

REAL ESTATE

PIONEERS IN ECO-EFFICIENT HOUSING

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ACCIONA, pioneers in development and sustainability

ACCIONA is one of Spain's foremost business corporations, a global leader in the development and management of infrastructures, renewable energy, water and services. With over a century's experience and a payroll exceeding 30,000 employees, ACCIONA operates in more than 30 countries over five continents. ACCIONA is listed on the selective Ibex 35 stock market index and is a benchmark for the market.

Its positioning as a pioneer in development and sustainability expresses its capability to rise to the challenge of achieving sustainable development in all its business areas. One of its specific commitments is to gradually reduce its climate footprint and lead a transition towards a low-carbon economy. Hence, ACCIONA's activities and businesses last year avoided a total emission of 7.58 million metric tons of CO₂ into the atmosphere, 35.5% up on 2008.

ACCIONA is focusing its strategy around two concepts: sustainability and social well-being as pillars of economic growth, ecological equilibrium and social progress.

This commitment was ratified by ACCIONA'S inclusion in various sustainability indexes, such as the Dow Jones Sustainability World Index (DJSI World) and the Dow Jones Stoxx Sustainability Index (DJSI Stoxx), in which it is rated Sector Leader.

ACCIONA's commitment to Innovation has been consolidated by more investment, projects, programmes and human resources, illustrating the Company's intention of maintaining its leadership in the development of more sustainable solutions and alternatives

Who are we?

ACCIONA Real Estate, with more than 20 years of experience, is one of the six business lines in which ACCIONA operates. Drawing upon a wealth of experience and peerless professional standards, ACCIONA Real Estate focuses on the development and management of real estate complexes, oriented towards excellence, and based on the application of new technology and the use of quality materials and fixtures.

All of this while remaining true to our commitment to the environment and the welfare of society at large.

Being backed by a large group like ACCIONA not only guarantees the highest

professional standards and technical experience in project construction, but also permanent customer service and efficient after-sales service, and a solid financial base for future real estate development projects. It also means that we abide by one of the essential missions of the Company: the commitment to sustainable development.

ACCIONA Real Estate is a pioneer in the development of eco-efficient housing, homes that are more energy-saving, reduce water usage and have a lower environmental footprint.

All of this, in 2008, resulted in ACCIONA Real Estate obtaining AENOR Company Registration certification

UNE-EN ISO 9001:2000 as well as the Environmental Management certification UNE-EN ISO 14001:2004 for the development of real estate properties and the administration of real estate assets.

With these management system certifications, ACCIONA Real Estate adopts the same principles that have placed ACCIONA ahead of the field in terms of quality and respect for the environment, and shares the goal of achieving maximum process efficiency and management excellence. ACCIONA Real Estate is firmly established domestically with a number of offices in Spain, and also abroad in Portugal, Poland, Mexico and Brazil.

Its broad and long-standing experience encompasses more than a hundred development projects with over 13,000 residential units already delivered.

A SOCIALLY RESPONSIBLE COMPANY

ACCIONA Real Estate's primary commitment is to develop sustainable Company practices that contribute, within its sector, to the mitigation of climate change. This way, ACCIONA Real Estate, which is committed to the three basic tenets of sustainability (economic growth, ecological balance and social advancement), has grown in the last few years and has been actively engaged in the development of eco-efficient projects.



Eco-efficient housing

ACCIONA Real Estate is a pioneer in eco-efficient (or sustainable) housing, which satisfies the needs of residents and the environment alike, without placing at risk the resources and possibilities of future generations.

An eco-efficient home uses less energy resources, reduces CO2 emissions and water consumption, and opts for building systems and materials that reduce both environmental impact and waste.

To that end, from the very moment a building

is designed inside and out, efficient materials and processes and the characteristics of the site (climate, surroundings and existing resources) are all taken into account.

