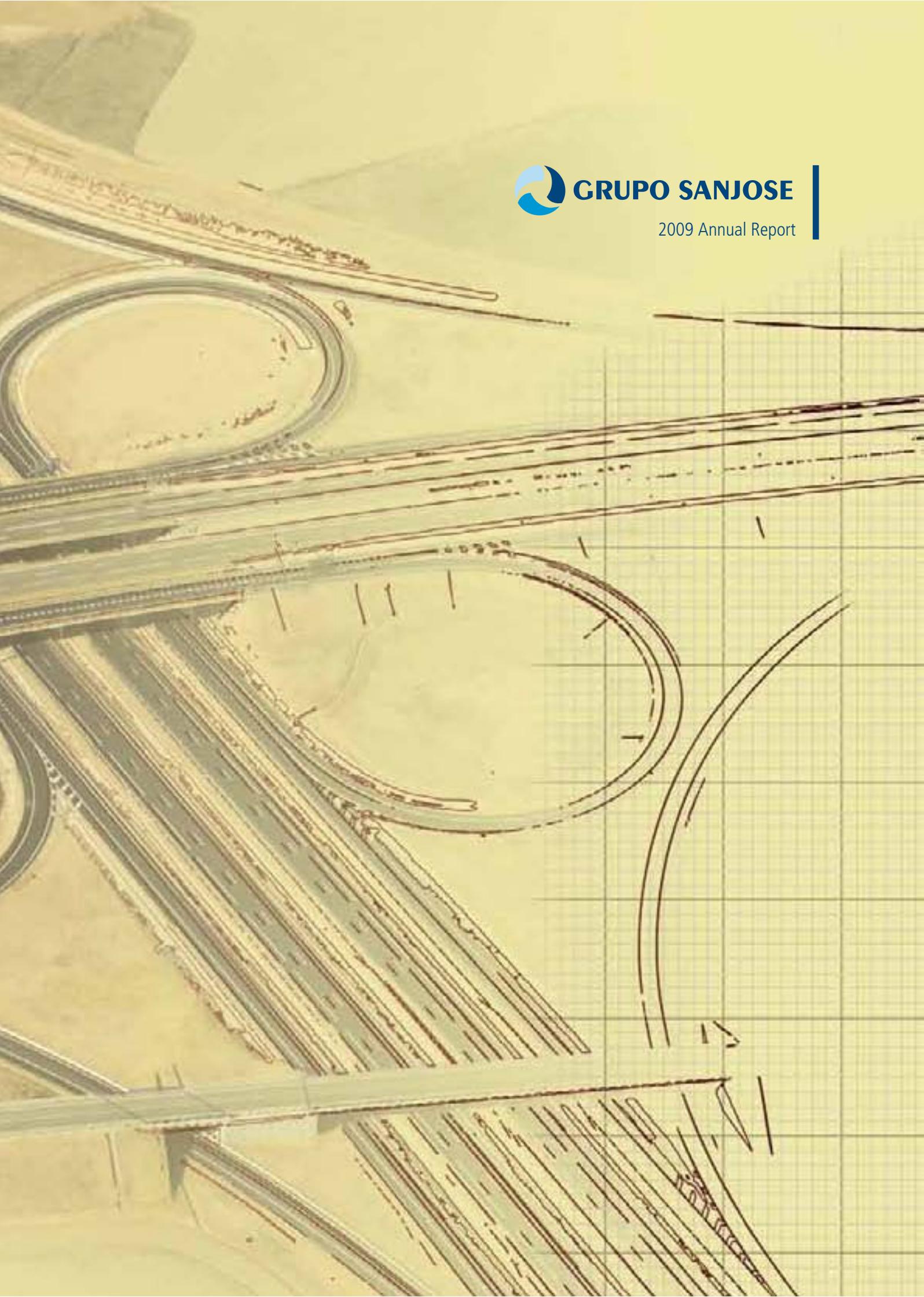




2009 Annual Report





Letter from the President	7
Board of Directors.....	9
GRUPO SANJOSE	10
SANJOSE Construction.....	20
SANJOSE Real Estate	42
SANJOSE Technologies.....	52
SANJOSE Energy and Environment.....	58
SANJOSE Concessions and Services.....	64
SANJOSE International.....	70
Merchandising	86
Carlos Casado.....	90
Capital Risk and Investment Portfolio	94
Corporate Social Responsibility.....	98

Letter from the President



Dear shareholders:

Year 2009 has closed with 1,083 million total revenue and an Ebitda of 71 million. These are figures that we can consider as satisfactory in a period noted for the international financial crisis and a decrease in business activity.

The most notable events of the year have been: GRUPO SANJOSE's being listed on the Spanish Stock Exchange and Carlos Casado listed on the New York Stock Exchange, the approval of the Partial Extension Plan for the Castellana Way (Madrid), presence in large scope international works and projects, construction of large urban developments in Argentina and Peru, the opening of new business lines and, at the internal level, the culmination of the restructuring process with the goal of obtaining a more dynamic and effective organization.

One of the major satisfactions of the evolution of the Group is to check that every fiscal year it is entrusted with more complex engineering works, technological actions that require a high degree of specialization or works on buildings with great symbolic value, whether historical or architectural. The results confirm San Jose's high level of technical abilities.

Our objective is to continue promoting innovation that allows us to have growing participation in construction, operations, or maintenance of the most advanced industrial, scientific, and energy facilities of the time.

At the same time, Grupo SANJOSE continues to be in the alert for new opportunities for expansion and growth. To this end, I am pleased to share with our shareholders that the group has consolidated its presence in a market with tremendous possibility, India, in which we are already involved in the construction of railway infrastructure and we are beginning our operations in Brazil with the best of outlooks.

Technological vanguard, international expansion, global services and profitability for each of our business units are, therefore, the major characteristics that define Grupo SANJOSE's strategy and business reality.

One year more, I would like to thank our shareholders for their support. To our clients, public and private, for their trust. And to our teams, for their preparation, dedication, and constant effort in making San Jose a guarantee and quality symbol.

Jacinto Rey
President

Board of Directors and Committees

MR. JACINTO REY GONZÁLEZ,
President and Managing Director. Nominee Director, since August 18, 1987
Executive Committee

MR. JACINTO REY LAREDO,
Vice-president. Nominee Director, since May 25, 1999
Executive Committee

MR. MIGUEL ZORITA LEES,
Managing Director. Executive, since June 27, 2008
Executive Committee

MR. RAMÓN BARRAL ANDRADE,
Member. Independent, since June 30, 2009
Audit and Nominating, Compensation and Corporate Governance

Ms. ALTINA DE FÁTIMA SEBASTIÁN GONZÁLEZ,
Member. Other Independents, since June 27, 2008
Executive and Audit Committees

MR. FRANCIS LEPOUTRE,
Member. Other Independents, since June 27, 2008
Nominating, Compensation and Corporate Governance

MR. FRANCISCO HERNANZ MANZANO,
Member. Other Independents, since June 27, 2008
Nominating, Compensation and Corporate Governance

MR. ROBERTO REY PERALES,
Member. Other Independents, since June 27, 2008
Audit Committee

MR. ROBERTO ÁLVAREZ ÁLVAREZ,
Member. Independent, since June 27, 2008

MR. SANTIAGO MARTÍNEZ CARBALLAL,
Member. Executive, since June 30, 2009

MR. JAVIER PÉREZ-ARDÁ CRIADO
Secretary and Legal Adviser to the Council and its Committees



SANJOSE

Profile of a Great Group

SANJOSE is a group of companies listed on the stock market, global and multi-sectorial, in constant development and international expansion. Diversification defines its business model with operations focused on traditional sectors such as Construction, Franchising, and Services, but also on the most innovative sectors in the fields of Technologies, Energy, and the Environment.

The drive, dynamism and the strength of its shareholders have made possible a Spanish leadership position in non-residential construction and full consolidation in the competitive civil works and infrastructure market.

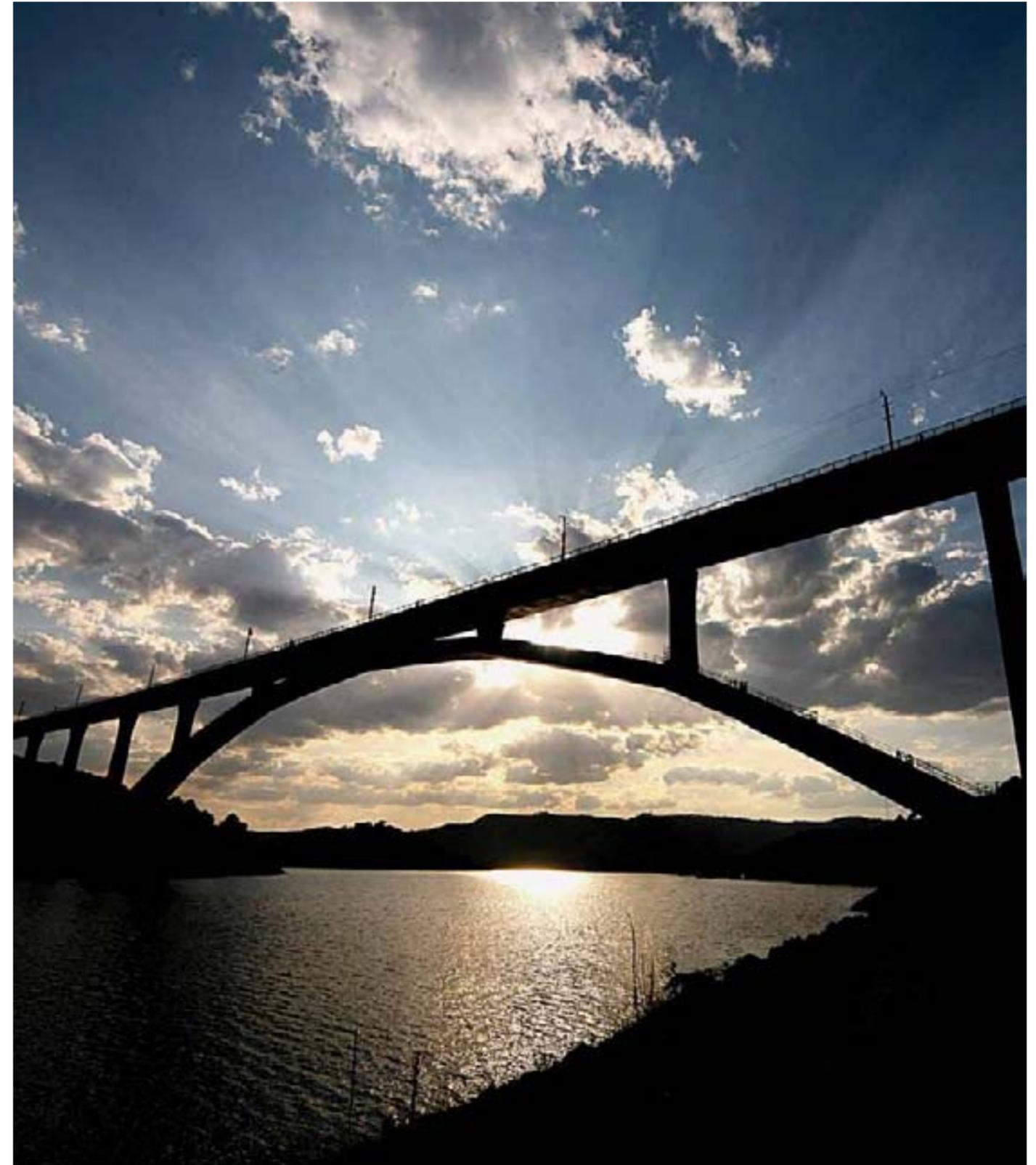
The specialization in representative and state of the art works has opened the doors to the participation in exceptional projects with a great potential for the future and generation of growing value such as the Urban Development of Chamartin (DUCH), the construction of 20,000 residences in the Urban Transformation of *La Matanza-Buenos Aires (Argentina)* or the 3,072 residents of the *Parques de la Huaca Condominium in Lima (Peru)*, Carlos Casado.

The most recognized values of SANJOSE in the market are the following:

- Flexible management system, efficient and adaptable to any market, both in terms of geography and business.
- First class fixed assets.
- Increasing international activity. With projects on four continents, GSJ is a global company capable of providing services and solutions to clients around the world.
- Guaranteed financial stability and special emphasis on cost control and risk management.
- Public functions. 81% of its operating revenue from its main business lines is derived from contracts with the various public administrations.

