



Period highlights

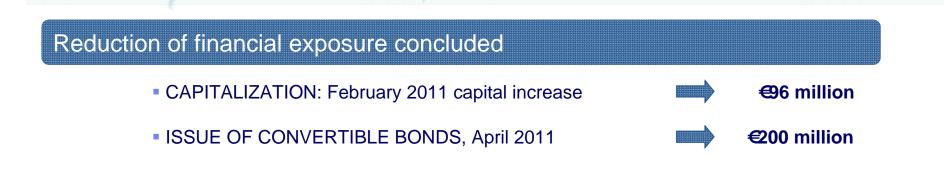
1H11 results

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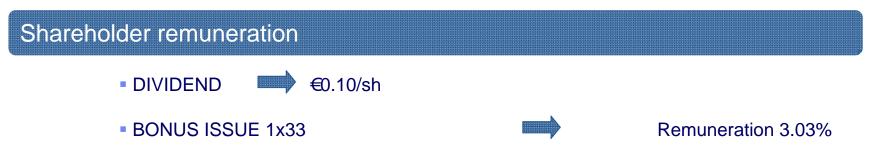
First Half of 2011





Satisfactory operating performance

- BACKLOG (International focus)
- OPERATING MARGINS



Loans and borrowings



€million

Net debt	June 2011	December 2010	Chg. 1H11
Corporate	550	414	32.9%
Capital-intensive activities	4,963	4,833	2.7%
Testa	2,432	2,425	0.3%
Sacyr Concesiones	1,208	1,107	9.1%
Vallehermoso	1,323	1,301	1.7%
Other business areas	514	539	-4.7%
Sacyr + Somague	27	-39	N/M
Valoriza	487	578	-15.7%
Equity investments and other	5,167	5,209	- 0.8%
Repsol YPF	4,908	4,947	- 0.8%
Stake in Itínere	259	262	-1.1%
NET BORROWINGS	11,194	10,995	1.8%

41% fixed rate and 59% variable

Borrowings: Maturity



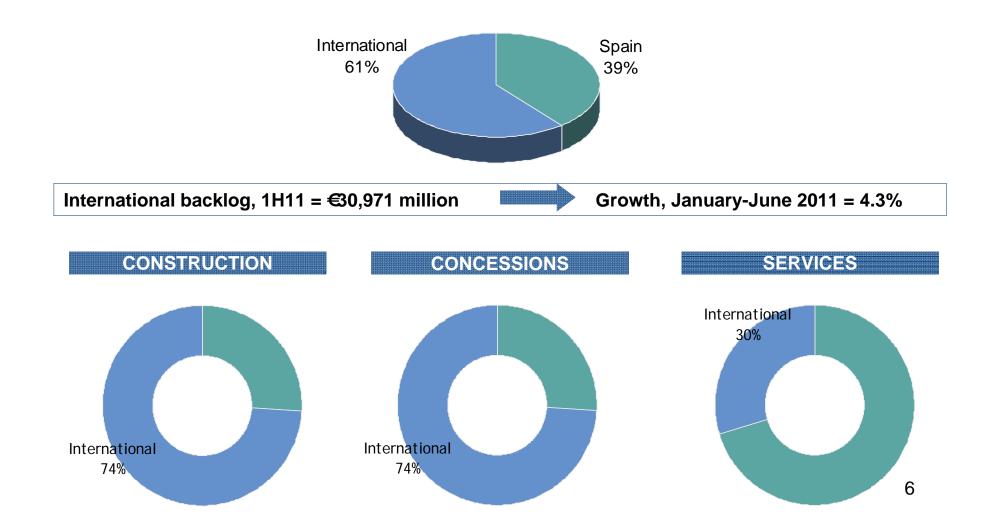
€million	June		Matu	ırity	
Net debt	2011	11	12	13	Beyond
Corporate	550	227	119	3	201
Business areas	4,963	- 56	185	831	4,003
Testa	2,432	-53	99	701	1,684
Sacyr Concesiones	1,208	-38	42	63	1,140
Vallehermoso	1,323	35	43	66	1,179
Other business areas	514	-128	198	69	374
Sacyr + Somague	27	-164	91	34	66
Valoriza	487	36	107	35	309
TOTAL, BUSINESS AREAS	6,027	44	503	902	4,578
Equity investments	5,167	5,009	5	6	146
Stake in Itinere	259	102	5	6	146
Repsol YPF	4,908	4,908			
TOTAL SyV GROUP	11,194				

Note: contractual maturities, not maturities for accounting purposes.