From start to finish, ACCIONA Real Estate meets the criteria defined within the concept of development and sustainability, according to three premises:

ENERGY SAVING

ACCIONA Real Estate-built homes are equipped with the mechanisms which allow for overall energy efficiency, studying the limits of

thermal demand through passive saving. Special techniques are applied, such as the use of bioclimatic architecture, efficient heating and air conditioning systems, renewable energy use - including thermal solar -, home automation and regulation systems, efficient lighting -including the use of low consumption bulbs and the use of lighting timers -, energy-efficient appliances (A, A++) and energy-saving elevators.

Eco-efficient homes satisfy the needs of homeowners and the environment





RATIONAL WATER USE

Inside the homes, water use is reduced by installing elements such as flow-control faucets and dual-flush toilets.

Outside, water consumption is kept down to a minimum by using gardening systems with automatic watering and native flora. Systems that recycle and reuse gray and rain waters help to make the most of available water for use in common areas, and aid in the replenishing of subsoil

water through the use of water resistant paving.

CLEAN CONSTRUCTION, HABITABILITY AND SUSTAINABLE DESIGN

From the point of view of construction, all ACCIONA Real Estate projects attempt to enhance habitability and accessibility. Improvements include better acoustic and ventilation conditions, advanced planning for maintenance and efficient construction systems.

Similarly, ACCIONA Real Estate uses materials with lower environmental impact after conducting a lifecycle analysis study, as well as using environmentally certified recycled materials and FSC-approved woods. We also study alternative water-quality systems such as non-chlorinated swimming pools and efficient waste management.

ACCIONA Real Estate improves habitability and accessibility in all its projects

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R&D and Innovation

ACCIONA Real Estate's R&D and Innovation department is engaged in a number of projects in Spain and abroad. The research priorities include water and energy efficiency, the use of renewable energies, reduction in CO2 emissions, the use of non-contaminating materials, the incorporation of new information and communication technologies and the improvement of comfort.

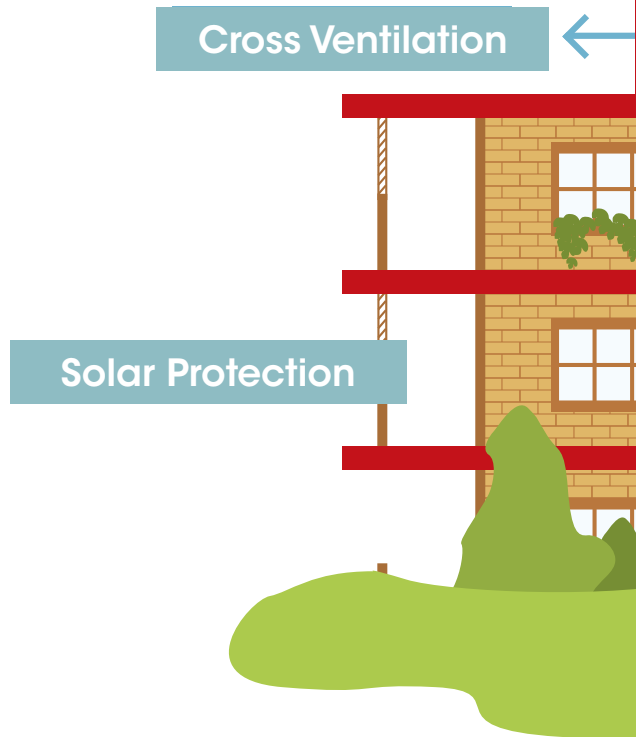
At ACCIONA Real Estate, R&D and Innovation is considered the catalyst for change and a tool for continuous improvement. The Company bases its growth on leadership and technological excellence;