Business Lines

- Construction
- Real Estate
- Technologies
- Energy and Environment
- Concessions and Services.
- Merchandising
- Bioenergy and Biofuels
- Livestock Farms
- Agricultural Operations
- Venture Capital and Investment Portfolio



Contreras Reservoir Viaduct, Madrid - Valencia HSR

SANJOSE Prestige, Innovation and Quality

Grupo SANJOSE's marks of identity are quality, innovation, respect for the environment and commitment to the client.

SANJOSE is a group that offers its clients trust, experience, closeness, and prestige that comes from the execution of complicated projects with complex architecture. Some of these projects have been renowned with important national and international awards.

Spain Pavilion in the Expo Zaragoza 2008 has been awarded the Prize of *"Spanish Architecture 2009"* (Superior Council of Architectural Colleges of Spain), the *"Fernando Garcia Mercadal"* Prize (College of Architecture of Aragon) and the *"Giancarlo Lus"* Gold Medal for the most innovative architectural project in the energy and renewable energy technologies fields granted by the *International Union of Architects*.

This project, designed by Patxi Mangado and carried out by SANJOSE Construction, set forth the metaphor of a forest in the more than 8,000m² made up of ceramic pillars surrounding the building composed of several glass volumes

that host the different exhibition spaces.

Regarding to these recognitions, Patxi Mangado has noted that "architects have valued that this building represents the end of an era and a new way of doing: with very modest and inexpensive materials, you can create beautiful architecture that is amazing and environmentally friendly".



The Pavilion of Spain, Expo Zaragoza 2008



The Maipú Hospital, Santiago, Chile

"Dot Baires Shopping" Mall in Buenos Aires (Argentina). Recognized with the *Gold Medal for Best Design and Development in Latin America* by the International Council of Shopping Centers (ICSC) in the "REcon 09" Global Convention of Shopping Centers in Latin America held in Panama. This Shopping Mall, 190,000m² in area, has been promoted, amongst others, by GSJ and built entirely by SANJOSE Construction.

The Maipú Hospital in Santiago, Chile has been awarded in the *AADAIH-Domus* contest for its contribution in the field of environmental, social, and economic sustainability in the health sector. This mention was awarded in the Latin American Congress of Hospital Architecture and Engineering held in Buenos Aires in October, 2009. This project has been awarded to SANJOSE, which who also be responsible for its management for the next 15 years.



"Dot Baires Shopping", Buenos Aires (Argentina)



SANJOSE

Generating Opportunities Diversification and Global Character

The 2009-2013 Business Plan that regulates the Group's activity in the next five years is fundamentally focused on promoting activities that operate in sectors with the greatest growth expectations and in a greater internationalization for all its business lines, increasing its presence in Europe and Latin America and exploring new opportunities in Asia and the East.

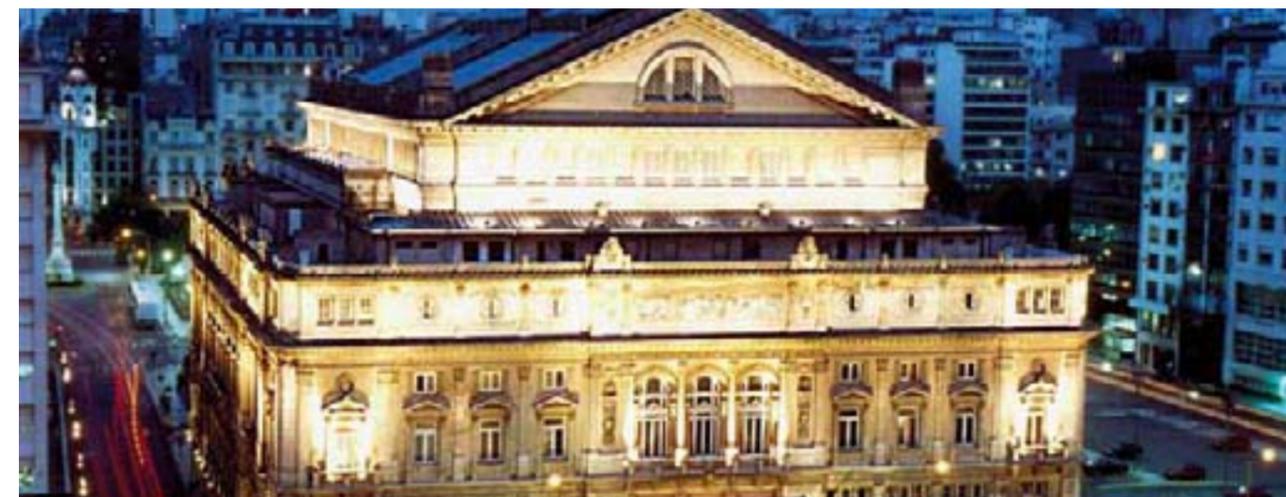
GSI is a global company capable of providing services and solutions to clients throughout the world. It has a significant presence in Portugal, France, Romania, Argentina, Peru, Chile, Paraguay, Uruguay, Brazil, the United States, Cape Verde, and India. While increasing its growth in these countries, SANJOSE is studying the best option for entering new markets that promote

its international expansion through agreements with local businesses or participation in unique projects that require a high level of specialization, a high technological level, or complicated execution.

In this fiscal year, awards have been granted for four railway tunnels in India and two hospitals in Chile (design, construction, and management for 15 years).

SANJOSE reaffirms its international character and specialization in unique work projects with different projects in which it is currently working:

- The Aconcagua Bi-Oceanic Corridor, Low Altitude Railway Tunnel that would link Chile and Argentina and whose budget is estimated at US\$3 billion.
- Quito Airport Access (Ecuador).
- Hospitals in Abu Dhabi (United Arab Emirates) and France.
- Airport Terminal and a desalination plant in Sohar (Oman).
- In the energy field, a Hydroelectric Plant in Peru, Thermal Plants in Chile and Ecuador, a Combined Gas Cycle Plant in Oman, electromechanical assemblies for two plants of this type in London and Amsterdam,



Teatro Colon (Columbus Theater), Buenos Aires (Argentina)

presentation of a proposal for the development of two wind farms in the province of Rio Negro (Argentina) for a total of 100 Mw, and different studies of this type that are being carried out currently in Spain, Romania, and Latin America, and development of solar photovoltaic energy in Italy and France.

Technologies and Energy and the Environment are the business lines with the greatest growth and diversification expectations, not only for the increase in revenue of the current segments, which are industrial plants, infrastructures and transportation, installations, assemblies, and maintenance, but due to the good growth perspectives in innovative areas such as renewable energy and energy efficiency.

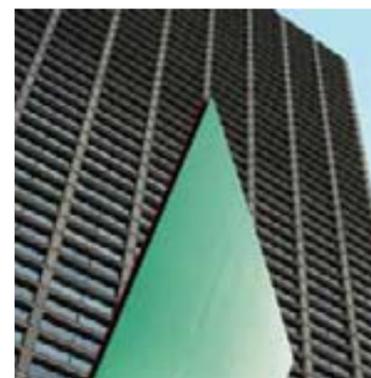
Within the Group's business and geographic diversification policy, it is important to mention **Carlos Casado**, a SANJOSE majority shareholding company that has, among its most important assets, 310,000 hectares of land in the Paraguayan Chaco. The **Carlos**

Casado Strategic Plan's objective is to consolidate its historical, agricultural, and industrial activities and the development of new operating areas (bioenergy and biofuels, biopharmacy, nature and conservation, environmental tourism, etc.) that have been implemented in recent years by SANJOSE and that requires a significant and consistent investment in terms of innovation, research, and new technologies.

This significant bid for **R&D** and the bid for the development of new business lines is being carried out with partners specialized in the different areas that are capable of increasing company growth in business lines with encouraging future prospects.



Parque de la Huaca Condominiums, Lima (Peru)



Burgo Building, Oporto (Portugal)



The Carlos Casado Plantation, Paraguayan Chaco



Heating and cooling Polygeneration plant in Cerdanyola del Valles, Barcelona



SANJOSE

The largest urban development in Europe

In terms of urban development, the Partial Extension Plan of the Castellana Way (Madrid), known as “Chamartin Operation”, deserves special consideration. It is the largest urban development operation in Europe. In the words of the mayor of Madrid, Mr. Alberto Ruiz Gallardon, “due to its strategic value, it is comparable La Défense and Austerlitz in Paris, Broadgate and Canary Wharf in London, or to the urban transformation of central areas of Berlin”. “We have a historic opportunity”, said Mr. Ruiz Gallardon, that will mean “economic promotion of our city and across the country”.

Chamartín Urban Development (DUCH), owned by SANJOSE and BBVA, is the company that will manage an expected investment of 10.95 billion Euros. The Plan has received initial approval through the agreement reached in December, 2009 by the Ministry of Industrial Promotion, the Madrid City Hall and

the Government of the Community, having preliminarily approved the Castellana Way Partial Extension Plan.

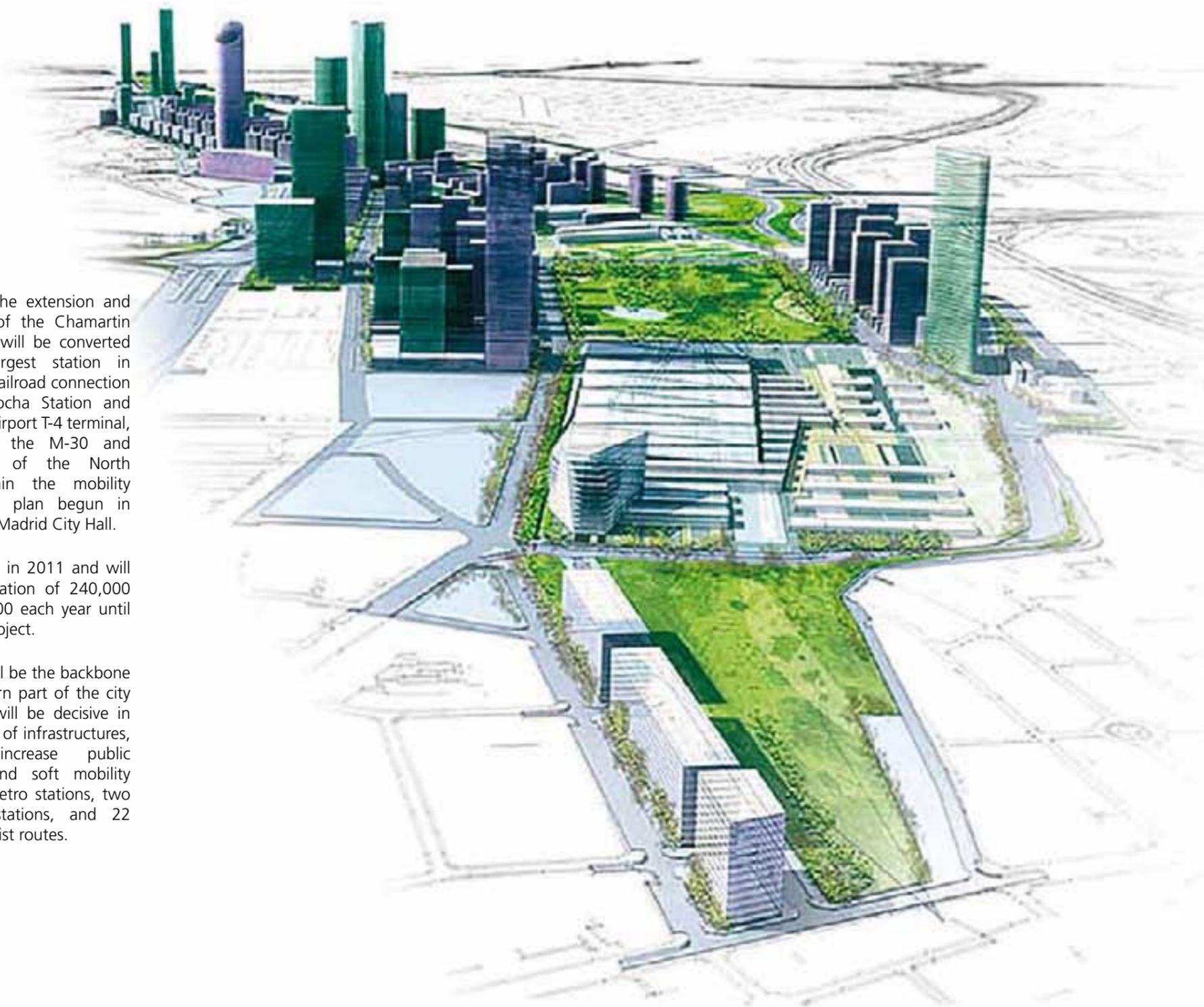
Key project data are:

- Planned investment of 11 billion Euros in twelve years.
- Development of over three million square meters of land.
- Extension of the Castellana Way of about three kilometers.
- Construction of 17,000 residences (of which 4,000 will be government subsidized), 1,204,000 square meters of offices, 165,000 meters for hotel use and another 165,000 for commercial use.
- An ambitious infrastructure program that covers the underground railroad routes of

Chamartin, the extension and remodeling of the Chamartin Station that will be converted into the largest station in Europe, the railroad connection between Atocha Station and the Barajas Airport T-4 terminal, and closing the M-30 and construction of the North bypass within the mobility improvement plan begun in 2003 by the Madrid City Hall.

