.7	15.0%
LFL REVENUE	185.3	189.5	-2.2%
Cancellation Hotel linearisation	-1.9		
Assets sold * *	0.6	21.4	
Surface area renovation	3.9	5.8	
REVENUE	187.9	216	-13.2%

Rate of occupancy on rents 96%

* IFRS 11 reformulated

** Sale of Tour Adrià (Paris), 1111 Brickell Ave (Miami) 2013 and Conde de Xiquena (Madrid) 2014.

	ADT ACUMULATED (Vh/km/d)		
	Δ 2014/2013	Δ 2013/2012	CHANGE
SHADOW TOLL IN SPAIN			
GUADALMEDINA	15.5%	-2.6%	18.10 p.p
ERESMA	4.6%	-0.3%	4.90 p.p
AS -II OVIEDO - GIJÓN (VIASTUR)	1.3%	-1.6%	2.90 p.p
BARBANZA	1.1%	-1.4%	2.50 p.p

- The application of IFRS 11 “*Joint Arrangements*” resulted in a contraction of revenue and EBITDA without impacting on net profit.
- The regulation particularly affects the Concession and Construction business areas (due to the change in method of consolidation for GUPC) and has less impact on the Services and Property businesses.

(Millions of euros)	2013 (without IFRS 11)	2013 (with IFRS 11)	IMPACT of IFRS 11
REVENUE	3,065	2,672	(393)
EBITDA	375	294	(81)
NET PROFIT	-499	-493	(6)



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NOTE: the financial information contained in this document is drafted according to the International Financial Reporting Standards. The information has not been audited and therefore may be modified in future.

In 2014 the IFRS 11 was applied. The 2013 financial statements have been reformulated to facilitate comparison.