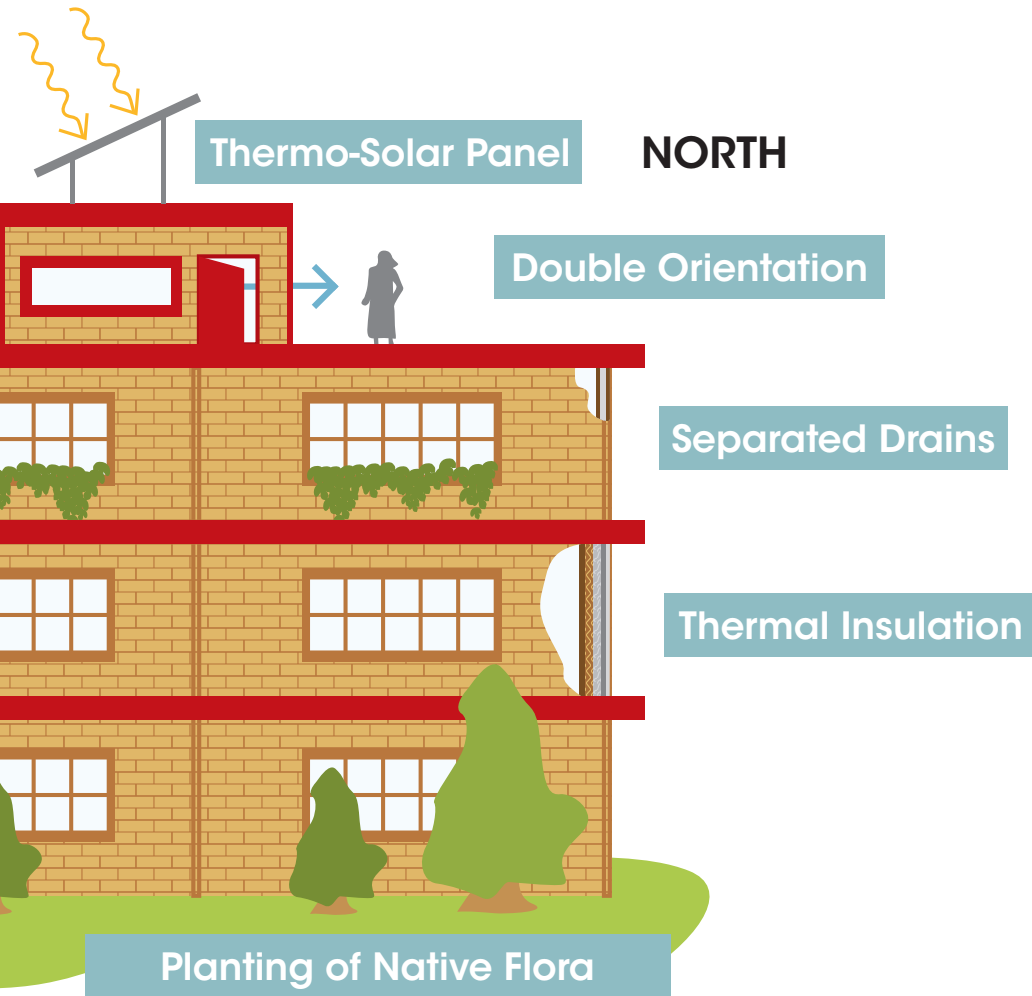
this allows it to improve productivity and the quality of its products and services, and enhance client and employee satisfaction.

Research is oriented towards finding new materials, equipment and systems for the Company's developments and building assets in order to improve sustainability, quality and customer satisfaction parameters throughout the entire value chain. ACCIONA Real Estate believes in the importance of continuing to research, develop and innovate technologically and is confident that this will open up new product and service markets.

eco-efficient housing

SOUTH





The tenets of sustainability



Economic Growth



Ecological Balance



Social Progress



The 42nd floor of the Torre Lúgano tower is the highest point in Benidorm, Alicante.



Can Jalpi, semi-detached housing in the exclusive area of the town of Arenys de Munt, a stone's throw from Barcelona.



Playamar Tres Cantos, a luxury residential development with 500 dwellings on Playa Diamante in Acapulco, Mexico.



RESIDENTIAL PROPERTY

Primary and second homes in urban and coastal zones

Within the residential sector, ACCIONA Real Estate develops housing throughout Spain, Portugal, Poland, Mexico and Brazil.

It's a business that begins with the land (sourcing, analysis and purchase) and goes all the way to the planning, management, follow-up and marketing of the property, without forgetting after-sales/customer service.