Work shall begin in 2011 and will promote the creation of 240,000 employees, 20,000 each year until the end of the project.

The operation will be the backbone of a new northern part of the city of Madrid and will be decisive in the improvement of infrastructures, which will increase public transportation and soft mobility with five new Metro stations, two regional train stations, and 22 kilometers of cyclist routes.





SANJOSE 2009

A Group on the Stock Exchange

On July 20, 2009, Grupo SANJOSE began to be listed in the Spanish Stock Exchange. In a complicated period, full of difficulties and marked by the worldwide financial crisis and deceleration of activity, SANJOSE has tested the strength of its business model and has learnt how to take advantage of competitive advantages to continue with its Business Plan and to finish the fiscal year in a satisfactory manner with revenues of 1.08 billion Euros and an EBITDA of 71 million Euros.

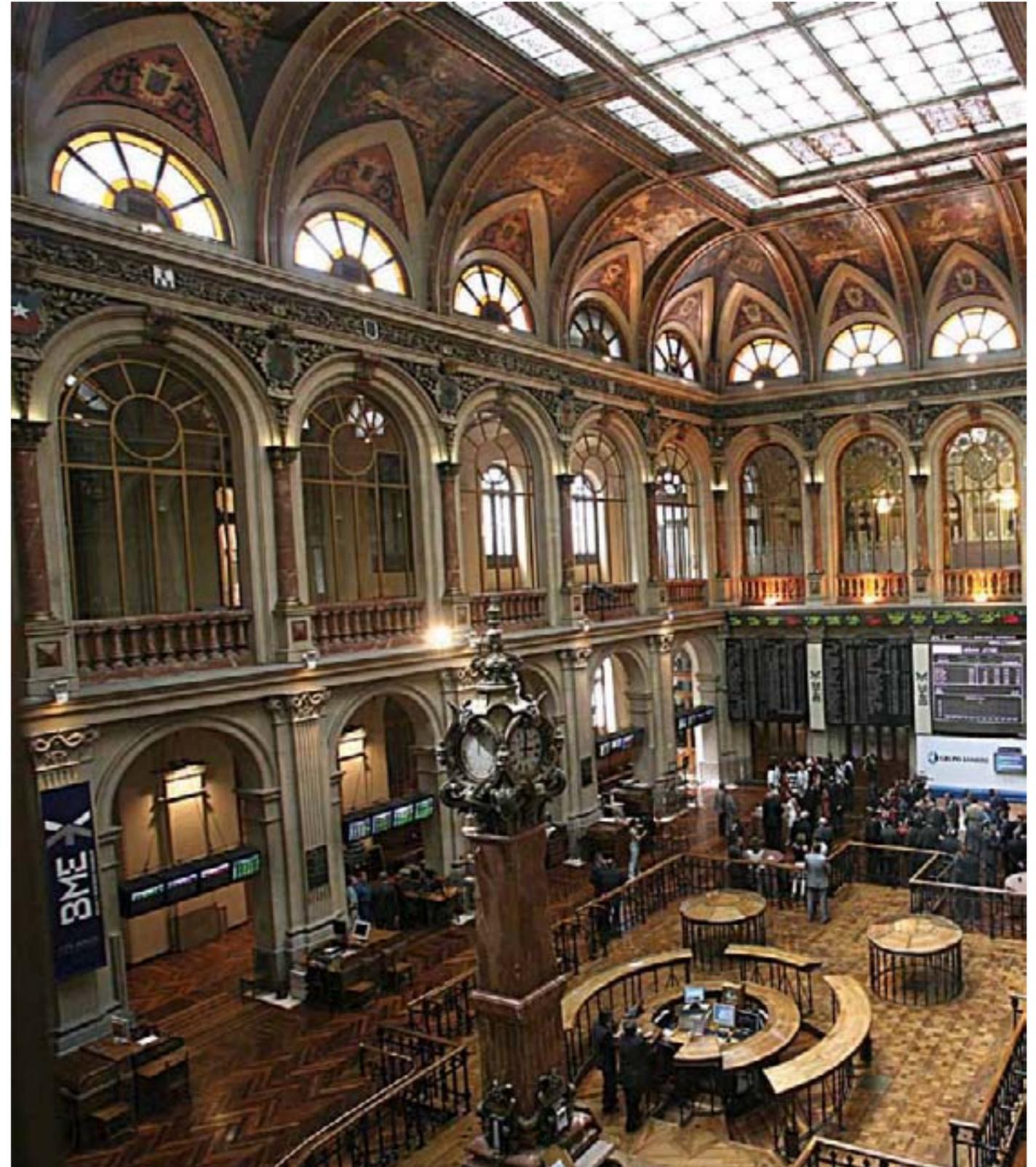
Grupo SANJOSE is also present in other stock markets. Through its majority shareholding in the Argentinean company Carlos Casado, a company listed in the Argentinean Stock Market (1958) and New York Stock Exchange (2009). Opening to the U.S. market in this fiscal year through

the *American Depositary Receipts (ADRs) Level I Program* and approval by the *U.S. Securities and Exchange Commission* is part of the Carlos Casado international expansion strategy and gives greater volume and liquidity to the share.

SANJOSE is much more than a construction or real estate company. It is a company with a business model that is clearly differentiated from other Spanish companies. It is a strong, dynamic, and well-positioned Group in the sectors in which it is involved. It has a strong financial structure and rigorous investment criteria. It optimizes its resources with efficiency and profitability criteria. It continually improves its activities and services through innovation, talented professionals, and R&D efforts. With the ability to adapt itself

quickly to all market situations, increasing the productivity of each project and, in short, to fully satisfy all needs and demands of its clients, to inspire a relationship of trust with its providers, employees, and shareholders, and to promote sustainable development, the creation of wealth, and social and environmental respect.

In summary, 2009 has been a year in which SANJOSE has reaffirmed its business and management model, maintained its national strength and has significantly increased its international presence.



Grupo SANJOSE's listing in the Spanish Stock Exchange. Madrid Exchange.



Civil Works

Building

Cartuja I.

EBA

Viaduct over the Genil River for the A-45, Cordoba

SANJOSE Construction has a national and international presence in its two large operating areas: Civil Works and Building.

SANJOSE Construction is distinguished by its capacity to convert each project in a unique and innovative project adapted to the needs of the client and demands of the market. Support of various specialized divisions (Special Work Projects, Hospitals, Shopping Malls, etc.) contributes its capabilities to offer the best solutions in terms of unique projects that require a high level of technology.

SANJOSE combines the solutions, services, and possibilities that a diversified and multinational company can offer with the closeness, dialogue, and knowledge contributed by a local business.

Civil Works

The SANJOSE infrastructure division stood out in 2009 by its technologically advanced and innovative capabilities, which allow it the possibility of executing some of the most significant civil works projects in the national market and being present in international projects as unique as the Low Height Tunnel that would link Argentina and Chile, better known as the Aconcagua Bi-Oceanic Corridor.

Its values: quality, meeting deadlines, technological capabilities, operating efficiency, and an exhaustive attention to the Prevention of Professional Risks and a strong commitment to preserve the environment.

Railways

SANJOSE carries out all types of high speed, interurban and metropolitan rail projects. The execution of different and significant sections of various high speed railway accesses has been noteworthy in this fiscal year and they have begun or are in the execution phase for ADIF (Ministry of Industrial Promotion). Some are genuine engineering challenges given their technical complexity and the demands of their location.

THE FOLLOWING RAILWAY PROJECTS ARE NOTEWORTHY THIS YEAR:

- Embalse de Contreras-Villargordo del Cabriel Section.** It is the most representative section of the entire Madrid-Valencia high speed line and one of the most technically difficult that is being undertaken in Spain, given that 85% of the track consists of three tunnels and three viaducts due to the rugged terrain clearance and to the proximity of the A-3 highway. Amongst these structures, the Contreras Viaduct is noteworthy: 37 meters in height above the water, having the largest concrete railway arch in Europe, a 261 meter span.
- Ocaña-Villarubia de Santiago Section** of the Madrid - Valencia High Speed Line, 21 Km. long and with two viaducts.
- Madrid - Zaragoza - Barcelona - French Border High Speed Line Platform. Montcada - Mollet (Barcelona) Section,** with two viaducts and three false tunnels.
- Río Cea-Bercianos del Real Camino Section** that will link Palencia with Leon, in the North - Northwest High Speed Line. 10 km long with three viaducts.
- Colada de la Buena Vida - Murcia Section,** Madrid - Valencian Community - Murcia Region in the High Speed Line. 7.9 Km, with nine level crossings, two viaducts and the new Beniel station.
- Vera - Los Gallardos Section of the Almería - Murcia Region HSR. More than 10 kilometers long with various unique elements:** two viaducts, a false tunnel, eight overpasses, an underpass, and fourteen drainage projects.
- Palencia - Amusco Section,** of the High Speed Line to Cantabria. More than 18.7 Km. amongst which there are 26 structures, the most noteworthy of which are two 133 meter long viaducts and two pergolas over the Palencia canal, 45 meters each.



Tunnel Detail, HSR Madrid - Valencia



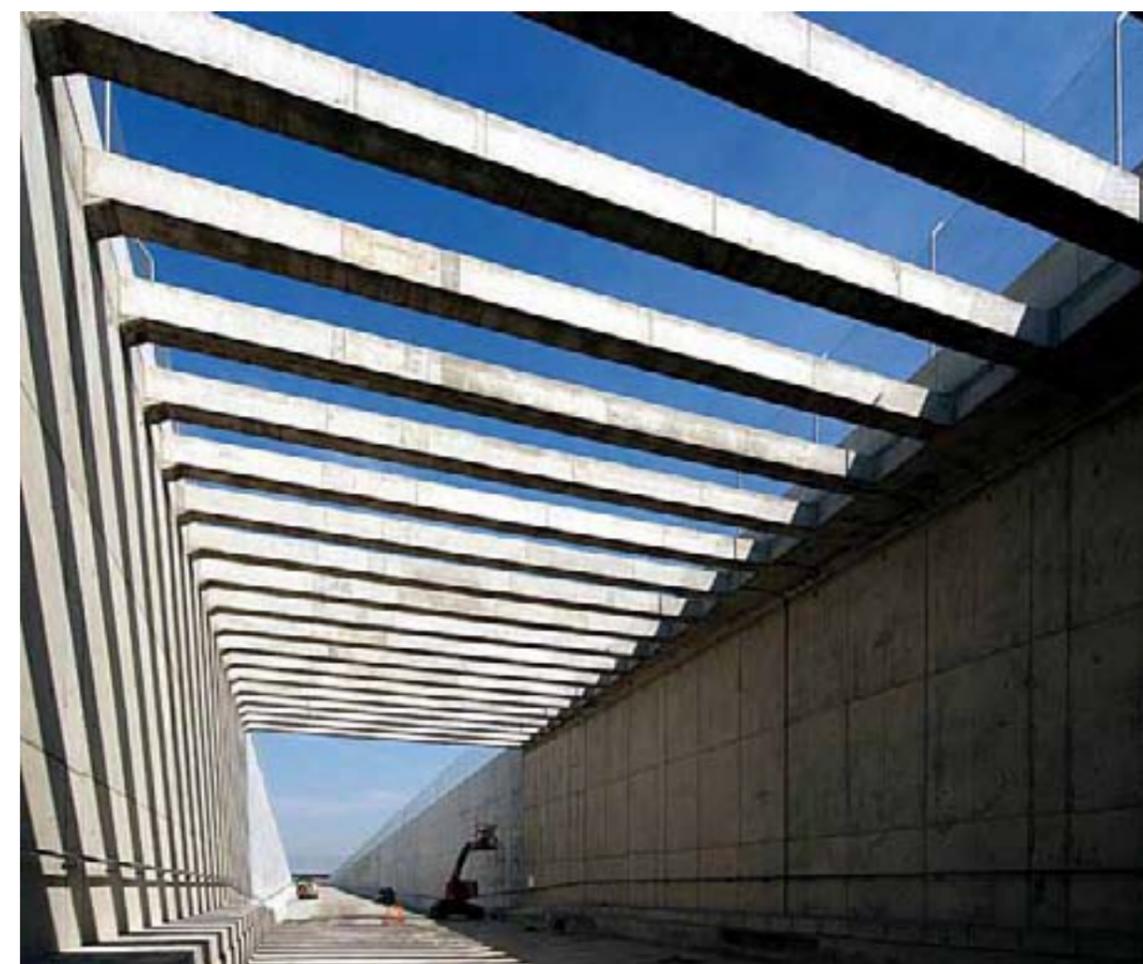
Istmo Viaduct, HSR Madrid - Valencia



Ocaña-Villarubia Section, HSR Madrid - Valencia



Contreras Reservoir Viaduct, Madrid - Valencia HSR



Montcada - Mollet Section, HSR Madrid - Zaragoza - Barcelona French Border

Highways and Roadways

The experience and technical capacity in this market has allowed the Group to be present in the following projects:

- **Access roadways to Valdebebas, Madrid.** Primary access of the M-11 roadway to the new development area. Parallel, an underpass has been constructed for IFEMA (Exhibition Institute of Madrid) between the premises and grounds expected for expansion in Valdebebas.
- **A-50 Salamanca-Encinas de Abajo, Salamanca.** 15 Km roadway section, with three diamond-intersections, 23 structures and the Viaduct over the Tormes River that is more than 500 meters long.
- **A-45 Encinas Reales-Benameji, Cordoba.** 11.5 Km section, with a unique 605 meter viaduct over the Genil, with piles up to 78 meters high and arcs with a 95 meter span.
- **A-67 Osorno-Marcilla de Campos, Palencia.** 10 km roadway, with six overpasses, eight underpasses, and a 90 meter long viaduct.
- **AG-53 Alto de Santo Domingo link Cea A-52, Orense.** 12.6 Km. roadway, that will help reduce the drive from Santiago de Compostela to Orense by more than thirty minutes.
- **Viaduct over the Barbantiño river on the AG-53, Orense.** With an 810 meter long structure, 90 meters high.

- **Viaduct over the Miño river on the AG-53, Orense.** 450 meters long and 150 meters high.
- **A-75 Roadway Verin-Portuguese border.** Important project that will link the Spanish and Portuguese high capacity roadway networks. 11.3 Km roadway, three connectors, and 16 structures: three viaducts, six overpasses and seven underpasses).
- **Duplication of Highway N-332 roads from Almeria to Valencia, Stretch-Sollana Section, Valencia.** Construction of 8.2 km of new roadway, adaptation of the existing Sollana connector, ten new viaducts and modification of the existing one.
- **Alternative Roadway Southwest of Toledo.** Approximately 24 kilometers, it will transform the metropolitan concept of the city and the populations of its surroundings. Noteworthy is the creation of 9 connectors and 45 structures, amongst which are 5 viaducts, 18 overpasses, 21 underpasses, and 1 animal crossing.
- **Emergency parking in the A-2 Madrid - Barcelona Highway,** in the El Balconillo Industrial Complex, in the P.K. 103 Service Area and in Alcolea del Pinar (Guadalajara).
- **Alternative PO-546 roadway in the municipal Pontevedra term,** between Reguerito and the PO-11 highway.
- **Widening and improvement of the CV-720 highway from Benigemala to Castell de Castells in Alicante.**
- **Conditioning of the A-5058, from El Portal to Malpica, Huelva.** Highway with a 6.8 Km new route in a protected area demanding maximum precautions and compensatory measures in order to protect the lagoons and transplanted species.
- **Regueron Roadway (Murcia Bypass).** 16 kilometers of roadway, with two roadways and three lanes each, 4.3 Km of connecting branches, two viaducts, three overpasses, and fifteen underpasses.



A-67 Osorno - Marcilla de Campos, Palencia



Access routes to Valdebebas, Madrid



Viaduct over the River Minho on the AG-53, Orense



Alternative Highway Southwest of Toledo



Viaduct over the Genil River on the A-45, Cordoba

Hydraulic Works

Water has become a great environmental and social relevance in all countries. This need has encouraged various governmental administrations to give special attention to the development of new operational, sanitation, and modernization projects for existing infrastructure.

- **Conditioning of infra-structures for the fountains at Palacio Real de La Granja, Segovia.** Currently the granting of provision for the current acquisitions belongs to National Assets.
- **Expansion of the Waste Water Treatment Station (WWTS) Arroyo de la Vega, Madrid.** Design and execution of the fourth wastewater treatment line that will be used for expansion of the municipality.
- **Design and execution of the project for the new sewage plant for the municipality of Aranjuez Norte, Madrid.** that will be used to purify wastewater generated by the new Urban Development Plan that will help purify waste water generated

by the new La Montaña and the industrial area and nearby commercial operations.

- **Canal for Páramo Bajo, León.** Modernization and improvement of irrigation, whose irrigational area for this project's sector will reach 3,984 hectares.
- **Canal for Villalaco, Palencia.** Construction of a canal from an 8,200 meter rectangular reinforced concrete section and placement of Ø1000 PVC piping to drain excess irrigation flow. Length: 2100 m.
- **El Pualar to Oteruelo sewage line in Rascafría, Madrid.** Execution of various kilometers of sewage piping and construction of two primary treatment pumping stations.
- **Irrigation Channeling in Prado Jurado, Malaga.** Irrigation channeling for the Prado Jurado, Merino, and Carambuco Streams as well as the New Storm water Basin of Mercamalaga.

- **Environmental restoration of the Nonaya River in Salas, Asturias.** Channeling of the river and the development around the river along its route.
- **Construction of the new marine promenade in the port of Algeciras, Cadiz.** Redevelopment for citizen enjoyment and leisure activities as well as the connection to the city.



WWTP Digester Cover Arroyo de la Vega, Madrid



WWTP North Aranjuez, Madrid



Luis Montoto Avenue, Seville



Promenade of the Bay of Cadiz

Other Operations

Amongst the rest of the infrastructure that SANJOSE is executing at present, it is important to review the construction of diverse development projects throughout the entire Spanish territory, amongst which the following are noteworthy:

- **Fadricas in San Fernando, Cadiz.**
- **La Sionlla Business Park (1,500,000m²) in Santiago de Compostela,**
- **A Coruña.**
- **"Cucarela-3" UE-11 Sector in Chiclana de la Frontera, Cadiz.**
- **Axis B from ST-2 to 3-A axis in the field of the partial plan of the directional center of Cerdanyola del Valles, Barcelona.**
- **From the street Blas Fernández and the street Enric Morera in Hospitalet de Llobregat, Barcelona.**
- **Around the sea in Bellvitge in Barcelona.**

It is also important to mention SANJOSE's active participation in the development of the local investment state fund:

- **Development of open space between the streets of Ciencias, Arquitectura and Gran Vía in Hospitalet de Llobregat, Barcelona.**
- **Redevelopment of the Maritime Promenade in the Bay of Cadiz.**
- **Conditioning and improvement of public spaces adjacent to the Promenade of Europe in San Sebastian de los Reyes, Madrid.**
- **Suitability of the Molinete urban environment in the historic area of Cartagena, Murcia.**
- **Implementation of a one-way in the Luis Montoto Avenue in Seville.**
- **Development of the Plaza de Vidre in L'Hospitalet de Llobregat, Barcelona.**



Infrastructure conditioning on the sources of Palacio Real de La Granja, Segovia



Fadricas Development in San Fernando, Cadiz

Building

SANJOSE Construction separates this area of activity into two large segments: Non-Residential Building and Residential. For SANJOSE Construction, marked by its clear orientation toward the client, building means materializing the projects that public and private agents promote to make society grow and improve.

The experience of the company and its ability to shorten deadlines without affecting the quality of the project has made SANJOSE amongst the leading Spanish construction companies in Building. The specialization and experience in this market gives SANJOSE the trust of all clients to take on projects of all types including schools, hospitals, police stations, courts, municipal sports centers, museums, universities, shopping malls, offices, hotels, government subsidized and private housing.

Non-residential Building

With a high level of specialization and history in health and education projects, shopping malls, and other projects, SANJOSE is identified as the company with the best solutions for unique constructions that is distinguished for its historical relevance, magnitude, aesthetic value, and for the technological advances it employs.

Health

This is one of SANJOSE's big specialties after having executed some of the most important construction projects in the Spanish health field. It has a specific Division that guarantees extensive knowledge about the product and its equipment in one of the most sensible settings for the community.

In 2009, the company has worked in ten important health projects involving new building, among which the following hospitals must be mentioned:

- **Asturias Central University Hospital (HUCA), Oviedo.**
- **Xeral de Lugo Hospital.**
- **Gandía Hospital.**
- **IMQ Clinic in Bilbao.**

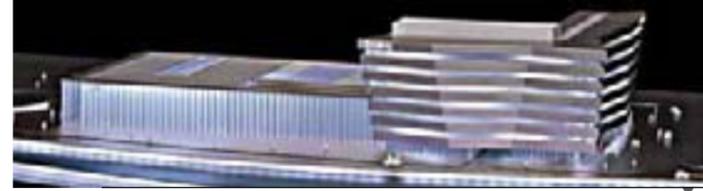
Land area. 365,000m² Hospital area. 180,603m² Total beds. 1,039 Intensive care. 121 Operating Rooms. 33 Parking spots. 2,045 Architects. *Ángel Fernández Alba and Juan Navarro Baldeweg*

Land area. 166,000m² Hospital area. 151,398m² Total beds. 823 Intensive care. 106 Operating Rooms. 18 Parking spots. 2,164 Architects. *Luis Fernández Inglada, Juan José Arévalo and Eduardo Herraiz*

Land area. 69,213m² Hospital area. 48,640m² Total beds. 396 Intensive care. 14 Operating Rooms. 10 Parking spots. 530 Architects. *Juan Añón Gómez, Gema Martí Sanjuán, Ramón Calvo Soto and José Ramón Tormo Illanes (AIC EQUIP Architects & Engineers)*



Gandía Hospital, Valencia



IMQ Clinic in Bilbao.

Land area. 9,200m² Hospital area. 25,466m² Total beds. 157 Intensive care. 14 Operating Rooms. 9 Parking spots. 450 Architects. *Carlos Ferrater y Alfonso Casares*



Asturias Central University Hospital (HUCA), Oviedo



Xeral de Lugo Hospital

Education

The construction, extension, or renovation of educational facilities (Nursery Schools, Primary Schools, High Schools, or Universities) is another market in which the Group has tremendous specialization and implementation. In any of these projects, construction pursuant with the needs of the centers in regards to cost, quality, and deadlines is ensured.