International focus: backlog



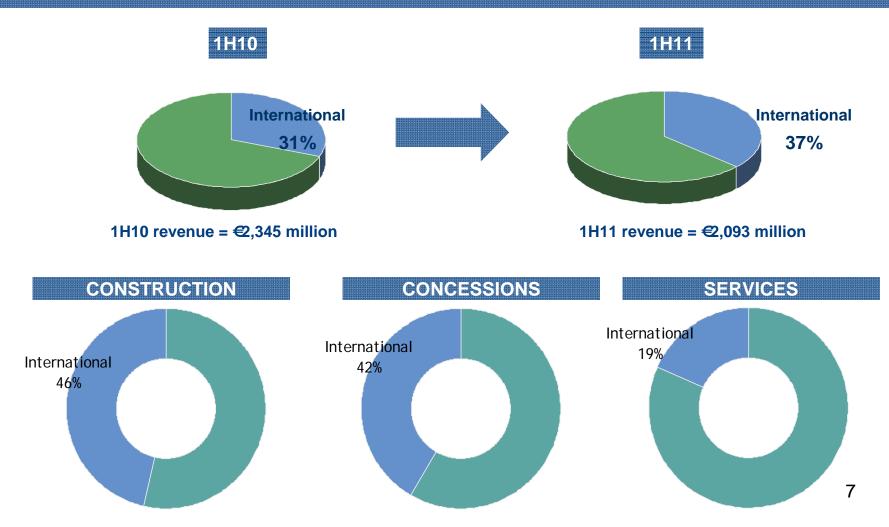
BACKLOG €50,901 million



International focus: revenue



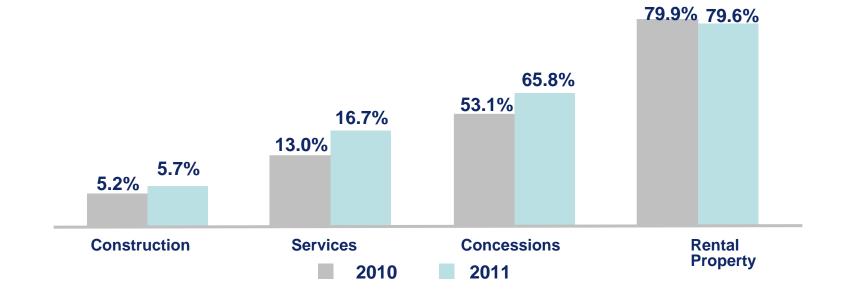
INTERNATIONAL SALES GROWTH +6%



Profitability: EBITDA margin



EBITDA margin = 13.7% 1H11 vs. 8.3% 1H10



- Improvement in operating margins
- Selective bidding
- Strict control over opex and overheads



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Revenue



€million	30 JL	Chg.	
BUSINESS AREA	2011	2010	11/10
Construction	1,349	1,466	-7.9%
Services	493	484	2.0%
Property	98	299	-67.4%
Rental Property	123	126	-2.0%
Concessions	67	30	n.m.
Holding and adjustments	-37	-60	n.m.
REVENUE	2,093	2,345	-10.8%





€million	30 JL	Chg.	
BUSINESS AREA	2011	2010	11/10
Construction	77	77	0.0%
Services	82	63	30.6%
Property	-6	-71	91.5%
Rental Property	98	101	-2.4%
Concessions	44	16	n/m
Holding and adjustments	-8	8	n/m
EBITDA	287	194	47.5%
EBIDA margin	13.7%	8.3%	5.4

Backlog



€million	30 JUNE 2011			
BACKLOG BY ACTIVITY	Backlog	% of EBITDA ⁽¹⁾	Implied EBITDA	
Sacyr (construction backlog)	6,138	5.8%	358	
Somague (construction backlog)	825	6.6%	55	
Vallehermoso (pre-sales)	90	-	65 (2)	
Sacyr Concesiones (revenue backlog)	29,378	69.5%	20,425	
Testa (leases backlog)	2,519	78.7%	1,983	
Valoriza (services backlog)	11,952	15.6%	1,867	
TOTAL	50,901	48.6%	24,754	
% INTERNATIONAL	61%		66%	

EBITDA margin at 31 December 2010. At Valoriza, weighted by activity. (1)

Calculated as housing stock on the market multiplied by housing sales margin as at 31 December 2010, since owing to current market 12 (2) conditions the pre-sales backlog does not reflect future EBITDA.