ACCIONA Real Estate develops residential projects of mainly primary homes, relying on geographic diversity with developments in exceptional locations in large metropolitan centers.

The corporate potential of ACCIONA Real Estate is becoming more and more patent in Spain as well as beyond its borders.

At the international level, expansion has occurred with a high degree of economic and social interest in Portugal, Poland, Mexico and Brazil, with a broad portfolio of housing at various stages of development.

CUSTOMER SERVICE

Client perception and evaluation are very important to ACCIONA Real Estate.

ACCIONA Real Estate has access to an exclusive

Customer Service and Call Centre, where the primary function is to provide personalized management and continual communication with clients throughout the purchase and use of their home. The Company supports a culture of total quality, wholly client-focused.

Similarly, it adapts its products to the needs of those clients, carrying out regular point-of-sale surveys, taking note of opinions and interests and carrying out verification to check that the quality of ACCIONA's customer service meets the required standard.



Las Encinas de Orgaz residential complex: 1-, 2- or 3-
bedroom apartments in Madrid's Parque Conde de Orgaz.



Parque América offers studios and 1-bedroom apartments on the Avenida Badajoz.

REAL ESTATE ASSETS

Rental homes, offices, shopping centers, hotels and university residences

RENTAL HOMES

After taking a 50% stake in the development firm Inosa-El Coto in 2005, ACCIONA Real Estate now has one of the most noteworthy property portfolios in Madrid, including more than 1,000 residences in Parque Conde de Orgaz, one of the capital's most exclusive areas, including over 200 government-sponsored homes.

The El Coto development comprises studios and flats (1- to 5-bedroom) situated in one of the most desirable areas in Madrid, with high and climbing rent. The complexes contain ample gardens, swimming pools, gyms, paddleball and tennis courts, and communal sports and recreation areas.



The gym at the Los Olivos de Orgaz residential complex.



Left, the Albatros Business Center, located in Arroyo de la Vega, in the Madrid municipality of Alcobendas; right, the innovative Oficinas Plaza complex in Zaragoza.



OFFICES

ACCIONA Real Estate develops business complexes based on the application of technology and the use of high-quality materials and fixtures.

This is best seen in places like the Centro de Negocios Albatros, a 57,000m² business area located in Arroyo de la Vega, in Alcobendas (Madrid).

The Oficinas Plaza office complex has a total above-ground surface of 10,700 square meters and 120 square meters of photovoltaic

solar panels. It is designed according to strict eco-efficient energy criteria.

It includes solar-control glass, low-energy lighting, the use of natural light with illumination control timers, improved insulation in exterior walls to decrease dependence on HVAC and low-energy electrical systems such as the Inverter HVAC system. Together, these measures avoid the emission of around 15 metric tons of CO₂ annually.

Other projects carried out by ACCIONA Real

Estate include the Torres de Eix Macià, in Sabadell; the Necsohenar Business Development, the Golf Park building, the Avenida Europa 20A complex, the Valgrande building and the Gorbea building, in Madrid; the Alameda building, in Valencia; and Tec22@, in Barcelona.

Outside of Spain, ACCIONA Real Estate is developing the ACCIONA Business Center in the Wola district, one of the principal business areas in Warsaw, Poland, with 43,000 square meters of buildable land, and a second building



The Splau! Shopping Centre in Barcelona

on Konstruktorska, also in Warsaw.

SHOPPING CENTERS

ACCIONA Real Estate is involved in the development and operation of three shopping centers:

■ **Splau!** This retail complex is located in one of the most dynamic areas of Barcelona, between the cities of Cornellá and El Prat de Llobregat, next to the new R.C.D. Espanyol soccer stadium. This new leisure venue, which has 54,500 square meters of gross

leasable area, showcases a one-of-a-kind building and avant-garde design. An open architecture, where shops are set in a two-storey ring that includes an 18-screen multiplex with the latest 3D technology, retail outlets by the leading fashion and accessory names, a supermarket, restaurants, game rooms, bowling alleys and 2,800 free parking spaces.