In 2009, the Group has delivered 22 schools to different government administrations and 23 new educational projects have been contracted for their execution in 2010. Amongst those completed this fiscal year, the following are noteworthy:

- **School of Education and its Departments and Administrations of the School of Social Sciences, as well as other unique facilities (Library, Cafeteria-Dining Room, Body Language Classroom) in the Campus of Tarongers of the University of Valencia.**
- **Library of the School of Sciences at the University of Vigo.**
- **Technological Module for Research of the University of Vigo.**
- **University Research Center in Mieres, Asturias.**
- **Experimental Animal Unit of the University of Granada**
- **El Pilar School in Valencia.**
- **Santo Domingo de Guzman Secondary School in Lerma, Burgos.**
- **Nursery and Primary School in Simancas, Valladolid.**
- **CAP in Tordera, Barcelona.**
- **Extension of the Miraflores School in Orense**
- **San Isidro de Nijar C1 School, Almería.**
- **Camposoto C2 School in San Fernando, Cadiz.**
- **Felipe Solis Villechenous Secondary School in Cabra, Cordoba.**
- **School in Rivas Vaciamadrid.**



Built on Surface. 55,973m²
 Library. 1,350m²
 Classrooms. 58
 Laboratories. 50 (5,700m²)
 Offices. 195
 Workshops. 9 (2,300m²)
 Events Hall. 300 seats
 Architect. *Salvador Moreno Peralta*



University of Malaga Engineering School



School in Rivas Vaciamadrid

El Pilar School, Valencia

Library of the School of Sciences of the University of Vigo



Built on Surface. 25,270m²
 Offices. 260
 Body Language Classroom. 1,893m²
 Classrooms. 49
 Special Classroom. 9
 Laboratories. 2
 Dining Room. 1,000m²
 Library. 2,519m²
 Architects. *Juan Añón Gómez and Gema Martí Sanjuán (AIC EQUIP Architects & Ingenieros)*



The School of Education of the Tarongers Campus of the University of Valencia



Dot Baires Shopping, Buenos Aires (Argentina)



Espacio Coruña

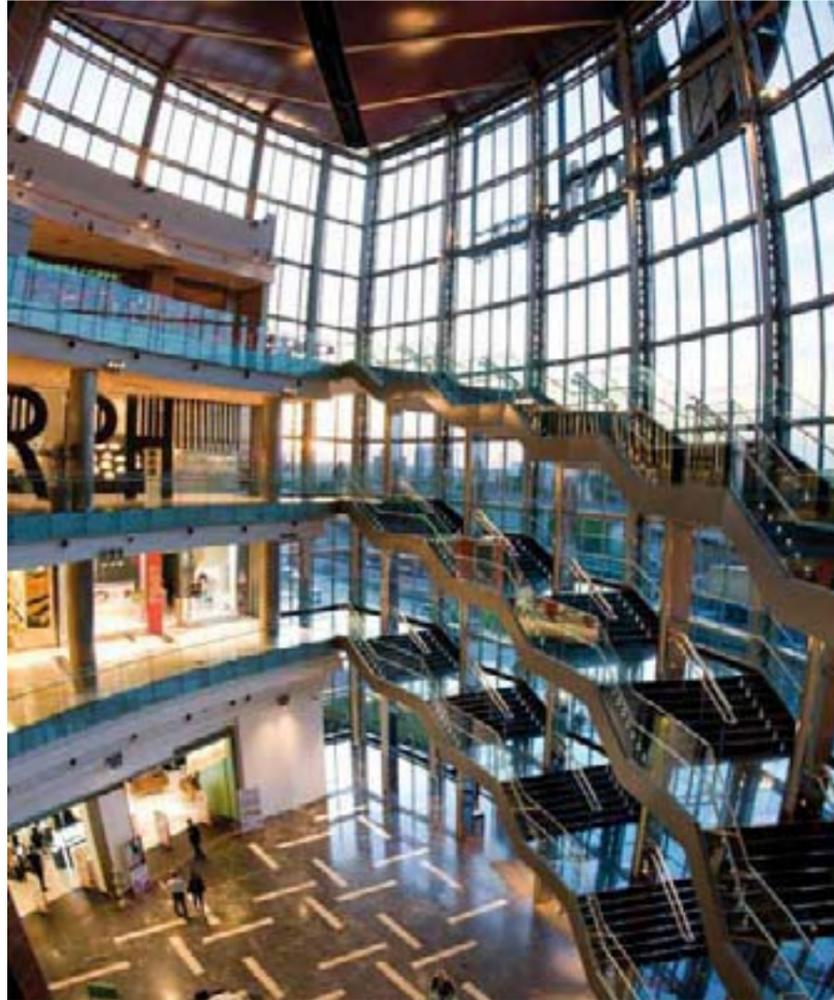
Shopping Malls

SANJOSE Construction has significant experience and track record in building Shopping Malls. It has a specific Division in this area that has participated in the building of more than 40 projects of this type in numerous countries and is therefore capable of ensuring an extensive level of product knowledge and an effective response in dealing with any needs a work project of this type may require.

SANJOSE also develops and manages its own Shopping Malls and therefore shall be able to contribute consulting work to the client in each project phase based on its experience as a developer.

In 2009, three Shopping Malls executed by SANJOSE have been opened.

- **Espacio Coruña.**
- **Puerta Europa Algeciras, Cadiz.**
- **Dot Baires Shopping, Buenos Aires (Argentina).**



Dot Baires Shopping, Buenos Aires (Argentina)



Espacio Coruña

Built on Surface. 190,000m²
Gross rentable surface. 49,700m²
Parking Spaces. 2,500
Architect. *Estudio Pfeifer and Zurdo*

Built on Surface. 105,000m²
Gross rentable surface. 29,000m²
Parking Spaces. 2,000
Architect. *Manuel Romero (Arquintec)*



Puerta Europa in Algeciras, Cadiz

Built on Surface. 105,000m²
Gross rentable surface. 42,000m²
Parking Spaces. 2,000
Architect. *T + T and Chapman Taylor*



Parquesol Civic Center, Valladolid



Julsa Offices in Vicalvaro, Madrid

Public Buildings

In collaboration with Spanish Public Administrations, SANJOSE handles projects in all their forms: construction, project, and civil work and surface rights. In 2009, the Group has been involved in numerous facilities such as police stations, sport centers, residential buildings, etc.

- **Multiple Administrative Buildings of the Andalusian Government in Almanjajar, Granada.**
- **House-Palace of the Mayor of Grand Canary.**
- **Renovation of Los Lilas de Cadiz Palace House.**
- **Renovation of Taller Pedro de Mena House in Malaga.**
- **Renovation of Bibataubin de Granada Palace.**
- **Parquesol Civic Center, Valladolid.**
- **Villaviciosa de Odon Cultural Center, Madrid.**
- **"Espejo Participación" Social Center in Aldaya, Valencia.**
- **Cortijo Maza Social Center in Churriana, Malaga.**
- **Suitability Renovations Ocean Race Volvo Headquarters in the Port of Alicante.**
- **La Arena Pavilion, Gijon.**
- **Pools in Motril, Granada.**
- **Adaptation of business locations for offices in the New Arcangel de Cordoba Stadium.**
- **Geriatric Center of Barrocas, Orense.**



Palace-Home of the Council of Grand Canary

Built on Surface. 25,000m²
Offices Area. 6,000m²
Parking Spaces. 318
Legislative Chamber. 127 seats
Auditorium with unique "egg" shape and 372 seats
Architect. *Unfinished project*
Alejandro de la Sota

Built on Surface. 55,482m²
Parking Spaces. 427 plazas
Zinc facade
Houses six provincial branches
Architects. *Antonio Cruz and Antonio Ortiz*



Multiple Administrative Building for the Andalusian Regional Government in Almanjajar, Granada



Layetana Real Estate Offices in Hospitalet de Llobregat, Barcelona

Built on Surface. 10,716m²
Offices area. 5,666m²
Parking Spaces. 150
Curtain Wall. 5,314m²
LEED Certification by the US Green Building Council
Architect. *Miquel Aranda (RCR Arquitectes)*

Private Buildings

SANJOSE Construction provides solutions and materializes business projects with three features that distinguish it: shortened deadlines, record quality and controlled costs. In addition, it provides technical consulting services, collaborates in the progression of the project, and adapts itself to the needs and demands that may arise during its progression.

In the balance of the year in the private sector, the construction of five office buildings, three prestigious hotels, and three shopping malls stands out. In terms of the last type, SANJOSE has a specialized division to work exclusively on the construction of these complicated work projects.

Among all the constructions carried out the most noteworthy are:

- **Layetana Real Estate offices in Hospitalet de Llobregat, Barcelona.**
- **Research and production plant for silicon derivatives for ABCR Labs in Forcarei, Pontevedra.**
- **Offices and industrial complex for Julsa in Vicalvaro, Madrid.**
- **Offices for Crisa in Tres Cantos, Madrid.**
- **Offices for Grupo In in Alcobendas, Madrid.**
- **Doña Leonor Hotel-Apartments in Valladolid.**
- **Funeral home in Torrelavega, Cantabria.**
- **Residential Complex for the Elderly for Caser in Santo Angel, Murcia.**
- **Day Center for people with disabilities, Toro, Zamora.**

Subsidized Housing

SANJOSE collaborates with the primary developer agents, both public and private, to make subsidized housing projects a reality and this has been the only residential building segment that has maintained its level of activity in 2009.

At present, a significant volume of construction is in place throughout all Spanish territory. Among the completed ones, the following are included for their uniqueness and relevance:

- Residences in Torrejon de Ardoz, Madrid.
- Pimesa Residences in Elche, Alicante.
- Residences and Library in Cornellà de Llobregat, Barcelona.
- Residences on Alfarras street in the Bon Pastor area of Barcelona.
- Residences on Mollerussa street of the Bon Pastor area of Barcelona.
- Los Viveros Residential Complex, Valladolid

Private Housing

In a year noted for the slowdown of activity in a sector that has suffered the impact of the economic crisis, SANJOSE has continued completing private residential developments for up to 1,000 residences.

The most significant developments completed this year are:

- El Plantío Royal Class & Golf Resort Apartments in Torrellano, Alicante.
- Garbí Residential Complex in Xativa, Valencia.
- Salobre Golf Villas in San Bartolomé de Tirajana, Las Palmas de Gran Canaria.
- Apartments in San Onofre Street, Madrid.
- "Spacio Salamanca" design studios on the street
- Marques de Monteagudo, Madrid



Villas Salobre Golf Course in San Bartolome de Tirajana



El Plantio Royal Class & Golf Resort in Torrellano, Alicante



Garbí Housing in Xativa, Valencia



Pimesa Housing in Elche, Alicante



Housing in Torrejon de Ardoz, Madrid

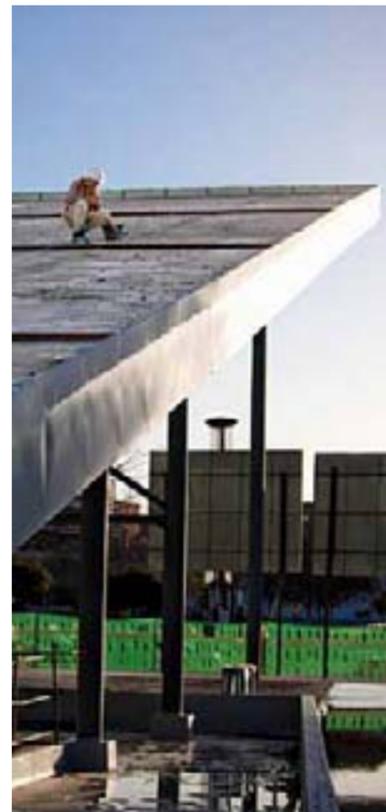
Cartuja I.

An Andalusian company with branches in Seville and Malaga that has more than 20 years of experience. It is specialized in the construction or renovation of any building project: administrative buildings, hotels, shopping centers, hospitals and health centers, residences, educational and sport centers, etc.

AMONGST THE PROJECTS COMPLETED BY CARTUJA I. IN 2009, THE FOLLOWING ARE HIGHLIGHTED:

- **Animal Experimentation and Production Center in Jaen. Buildings which are 2,476m²** built, carried out by the University of Jaen and located on its university campus. It features offices, laboratories, and other facilities, with special care given to insulation, given the Center's end purpose.
- **C2 School "Gines Morata" in Almeria.** 2,700m² building in a plot that is more than 8,000m², with all its facilities: child and game areas, dining room, administrative use areas, central patio, gymnasium, sports track, parking lot, etc.
- **Puertoblanco School in Algeciras, Cadiz.** Restoration and renovation of an educational center which is more than 6,000m² with four floors, built more than 30 years ago.
- **A3 School expandable to C3 in Alcala de Guadaira, Seville.** Work project of more than 1,500m² built in six months for the Andalusian Public Entity for Infrastructure and Educational Services.
- **Infrastructure Facility necessary for Communications and Information Technology (CIT) in 14 Educational Centers in Malaga.**
- **Underground parking and development of the Carlos Emperor Plaza in San Fernando, Cadiz.** Built on area of 8,322m², three floors, and development of public plaza, demolition of the existing plaza is expected.
- **167 Residences in the Airport Complex, Seville.** Residential complex made up of three buildings, building sites, common area patio with access to the portals, underground garage with 172 parking spots, storage areas, and facilities rooms.
- **73 Residences in Granada.** Among the 10,260m² built in the RP-1 land plot of the P43-1 PAU-3 Partial Plan of the PGOU, 73 multifamily Residences are distributed, with parking lots, storage areas, and swimming pools.
- **Senior Residence in Carmona Highway, Seville.** Furnished with a Day Stay Unit (DSU) which is almost 3,000 m² in area and has two floors, a swimming pool, parking area, and security people. It is aesthetically noteworthy for its variety of finishing and colors.