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Construction: Sacyr + Somague

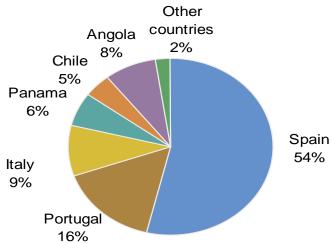


€million	30 JUNE		Chg
CONSTRUCTION: SACYR-SOMAGUE	2011	2010	11/10
Revenue	1,349	1,466	-7.9%
Spain	722	887	-18.6%
International	627	578	8.5%
EBITDA	77	77	0.0%
EBITDA margin	5.7%	5.2%	0.5
NET PROFIT	34	41	-16.0%
NET PROFIT margin	2.6%	2.8%	-0.2

Sacyr + Somague: Activity



Revenue breakdown (%)



	REVENUE		
	JUNE 2011	% of total	
Civil work	1,020	76%	
Non-residential construction	286	21%	
Residential construction	43	3%	
TOTAL	1,349	100%	

Construction: International



Backlog, €6,963 million

International backlog = €5,155 million

In1H11, SyV has won major international contracts, including:

- The Concepción-Cabrero highway (Chile)
- Link roads to Iquique project (Chile)
- Urban development of the Kinaxixi complex (Angola)
- Foz Tua dam (Portugal)
- Entry points to the Rajo Sur mine (Chile)

Services: Valoriza

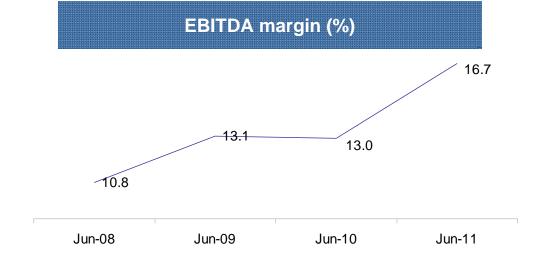


€million	30 J	01	
SERVICES: VALORIZA	2011 2010		Chg 11/10
Revenue	493	484	2.0%
EBITDA	82	63	30.6%
EBITDA margin	16.7%	13.0%	3.7
NET PROFIT	21	18	20.4%
NET PROFIT margin	4.4%	3.7%	0.7

Valoriza: Activity



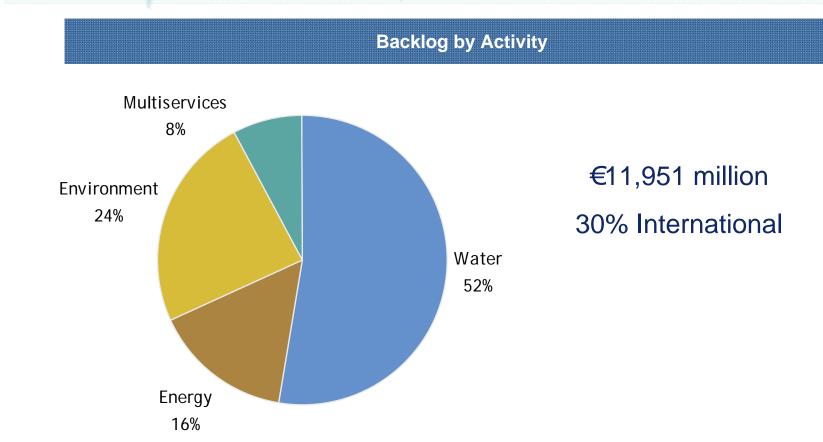
	REVENUE			EBITDA		
€million	1H11	1H10	Chg. 11/10	1H11	1H10	Chg. 11/10
ENVIRONMENT	167	151	10.0%	24	19	24.1%
WATER	128	138	-7.4%	21	20	8.6%
MULTI-SERVICES	113	110	2.3%	6	6	1.6%
ENERGY	86	84	2.6%	31	18	70.3%
TOTAL	493	484	2.0%	82	63	30.6%