■ **Aquamall.** In Santa Cruz de Tenerife. Four thousand square meters of outside stores that converge to create a central plaza with a

host of outdoor cafés. It also includes exclusive warehouse facilities for storing and organizing stock as well as ample public parking.

■ **La Loma.** This project is set to house some 6,500 square meters of buildable space in Castro Urdiales, Cantabria, just 35 kilometers from Bilbao, with direct access from the A8 highway, which connects the Basque capital with the northern city of Santander.

HOTELS

HOTEL CONDAL MAR** Barcelona.**

Located in the 22@ technology zone in Barcelona, this hotel has 178 rooms distributed over 14 floors. It also features a conference room for 250 attendees, two restaurants, a swimming pool and a gym.

HOTEL CLUB MARÍTIMO DE SOTOGRANDE ** Cádiz.**

The hotel offers unbeatable sea vistas and views of the Sotogrande yachting marina

from any one of its 33 double rooms, 8 suites or 4 penthouses. Its restaurant, El Marítimo, offers an attractive and varied menu of Mediterranean and regional Spanish cuisines.

HOTEL ESTRELLA DEL MAR *** Marbella (Málaga).**

A 5-star luxury establishment (134 rooms and suites) decorated in the Mediterranean style with Arab influences. The hotel is located in the center of the Costa del Sol, on the best beach in Marbella.

Top, the pool at the Hotel Condal Mar and a sea-view terrace at the Hotel Club Marítimo de Sotogrande. Bottom, main facade of the Condal Mar and a pool-side view of the Hotel Estrella del Mar.





UNIVERSITY APARTMENTS

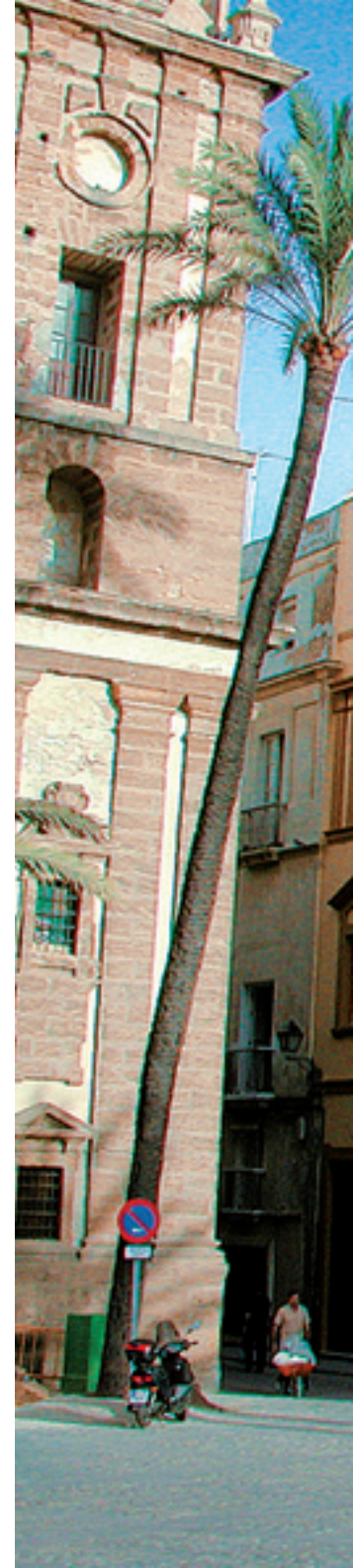
ACCIONA Real Estate has been the pioneer in Spain in introducing the concept of operating university apartments granted via an administrative system. It differs from the traditional halls of residence system in that it offers students greater independence. Currently, the Company manages five

residences (with a total of 1,500 students) under the "Campus" brand name:

- Castile-La Mancha University, in Albacete
- Murcia University
- Lleida University
- Jaume I University, in Castellón
- Cadiz University

ACCIONA pioneered the introduction of the university apartment formula

This Campus Residence in Cadiz offers over 100 apartments and is located in the city's historical center, a stone's throw from the beach area.







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