Auxiliary Park in the old Cable Car Terminal of Expo 92 in Seville, underground parking in the San Cristobal Promenade and the Velilla Promenade in Almuñecar (Granada), a new secondary school in Churriana Vega (Granada), the extension of the School of Sciences in Puerto Real (Cadiz) and the Chapel Hall and Covered Track of the Juan Nepomuceno School in Seville.



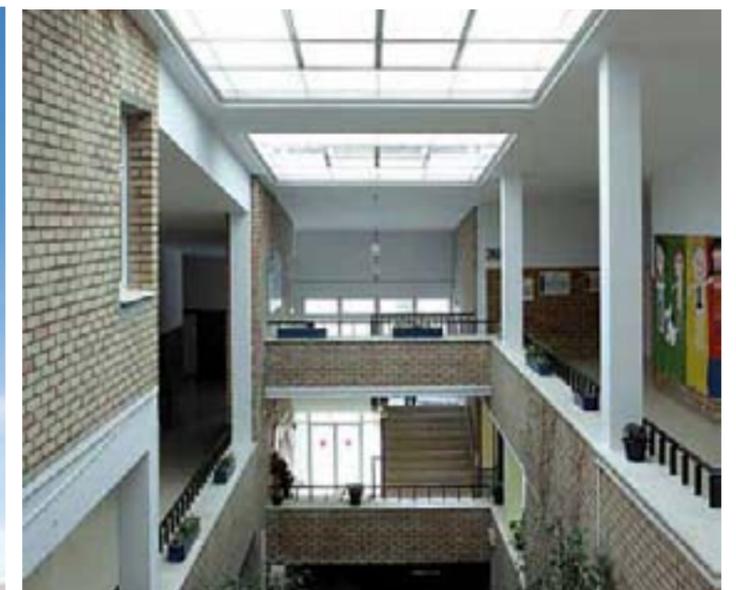
Assistant claning Park and the Cable Car Terminal for Seville Expo '92



Homes in the Airport Industrial Area, Seville



Geriatric Residential Center in Carmona Ctr, Seville



Puertoblanco College in Algeciras, Cádiz



Changing rooms and bleachers in the San Martin football field in Vitoria

EBA

Eraikuntza Birgaikuntza Artapena (EBA) focuses on the Basque and Navarre markets. With its headquarters in Vitoria, it is perfectly adapted to its area of influence where it is a well known both in the public and private sector in which it has been successful with all kinds of construction challenges: hotels, administrative buildings, schools, residences, health centers, sports facilities, restorations, etc.

AMONGST THE PROJECTS COMPLETED BY EBA. IN 2009, THE FOLLOWING ARE HIGHLIGHTED:

- **219 Residences in Vitoria.** The foundational and structural phases of a residential building by Architect Francisco Mangado carried out by the Developer Jaureguizar, S.A.
- **62 Subsidized residences, business areas, and garages in Vitoria.** Occupies 10,107m² in sector 6 of Mariturri. Exterior walls used in the façades are highlighted as they contribute a unique aesthetic to the building.
- **168 Subsidized residences in Zabalzana, Vitoria.** 27,029m² of public residences, commercial sites, and garages, located on two blocks of seven floors and one of six, respecting urban and architectural parameters.
- **Nursery School in Hondarribia.** Building of 1,984m² with capacity for 105 children in ten classrooms.
- **Nursery School in Lakuabizkarra, Vitoria.** Execution of a new nursery school in a 968m² municipal property parcel. It has six education units for children from 0-2 years old. It is built entirely on the first floor beginning with a central passageway in which the center has a large central agora.
- **Changing rooms and bleachers at the San Martin football field in Vitoria.**
- **Expansion and Renovation of the Arrigorriaga Primary School, Biscay.** Basque Government project to build a new building and a sports court (2,681m² in total).
- **Renovation and extension of the Mechanical Workshop of the Motor Pool in Arkaute, Vitoria.** The project carried out in a 1,750m² area deals

with making the Mechanical Workshop suitable for current needs.

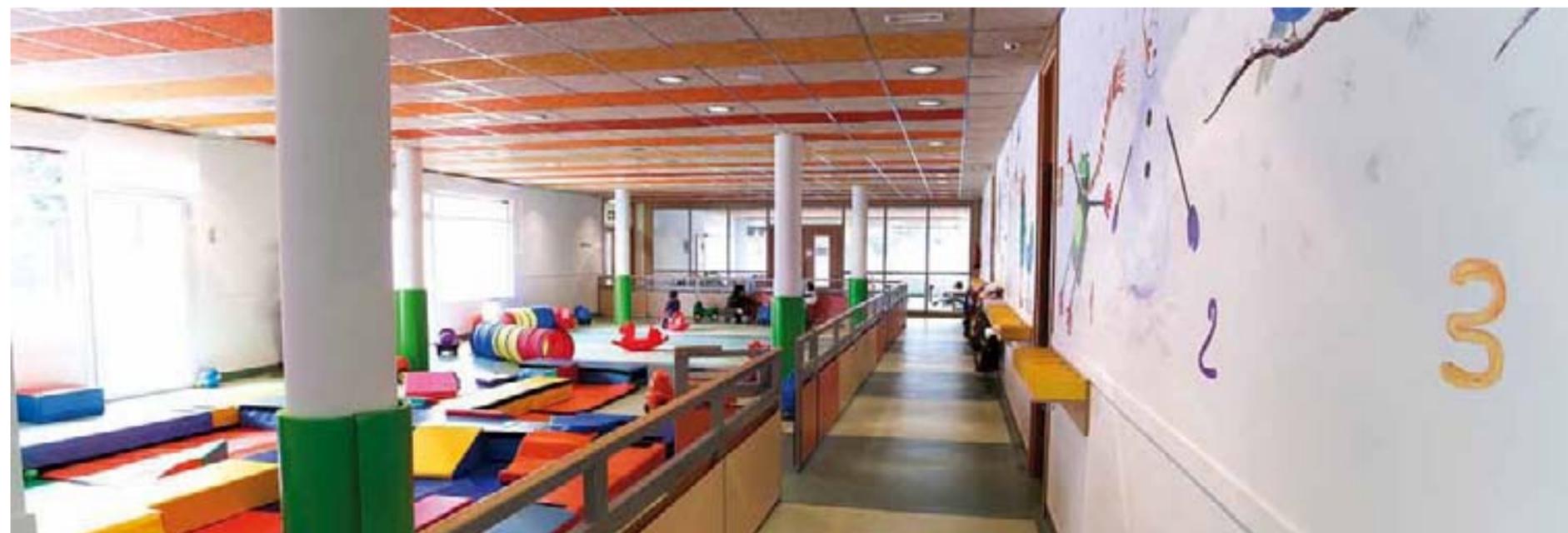
Among the projects that EBA is currently carrying out, it is important to highlight the Duque de Baena Apartments for Researchers and the Eguia Health Center (Guipúzcoa), the C.I.C. Energigune, the reformation of the Gure Txokoa Building, the Gopegui Primary School, 108 Borinbizcarra subsidized residences (Alava), and the IMQ Clinic, La Vieja Bilbao Residential Complex, and the external renovation of the Leioa Library (Biscay).



Government subsidized housing in Zabalzana, Vitoria



Government subsidized housing, shops and garages in Vitoria



Nursery school in Hondarribia



Urban Development
Property
Residential Development

Jose Abascal 45 Building, Madrid

SANJOSE Real Estate stood out in 2009 for two fundamental aspects:

- 1.- Activity in the large urban developments area in Spain and in other countries where it operates.
- 2.- The quality of all its real estate, both in terms of land (90% zoned) and property investments: more than 200,000m² in prime locations in Madrid, Barcelona, Lisbon, Oporto, Paris, etc., with an average occupancy of 94%.

With regards to residential developments, new ones are expected to be carried out primarily in the international market, while allocating resources and efforts to meet annual sales figures achieved in this fiscal year.

Its business strategy, its management model:

- Guarantee of a land portfolio that allows growth of real estate activity for the medium and long term.
- Strengthening of property operations in the offices, commercial sites, and center development segment, activities that provide recurring income and diminish exposure to economic cycles.
- Geographical diversification both at the national and international levels in order to take advantage of investment opportunities in assets that create value for the company.
- Emphasis in customer service and post sales service, in the delivery of residences, affecting in an effective and direct way in customer satisfaction.
- Contribution to the creation of wealth and employment in all regions and promoting social responsibility values and commitment to the environment.

Urban Development

SANJOSE Real Estate is aware of its important social work as a developer: to contribute technological innovation, promote economic growth in the area, create integrated spaces which are capable of responding to the demands and needs of the company in terms of quality, service, aesthetics, and functionality, and to develop its commitment to the natural environment and sustainable development.

Within its activity lines in the real estate sector, SANJOSE manages important urban developments when offering solutions to population growth and effective responses to the needs of new infrastructure for important cities like Madrid, Buenos Aires, and Lima.

Extension of the Castellana Way, Madrid

In 2009, the initial approval by the City Hall of Madrid was given. In the month of December, the claims and sectoral reports period was opened and the Community of Madrid ratified the agreement signed by the Public Administrations and fully approved the Extension of the Castellana, which will convert this area in the north of the city into Madrid's financial center.

The project, also known as Operation Chamartin, covers the construction of 17,000 residences (of which 4,000 will be subsidized by the government), office, hotel,

and shopping mall buildings as well as another series of private facilities. In total, the estimated investment is around 10.95 billion Euros.

The company DUCH (owned 72.5% by BBVA and 27.5% by Grupo SANJOSE) will be in charge of the management of this real estate project, committed to carrying out a series of developments in the area accounting for a 1.8 billion Euro investment.

Included within this commitment is the total development of the operating area (around 3 million square meters area) as well as the extension of the Castellana Way of around three kilometers. In addition, the extension and placing



Extension of the Castellana Way, Madrid

underground of the Chamartin Station railway tracks will be carried out, which will make it the largest in Europe. Furthermore, the M-30 north will be closed off with a bypass. A regional train line will be built, which will join Chamartin station with Barajas Airport's Terminal T4 as well as the extension of Metro line 10. Furthermore, the Canal de Isabel II water lines will be replaced.

La Matanza Buenos Aires Urban Transformation (Argentina)

The Urban Transformation project for La Matanza-Buenos Aires, promoted by SANJOSE and designed by the architect Alvaro Siza, extends along 122 hectares of land. Located in a strategic area on the outskirts of the Argentinean capital, the Group has preliminary approval to build 1,500,000m², create 200,000m² of new streets, 160,000m² of green spaces, widen the existing shopping mall in the land and create spaces for leisure, health, culture, education, and services. A "new city" with 80,000 inhabitants and 20,000 residences will come about from these work projects.



Transformación Urbana La Matanza - Buenos Aires (Argentina)



Extension of the Castellana Way, Madrid

Parques de la Huaca Condominium, Lima (Peru)

During the 2009 fiscal year, and once the final project was approved, the construction and marketing of more than 3,000 residences in this project has begun, located on 100,000m² area on the old Pacific International Exhibition Center (FIP) in the San Miguel District.



Parques de la Huaca Condominium, Lima (Peru)

Property

The property sector is part of SANJOSE Real Estate's business strategy: investing in real estate and commercial developments which are capable of contributing high added value to their customers and generating recurring profits for the company. Among its primary activities are the rental of offices and hotels and development of shopping malls. Real estate being rented is high quality and located in growth areas, primarily in Madrid and Barcelona.

At present, several emblematic office buildings in Madrid, Barcelona, Lisbon, Oporto, and Paris are being managed. In addition, the Group has several shopping malls and five hotels, amongst which the Vincci Selección Posada del Patio stands out. This is the first 5 star hotel in the city of Malaga, located right in the historic center and opened at the beginning of 2010.

SANJOSE Real Estate manages more than 200,000m² and has an occupation ratio of 94% in terms of the primary building portfolio. On the whole, they are rented to first rate and solvent clients like Endesa, France Telecom-Orange, Telefónica-Terra, Bank of New York Mellon, Mediobanca, Iberdrola, Generali, Sol Meliá, etc.

Shopping Malls

SANJOSE Real Estate has increased its shopping mall development division in 2009 with the opening of two new spaces.