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Valoriza: Activity







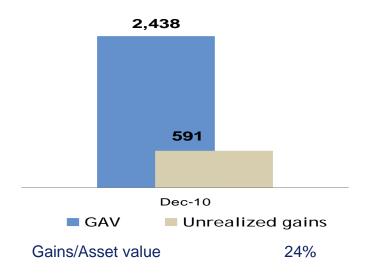
Residential development: Vallehermoso

€million	30	Chg.	
RESIDENTIAL DEVELOPMENT: VALLEHERMOSO	2011	2010	11/10
Revenue	98	299	- 67.4%
- Housing	93	287	-67.5%
- Extraordinary land sales	1	10	-86.2%
- Services	4	2	28.3%
EBITDA	-6	-71	91.5%
Gross margin (before overhead and commercial expenses)			
- Housing	0.3%	8.4%	
- Extraord. land and other residential product sales	98.3%	-503.5%	
EBITDA margin	-6.2%	-23.9%	
NET PROFIT	-21	-11	



Vallehermoso: Asset Valuation

Debt (€million)	JUNE 2011
Related to work-in-progress and finished goods	469
Related to land	883
Cash and cash equivalents	-29
TOTAL NET DEBT	1,323
Housing stock (num. of homes)	1,367



ASSET APPRAISAL	2010
Land	1,608
Finished product	728
Construction in progress	29
Other assets	73
TOTAL	2,438

Rental Property: Testa



€million	30 J	Chg. 11/10		
RENTAL PROPERTY: TESTA	2011	2010		
Revenue	123	126	-2.0%	
EBITDA	98	101	- 2.4%	
EBITDA margin	79.6%	79.9%	-0.3	
NET PROFIT	36	31	19.1%	
NET PROFIT margin	29.6%	24.4%	5.2	

Testa: Products



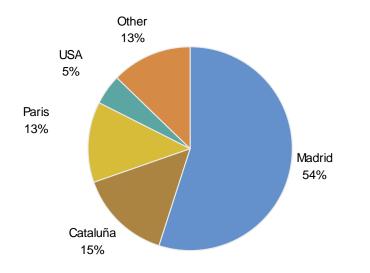
€million	30 J		
PRODUCT	2011	2010	Chg. 11/10
Offices	81.0	83.1	-2.5%
Shopping centres	12.2	12.6	-2.5%
Hotels	14.2	14.1	1.3%
Housing	6.8	6.3	7.5%
Industrial premises	4.9	5.6	-12.3%
Senior citizens' homes	0.9	0.9	1.8%
Parkings	0.6	0.6	5.0%
Services and other	2.5	2.7	- 7.8%
REVENUE	123.3	125.9	-2.0%

Occupancy: 96%

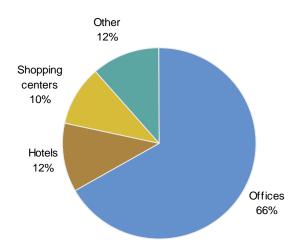
Rental Property: Testa



Revenue: 87% Madrid, Barcelona, Paris and Miami

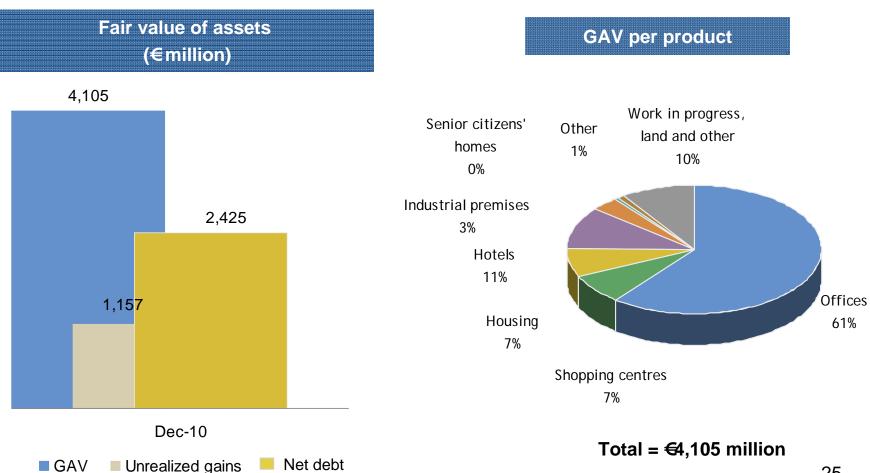


Revenue: 66% Offices



Testa: Fair value of assets





Concessions: Sacyr Concesiones



€million	30 J	Chg.		
CONCESSIONS: SACYR CONSESIONES	2011	2010	11/10	
Revenue (1)	67	30	123.6%	
EBITDA	44	16	176.7%	
EBITDA margin	65.8%	53.1%	12.7	
NET PROFIT	-10	-10	-3.8%	