- In Spain**

"Puerta Europa Algeciras", Cádiz. Located in Algeciras, next to the A-7 and with an area of influence of 300,000 inhabitants, it has two commercial galleries with 29,000m² of gross rentable area and 1,950 parking spots. Within its commercial offering (80 sites) is a Mercadona supermarket and the fashion operators Primark, C&A, Cortefiel, Springfield, Women Secret, and Blanco. With 600,000 visitors in 2009, Algeciras Puerta Europa is pulling to be one of the leading shopping malls in the entire Gibraltar region.

- In Argentina**

"Dot Baires Shopping", Buenos Aires (Argentina). In partnership with the largest property company in Argentina, IRSA. Located in the Saavedra neighborhood next to the

intersection between Av. General Paz and the Panamerican Highway with 3-4 million inhabitants within its area of influence. Its 49,700m² of gross rentable area is distributed in 4 plants and 150 commercial sites to which 2500 parking spaces have been added. Its primary driving forces are the Wal-Mart superstore, Falabella, Zara, Nike, Starbucks, and Lacoste large stores, and 10 Hoyts movie theater auditoriums.

Since its opening in May, 2009, a monthly average of visitors greater than 1 million has been recorded. The architectural complex is finished off with an office tower with eight floors and 12,000m².

"Dot Baires Shopping" has been awarded a Medal of Gold prize by the International Council of Shopping Centers (ICSC) for the category "Development and Design of Latin America". It is designed to lead the birth of a new generation of shopping malls and possibly become one of the icons of the city for its vanguard design, technology, and strategic location.

These two Shopping Malls join the centers with those which Grupo SANJOSE already counted within its property division, both in Spain ("Parquesol Plaza", in Valladolid, with a gross rentable area of 6,388m² and "Parque Laguna", in Laguna de Duero, Valladolid, with a gross rentable area of 4,252m²) and in Argentina (**shopping malls in the centers located in Avellaneda, La Tablada and Quilmes**).

The development of the SANJOSE Real Estate property area continues and in 2011, the **"Puerta Europa Seville" is anticipated to open, located in the Nervión-San Pablo** district with an approximate population of 125,000 inhabitants. The project, in its execution phase, has 55,000m² built, of which 15,500m² will be intended for commercial use, and 800 Parking Lots.



"Puerta de Europa Algeciras", Cadiz



"Dot Baires Shopping", Buenos Aires (Argentina)



"Dot Baires Shopping", Buenos Aires (Argentina)



"Puerta de Europa Algeciras", Cádiz



Rue de la Bienfaisance Building, Paris (France)

Via Dos Castillas Building in Pozuelo de Alarcon, Madrid

Offices

Among the most emblematic office buildings being leased, the following are noted:

- Spain

Neo Building. 37,575m² of offices, in the Avenida del Paralelo in Barcelona.

Blau Port Building. 11,495.53m² of offices, in El Prat de Llobregat (Barcelona).

Ática 5 Building. 12,293m² of offices, in Pozuelo de Alarcon (Madrid).

García Martín 21 Building. 8,312m² of offices, in Pozuelo de Alarcon (Madrid).

José Abascal 45 Building. 6,405m² of offices in the center of Madrid.

Torregalindo 1 Building. 4,350m² of offices in Madrid.

Vía Dos Castillas Building. 3,930m² of offices, in Pozuelo de Alarcon (Madrid).

SANJOSE Real Estate also promotes the construction, development, and sale of this type of real estate, such as **Borneo Building**, 1,675m², which is noteworthy for its modern design, its offerings, and its location, right in the commercial heart of the Usera neighborhood (Madrid).

- International

Burgo Building, Oporto. 35,000m².

Duque de Palmela Building, Lisbon. 7,125m².

Duque de Luoulé Building, Lisbon. 5,331m².

Rue de la Bienfaisance Building, Paris. 3,823m².

Hotels

Among SANJOSE Real Estate's most significant assets in terms of revenue, four hotels being rented to the Sol Meliá hotel chain are highlighted:

Hotel Tryp Apolo, Barcelona. Urban four star hotel with 314 rooms.

Meliá Recoletos Boutique Hotel, Valladolid. Urban four star hotel with 80 rooms.

Hotel Tryp Sofía, Valladolid. Urban three star hotel with 70 rooms.

Hotel Tryp Rey Pelayo, Gijón. Urban four star hotel with 132 rooms.

Hotel Vincci Selección Posada del Patio, Malaga. 104 rooms in the middle of the historic center.



Recoletos Boutique Hotel, Valladolid



Burgo Building, Oporto, (Portugal)



Neo Building in the Avd. del Paralelo, Barcelona



Atica 5 Building in Pozuelo de Alarcon, Madrid

Residential

The strategy in this market is focused on the market for first homes in the main urban centers (65% of its sales) and a selection of second homes. Projects are small- and medium-sized, and are directed towards the medium- and high-priced markets.

SANJOSE Real Estate's projects are distinguished by their detailed conception, design, and construction. In all phases of development, quality is the main feature of the company's products.

Land management is another of its main bases, and has led to the acquisition of over 857,000m² of buildable land.

SANJOSE Real Estate's national presence is distributed in five geographical areas:

Andalusia

In 2009, completed projects were **Babaco Homes** in Churriana, Malaga and **Alameña Homes** in Espartinas, Seville. Projects in progress are **Barama Homes** in Churriana, Malaga and the **Parque Libertades Building** in Dos Hermanas, Seville.

Land for 704 homes is owned in the Andalusia region.

Central

This year's highlights are completion of the **Guadarrama Reserve**, Madrid; the fast-paced market for first homes at **Pinar del Parque Homes** in Navalcarnero; and construction near completion of the unique project **Salamanca Place**, located in the downtown center of Madrid, and whose execution has been a collaboration with the Department of Fine Arts of the Complutense University of Madrid at Alcala de Henares. This project shows the innovative policies of SANJOSE Real Estate, which allow the company to offer clients new planning concepts adapted to their environment as well as development of high value-added products.

Land for approximately 1,880 homes is owned in the Center.



Salamanca Space, Madrid

Levante and Catalonia

It was an important year commercially, with great sales success for projects in this region: **Viñadelmar Homes** in La Manga del Mar Menor, Murcia; **Villamar Homes** in Villajoyosa, Alicante; **Espai Boulevard**, in Tarragona; and **Mirania Homes**, in Barbera del Valles.

In Torrealblanca (Castellon), SANJOSE has parcels available that offer a total of 11,100m² of buildable space in an elite oceanfront enclave, with a golf course integrated into the area of development.

SANJOSE has land reserves of 94,172m² available in Alto Real (Murcia), with a Partial Plan

approved, and of 12,277m² buildable in Nueva Condomina (Murcia), of which 13,379m² are residential and 3,898m² tertiary.

North

In 2009 the Northern division has completed **La Joya Homes** project in Valladolid. Phase 1 of the **Parquesur Homes** and Phase 1 of the Paseo de Jalon Homes are currently under construction.

During this fiscal year the sales and occupation has been completed for **Baviera**, **La Rinconada**, and **Los Reales** (Valladolid), La Florida (Oviedo) and **Casa López** (Palencia). Sales continue with great demand at the **Jardines de Zorrilla** and **ParqueJalón residential projects**, both in Valladolid.

The land reserve is for approximately 2,200 homes.

Galicia

For 2009, highlights include initiation of sales of the **Calle Galeras homes** in Santiago de Compostela, now almost completely sold, and construction in downtown Vigo of 31 homes, garages, and commercial spaces in the **Plaza Compostela project**.

In this region, the land reserve is presently 50,000m².



La Joya Developments, Valladolid



Viñadelmar Residential Developments in La Manga del Mar Menor, Murcia



Babaco Developments in Churriana, Malaga

Additionally, through SANJOSE Real Estate, the Group has a presence in the real estate sector through participation in various joint ventures that strengthen its presence in this market:

Udralar

In 2009, construction of 248 homes continued, on three 25,000m² parcels at the old tobacco lot in downtown A Coruña.

Pontegran

A joint project exists with Inmobiliaria Osuna, for development of more than 79,000m² of homes and commercial locations in the old railway station at San Bernardo, in Seville. Commercial development of the Maestranza building, with 79 homes, has been completed, and

commercial development continues for the Puerta Real building (104 homes) and the Puerta Principe project (132 homes).

Makalu

Joint venture with Bouygues, in which most of the 77 homes of the Palatino Homes project in Velez (Malaga) have been sold in 2009.

Makalu has a 20,266m² land in Madrid that is already prepared for office construction.

Kantega

Joint project with Cajasol, which has a building on Recoletos street in Madrid with an area of 3,300m².

Zonagest

One of the group's joint projects that manages an offering of homes, spaces, and garages in a 3,584m² building, in the Legazpi de Madrid neighborhood.

Antigua Rehabitalia

A joint venture with Grupo Larcovi. Has available some 95,000m² of buildable lots for home projects in cities such as Colmenar Viejo (Madrid), Alcorcon (Retamar de la Huerta), Berrocales (Madrid), and Conil (Cadiz).



Facilities and Assemblies
Infrastructure and Transportation
Industrial Plants

Power Plant for the Barcelona Airport

As the Group's industrial construction company, SANJOSE Technologies has more than 25 years of experience, and a balanced list of projects distributed across various markets.

This Annual Report contains the most significant events of the period, for the markets in which SANJOSE Tehnologies is most specialized, and towards which its business plan is directed.

Presently, and keeping in mind the contracts signed this year and projects being worked on, this division of SANJOSE has great potential for revenue increases, while also promoting the Group's innovative spirit and its diversification strategy.

Installations and Assemblies

Iberdrola A.I.E. Corporate Tower in Bilbao. Design, supply, and installation of the electrical facilities for this 35-floor building, which will be the new Iberdrola Social Center.



Iberdrola Tower Corporate Building, Bilbao

- M.V. including the Transformer Center supply lines, consisting of SF6 cells (36 Kv and 630 A) and dry transformers, two of 2,000 and one of 1,250 Kva, a 650 Kva Emergency Electrogenerator Group, and Condenser Batteries for improved Potency Factor.
- Supply and installation of L.V., including the Main and Secondary Panels for lighting and power, conduits, and low-resistance distribution (garages and common floors: Underground and Central Core), and for administration and Iberdrola corporate offices.
- Fire detection, fire alarms, and fire extinguishing equipment, for garages as well as common areas, offices, and lounges.
- USS and information network, PA system and communication facilities, including terrestrial signal receivers, telephone, and parabolic antenna for satellite signals.
- Surveillance and access control center.

El Pozo factory in Murcia. Design, supply, and assembly of all production and network distribution equipment for armorinox systems factory, compressed air, steam and condensation, purified water, 80°C hot water, 45°C hot water, 25 bar purified water, vacuum systems, climate control, and fire protection systems. Involves a new 4-floor wing within the El Pozo supply complex in Alhama de Murcia.

Housing block for ATAM-Telefónica in Pozuelo de Alarcon, Madrid. The Telefónica Association of Handicapped Assistance is planning a basic overhaul of four buildings in the ATAM complex,

which will be converted into offices, medical offices, and two residential areas.

Installations for the Central Asturias Universtiy Hospital (HUCA), Oviedo. This will be Spain's second largest hospital, with the most modern media and services. SANJOSE Technologies is performing all of the mechanical installations, which include full climate control and plumbing, with a power demand of 21,000 Kw, 255 air conditioner/heating units, 2,200 fan coil units, and 180,000m² of ductwork.

Installations for Fuenlabrada Hospital, Madrid. This hospital site has undergone an important extension for the purpose of housing the whole Oncology Department, and which includes the electromedical equipment room as well as patient services, examination rooms, and hospital rooms.

Hotel Villa Magna, Madrid. Refurbishing of the mechanical installations for this landmark building in the Barrio de Salamanca, which is considered to be one of Europe's finest hotels.

Hotel Prestige in Lucena, Córdoba. Electrical installations of low and medium voltage, fire detection and extinguishing systems, voice and data networks, PA, monitoring, plumbing, and sanitation.



El Pozo Factory in Murcia



Barcelona Airport Power Plant

Infrastructure and Transportation

Energy Center for Barcelona Airport. SANJOSE Technologies has actively participated in construction of the new Barcelona Airport Terminal through its Energy Center project, which will provide service for the whole complex. In this building, separate from the airport, electrical energy production systems and cold/hot water systems have been installed. Additionally, plumbing and sanitation systems, closed-circuit television (CCTV), and water systems for fire protection were provided.

Parking Structure at Malaga Airport. Improvements in electrical, monitoring, and ventilation systems, as well as traffic signals and public works at the Terminal 2 parking structure. Also, the two buildings have been connected with footbridges, and at the same time, monitoring and communications

have also been combined to unify their management.