(1) In 2010, the sale of concession assets to Eiser did not contribute to revenue because these assets had been held for sale. Comparable growth, 57%

Sacyr Concesiones



NEW CONTRACTS WON IN CHILE	Duration	Km	Backlog €m
Concepción-Cabrero Highway	35 years	103	792
Link roads to Iquique	25 years	78	830
TOTAL		181	1,622

OPENED	End of concession	Km/num. of beds
1 st stretch, Vallenar-Caldera (Chile)	2023	65 km
Hospital Universitario in Braga (Portugal)	2038	800 beds
Autovía del Arlanzón (partially open)	2026	146 km

Sacyr Concesiones: Traffic



	ADT		
CONCESSION	2011	2010	Chg. 11/10
Viastur	22,946	22,178	3.5%
Turia	36,598	37,128	-1.4%
Eresma	6,700	6,287	6.6%
Barbanza	12,071	12,175	- 0.9%
Arlanzón	19,795	20,344	-2.7%
Aunor	11,192	11,874	-5.7%
Pamasa	20,236	20,303	-0.3%
Hospital Noroeste		-	-
Hospital de Parla		-	-
Moncloa transport hub		-	-
Plaza Eliptica transport hub		-	-
Neopistas		-	-
Spain			
Autopista del Sol (Costa Rica)	25,432	21,695	17.2%
N-6 Galway-Ballinasloe (Ireland)	8,901	8,612	3.4%
M 50 Dublin (Ireland)	106,230	96,898	9.6%
Vallenar-Caldera (Portugal)	4,319		
International			

Investees: Repsol





- SyV Group is Repsol's largest shareholder, with a 20.01% interest in the company.
- Repsol contributed €64 million to SyV's net profit.

Repsol's net profit at 30 June 2011 was €1,344 million, of which SyV recorded €165 million as the result of its stake.

Sovex platform. Santos basin (Brazil)



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Income statement



€million	30 J	% Chg.		
INCOME STATEMENT	2011	2011 2010		
Revenue	2,092.9	2,345.3	-10.8%	
Other income	152.4	192.7	-20.9%	
External and operating expenses	-1,958.5	-2,343.6	-16.4%	
GROSS OPERATING INCOME	286.8	194.4	47.5%	
Depreciation and amortisation	-90.4	-77.6	16.5%	
Provisions	4.1	68.9	94.0%	
NET OPERATING PROFIT	200.5	185.7	8.0%	
Net finance income/(loss) and exchange gains/(losses)	-260.5	-209.9	24.1%	
Share of profit (loss) of associates	157.1	95.0	65.4%	
Provisions for financial investments	-0.0	11.4	N/M	
Gain/(loss) on disposal of non-current assets	-5.1	0.4	N/M	
PROFIT/(LOSS) BEFORE TAX	92.0	82.5	11.4%	
Income tax expense	10.4	2.8	262.1%	
PROFIT/(LOSS) FOR THE PERIOD FROM CONTINUING OPERATIONS	102.4	85.3	19.8%	
DISCONTINUED OPERATIONS	0.0	1.0	N/M	
PROFIT/(LOSS) FOR THE PERIOD	102.4	86.3	18.6%	
Minority interests	1.5	-4.7	N/M	
NET ATTRIBUTABLE PROFIT	103.9	81.6	27.3%	

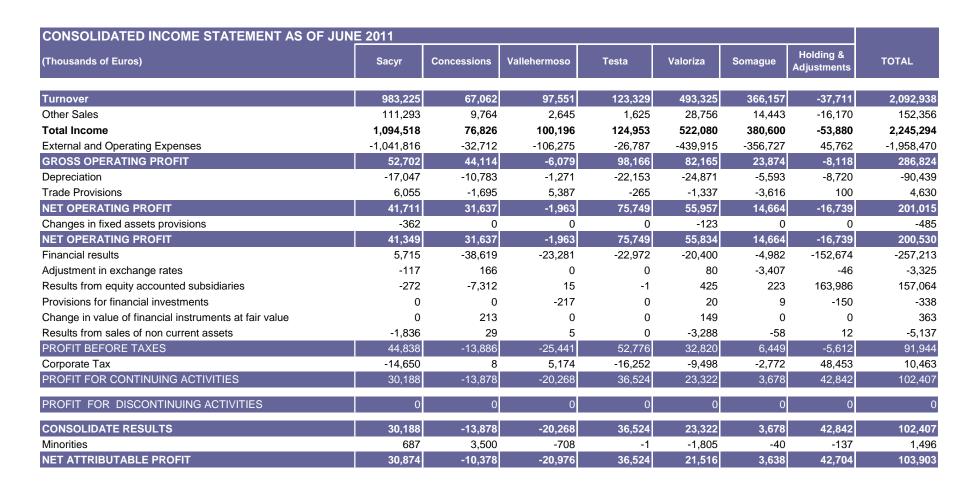
Balance Sheet



€million			
BALANCE SHEET	June 2011	December 2010	Chg. 1H11
Non-current assets	14,769.9	14,676.7	93.2
Investment properties	2,626.1	2,654.5	-28.4
Concession projects	1,590.5	1,646.5	-56.0
Financial assets	9,691.5	9,550.3	141.2
Other non-current assets	861.8	825.4	36.4
Current assets	5,906.6	6,436.4	-529.8
Non-current assets held for sale	314.5	311.7	2.8
Inventories, and trade and other receivables	4,711.6	4,876.8	-165.2
Financial assets	209.9	464.2	-254.2
Cash and cash equivalents	670.5	783.7	-113.2
TOTAL ASSETS-LIABILITIES	20,676.4	21,113.1	-436.7
Equity	3,924.9	3,791.1	133.8
Shareholders Equity	3,849.4	3,710.4	139.0
Minortity interests	75.5	80.7	-5.2
Current and non-current liabilities	16,751.5	17,322.0	-570.5
Borrowings	12,073.6	12,242.5	-168.9
Other current and non-current liabilities	4,677.9	5,079.5	-401.6

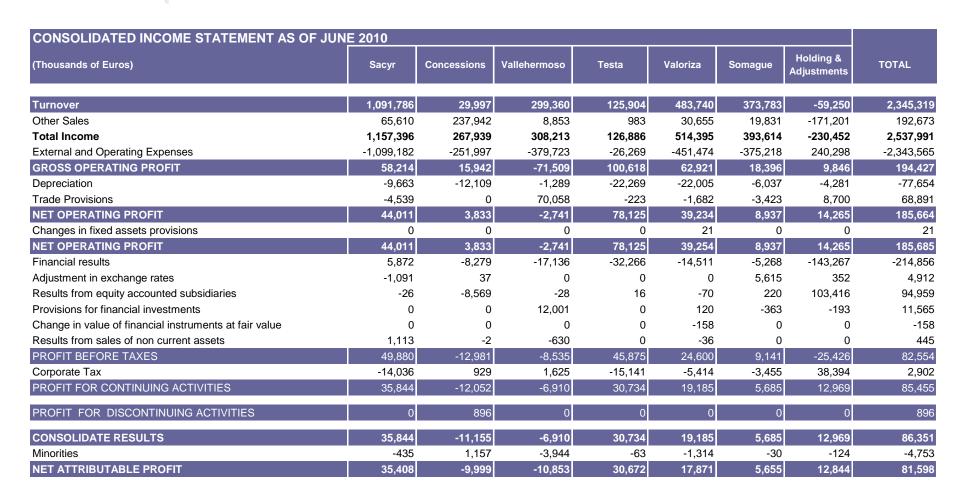
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Income statement by business 30 June 2011



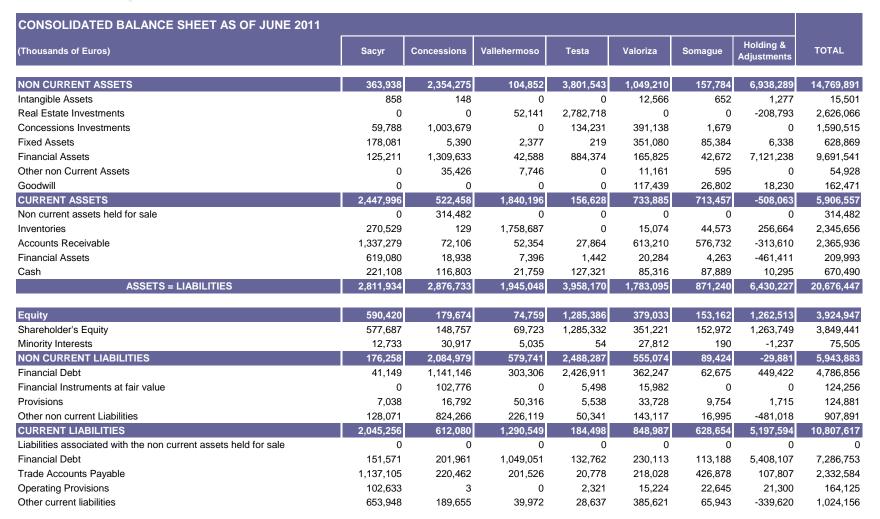
Sacyr Vallehermoso

Income statement by business 30 June 2010



Sacyr Vallehermoso

Balance sheet by business at 30 June 2011







Balance sheet by business at 31 December 2010

Thousands of Euros)	Sacyr	Concessions	Vallehermoso	Testa	Valoriza	Somague	Holding & Adjustments	TOTAL
NON CURRENT ASSETS	403,886	2,182,567	110,130	3,788,903	1,059,360	171,760	6,960,088	14,676,69
ntangible Assets	786	172	0	0	12,621	662	1,810	16,05
Real Estate Investments	0	0	53,677	2,803,359	0	0	-202,572	2,654,46
Concessions Investments	147,041	1,059,515	0	134,317	392,130	1,782	-88,334	1,646,4
Fixed Assets	170,300	5,267	2,453	220	352,769	86,551	7,144	624,7
Financial Assets	85,759	1,116,833	47,404	851,007	173,213	55,964	7,220,135	9,550,3
Other non Current Assets	0	780	6,597	0	11,186	0	0	18,5
Goodwill	0	0	0	0	117,441	26,802	21,906	166,1
CURRENT ASSETS	2,806,880	286,284	1,933,458	243,380	683,517	736,994	-254,113	6,436,4
Non current assets held for sale	0	0	0	0	0	0	311,702	311,7
nventories	353,179	10,739	1,830,499	0	13,055	57,045	246,059	2,510,5
Accounts Receivable	1,519,760	181,244	51,438	28,327	565,347	562,230	-542,185	2,366,1
Financial Assets	674,040	15,341	6,290	1,310	14,013	3,692	-250,439	464,2
Cash	259,901	78,961	45,231	213,743	91,102	114,027	-19,250	783,7
ASSETS = LIABILITIES	3,210,766	2,468,851	2,043,588	4,032,282	1,742,878	908,754	6,705,976	21,113,0
Equity	640,249	184,656	98,021	1,287,956	376,964	150,238	1,053,069	3,791,1
Shareholder's Equity	617,881	155,368	92,098	1,282,146	351,163	150,032	1,061,717	3,710,4
Ainority Interests	22,368	29,289	5,923	5,810	25,801	205	-8,647	80,7
NON CURRENT LIABILITIES	299,695	1,366,905	564,558	2,567,885	540,931	86,102	196,503	5,622,5
inancial Debt	126,769	1,057,308	261,688	2,506,468	383,461	64,174	82,487	4,482,3
Financial Instruments at fair value	128	114,273	0	5,559	18,523	0	-128	138,3
Provisions	6,968	8,138	59,833	5,561	35,686	6,502	995	123,6
Other non current Liabilities	165,831	187,187	243,038	50,297	103,262	15,426	113,149	878,1
CURRENT LIABILITIES	2,270,822	917,290	1,381,009	176,441	824,982	672,414	5,456,403	11,699,3
iabilities associated with the non current assets held for sale	0	0	0	0	0	0	0	
inancial Debt	112,312	190,181	1,090,705	132,831	299,164	118,748	5,816,243	7,760,1
rade Accounts Payable	1,646,335	147,593	255,484	24,689	261,351	456,964	147,889	2,940,3
Operating Provisions	100,231	0	0	906	15,276	25,266	45,469	187,1
Other current liabilities	411,943	579,516	34,820	18,015	249,192	71,436	-553,198	811,7

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.