Expansion of the Fuerteventura Airport Terminal. Installation of medium and low-voltage systems in the building, and installation of an integrated management system. With this initiative, the building will be integrated within the general electrical system for the airport, and will receive 20 Kv High-Voltage supply from the two electrical centers.

Electrical Supply for the Anoia and El Bages Train System, Barcelona. A track substation has been built for the local Government Railway, for trains from the Anoia and El Bages regions, as well as the electrical connections between this substation and others along the railway line.

New Electrical Plant for Santiago Airport. Construction and equipping of the new electrical plant at Santiago Airport. It will provide sufficient emergency electrical power for future airport extensions, as well as improve service reliability. The new center will be located on a lot situated on the south of the new terminal area and the aircraft platform, with a total area of 10,250m². A change in distribution voltage will take place within the current electrical loop and new cables will be laid. Secondary transformer plants will also be changed/modified throughout the entire airport, as well as the connections between these and the new plant.



Asturias Central University Hospital (HUCA), Oviedo

Industrial Plants

In this competitive market, SANJOSE Technologies has specialized in the areas of energy, water and environment, and factories. Below the most significant projects taking place in each of these areas are detailed:

Energy

Specialization in the construction of renewable energy projects has a special relevance, because of the expectations for growth in the Spanish market as well as its great international potential. SANJOSE Technologies carries out the projects under an EPC contracting arrangement. Because of this, it assumes complete responsibility for the whole construction cycle, and guarantees the functional specifications at the beginning of the project.

Polygeneration Heating and Cooling Plant in Cerdanyola del Vallés, Barcelona. The project must accommodate an expected demand in its final phase of 214,000 Mwh for cooling and 113,000 Mwh for heating, with an electrical production of 281,000 Mwh. To accommodate this, four high-efficiency co-generation plants, a biomass gasification plant, a solar cooling production system, and a water reservoir are being built to accommodate the demands of cooling peaks. All of this is regulated by a centralized production control and management system.

Photovoltaic Plant in Les Borges Blanques, Lleida. Solar plant of 1.2 Mw completed in only four months (Turn-key Project), which is comprised of a total of 109 follower units on two axes, located on a lot more than five hectares in size. It has 6,976 panels for production of 175 Wp of power.

Cogeneration Plant in Avilés, Asturias. One of the Group's concession-based projects has been the Hospital in Avilés. Rehabilitation of the facilities for thermal improvement, as well as maintenance of this generating center have been accomplished during this period.

Photovoltaic Energy Generation Plant in El Gallo, Jaén. This 5.4 electric Mw Photovoltaic Solar Energy Generation Plant is located just outside of the city limits of Alcaudete (Jaen). It is capable of supplying electrical energy to meet a demand equivalent to 1,500 conventional homes during a 20-25 year period, from a site with an area of approximately 14 Ha.

- This EPC contract includes all of the engineering and associated public works for the supply, assembly, testing, and calibrating of 486 double-axis solar follower units, axial and vertical, each of these composed of a ballast for 48 modules of 230 Wp, 100 Kva transformers, protection boxes, 100 Kw inverters with galvanized isolation transformers, and control, monitoring, and communications equipment.
- The project also includes within its scope a 3 km 25 Kv overhead line for sending the electricity produced by the solar panels to the network, equipped with telemedia, as well as built-in security comprised of an anti-intrusion CCTV surveillance system.

Water and Environment

Extension of the Desalination Plant in El Mojón, Murcia. It includes planning of the project, execution of the construction work, and operation and maintenance for a period of 15 years. Once the extension is completed, the plant will reach a capacity of up to six cubic hectometers annually, to be used for irrigation. It will improve the area's environmental conditions and reduce the flow of salinated water draining into the Mar Menor lagoon.

Recycling Plant in Colmenar Viejo, Madrid. SANJOSE will replace manual sorting and handling of containers and waste with an automatic system, with the latest machinery. The predicted treatment capacity will be up to 20,000 tons annually, a quantity that could double with uninterrupted processing. A photovoltaic solar plant has been installed on the building's roof.

Factories

Photovoltaic Wafer Plant in León. This is the first Spanish factory for growing silica multicrystals and cutting wafers, which is the first step in construction of panels used for exploiting photovoltaic solar energy. The goal is to produce 8.6 million pieces annually, with an initial capacity to produce 30 megawatts, which could double or triple with later expansion phases. The factory has 3,000m² of facilities, ten crystal growth ovens, four high-tech cutters, and equipment for primary material cleaning, creosol treatment, and material recycling, as well as measurement equipment and facilities for packaging and quality control.



... / Industrial Plants

Assembly phases for the El Gallo Photovoltaic Solar Electric Generation Plant in Alcaudete, Jaen



Heating and cooling Polygeneration plant in Cerdanyola del Vallés, Barcelona



Solar wafer manufacturing plant in León



Energy Efficiency
Renewable Energy

SANJOSE Energy and Environment maintains a strategy dedicated to create an effective balance between its own activities and sustainability, through its commitment to the environment. It is based on consciousness of this social responsibility, and sensitivity and dedication to the need for environmental preservation. The main activities of the company are centered upon the promotion, development, and carrying out of projects based on energy efficiency and renewable energy.

SANJOSE complies with the European Union's 20-20-20 commitment, which is based upon the European energy and climate change accord approved by the Council of European Leaders. This commitment involves a 20% reduction in greenhouse gas emissions in relation to 1990 levels by the year 2020, and the requirement that 20% of the EU's total energy comes from renewable sources.

In the field of renewable energy the most up-to-date guidelines available are found in the Renewable Energy Plan (REP 2005-2010) currently in effect, and the next REP 2011-2020 is in preparation. This plan gives strong support to renewable energy and lays out the objectives for 2010 in our country: to cover at least 12% of our total energy needs with renewable resources; to achieve a 29.4% level of energy generated from renewables; and to obtain a 5.75% level of biofuel usage for the total amount of fuel consumed during 2010.

SANJOSE Energy and Environment carries out projects in the areas of Energy Efficiency and Renewable Energy by relying upon its experience, providing its specialized services using the appropriate technology, and offering solutions to clients by way of Engineering studies and design, Operation and Management, or Integrated Energy Management.

Energy Efficiency

Energy efficiency in its most basic definition is understood to be the reduction of the amount of energy used to produce the same unit of economic activity.

The energy situation is subjected, by its nature, to a complex dynamic, and is very sensitive to external factors. To respond to this challenge, the government has developed the Strategy for Energy Savings and Efficiency in Spain 2004-2012 (PAE4+ 2008-2012), which summarizes all of the environmental commitments undertaken, including emissions, and develops a series of measures for compliance with its objectives.

SANJOSE Energy and Environment offers efficient responses and innovative solutions based upon its areas of activity in this field: Cogeneration/Trigeneration, District Heating and Cooling (Heat and Cooling Distribution), and Sustainable Urbanization.

Cogeneration Trigeneration

At the end of 2009, the power supply in Spain was about 6,100 Mw. The government set 9,500 Mw as a goal for 2010, which creates a strong incentive to eliminate some of the downtime these facilities have experienced in recent years. At the same time, the 2008-2012 Action Plan proposes the recovery of 940 Mw by updating existing plants.

The incentives offered by the Spanish government through its Economic Sustainability Law highlight energy efficiency as a critical issue for the country's economy in the coming years. One of these incentives takes the form of the recent resolution announced for the Promotion of ESBs, calling for bids related to provision of energy services for 330 Government General Administration buildings.

SANJOSE Energy and Environment has currently developed an intensive

activity as an Energy Services Business (ESB), with clients who turn over the management of their consumption in order to gain improved efficiency. The strategy of innovation in this field, with the development of one of the largest District Heating and Cooling projects, makes SANJOSE one of Spain's most important and active companies in the field of energy efficiency.

SANJOSE Energy and Environment participates in various projects for the implementation of cogeneration systems for hospitals, government, industry, and service sector businesses:

Avilés Hospital. Since 2008, SANJOSE has been working on installation of cogeneration in this hospital. It supplies the electrical and thermal energy that the hospital consumes, which is around 9,000,000 kw/h of electricity and 6,000,000 of thermal demand by the Center's various functional areas.

Among the responsibilities of this



Jaen Hospital

Puerto Real Hospital, Cadiz

Torrecardenas Hospital, Almería



Heating and cooling Polygeneration plant in Cerdanyola del Valles, Barcelona

commission is to optimize for better heat utilization and efficient management of energy demand of different services in the hospital.

Energy Sales in Hospitals in Puerto Real (Cadiz), Torrecardenas (Almería) and Jaen. Energy Sales are a series of concession agreements in which SANJOSE takes charge of the investment necessary for construction or remodeling of the hospital's central heating, as well as the use of such installations, making the following commitments:

- Maintenance and conversion of all central heating, guaranteeing all the equipment installed.
- Providing necessary services (heating, refrigeration, steam, sanitized hot water (SHW), etc.) to cover the hospital's demand, and taking responsibility for the supplying fuel.

Within the area of energy sales oriented towards the hospital sector, other important clients exist besides the mentioned hospitals. Among others, highlights include the **Catalonian Primary Health Centers (CPHC) of Just Oliveres, Anoia, Parragones, and Villanova del Cami.** SANJOSE is in charge of the investment required to accommodate the construction or remodeling of the central

heating facilities, and for their use, maintenance, and preservation, guaranteeing and assuming liability for all installed equipment.

District Heating & Cooling (DHC)

One of the challenges of accommodating large heat generation projects is found in the difficulty to locate the generator facility in proximity to the consumers. For this reason, it is necessary to accommodate heat and cooling distribution schemes that allow delivery to the consumers and make such projects viable. District Heating and Cooling systems, very common in northern Europe, are the most appropriate way to expand the use of cogeneration in the services sector, as well as in business parks, university centers, and urban buildings.

SANJOSE is undertaking the largest DHC project in Spain, in Cerdanyola del Valles, which is expected to begin operation by April 2010, and also participates actively in other initiatives of this nature currently under study.

Polygeneration Cooling and Heating Facilities in the Science and Technology Park (Cerdanyola del Vallés). Concession contract for construction and operation of the

cooling and heating polygeneration facilities, and the corresponding distribution networks, in the area covered by the Partial Plan for the Cerdanyola del Vallés Planned Center.

The total area of the Urbanization Plan is 3.4 million square meters with the following distribution: 557,000 for residential (3,300 homes) and commercial areas, 157 hectares for green areas; and 1.3 million square meters for the Science and Technology Park, whose driving force is the Alba Synchrotron Light Laboratory.

The Synchrotron is a particle accelerator that allows the atomic structure of materials to be observed with high resolution. Alba is the premier synchrotron in Spain and southeastern Europe. Its start-up in 2010 will contribute to the elevation of southern Europe's scientific and industrial competitiveness, in fields as diverse as medicine, biochemistry, and the food and textile industries.

Renewable Energy

SANJOSE Energy and Environment, conscious of society's current demands, has for several years been operating in the renewable energy market, creating projects and offering efficient technological solutions for Wind Parks, Photovoltaic Parks, Thermosolar Plants, Biomass Plants, Biogas Plants, Geothermal Centers, and Minihydraulic Plants.

Wind energy

SANJOSE Energy and Environment focuses its growth strategy in wind energy around the following axes:

- Acquisition of promotional projects to complete their development by the Group. Some opportunities are being studied in Castilla y Leon and Andalusia, the most active communities regarding these kind of developments.
- Participation in conferences convened by the Spanish Autonomous Regions, with developments expected to begin in 2012. Special interest is found in the projects in Catalonia, Galicia, Aragón, and Castile-La Mancha.
- International promotion through participation in tenders or development of parks in Europe and the Americas, from their initial phase, markets in which the Group already has a presence.

Specifically, SANJOSE Energy and Environment presented a bid for production of up to 100 Mw in the province of Rio Negro, in **Argentina**. Cooperation with the Argentinean group Corporación América and the public enterprise

INVAP, has created a potent consortium that is also presently considering R&D development projects in this province, where INVAP has a strong presence.

Bids in Brazil, Peru and Uruguay have joined this year the mentioned bid in Argentina. SANJOSE Energy and Environment is ready to participate in association with local groups. Other development possibilities are being considered in **the Dominican Republic and Panama.**

In Europe, SANJOSE is promoting the development of a 250 Mw project in **Romania**, through the Group's association with **S.C. PONTUS EUXINUS TEHNOLOGII RENOVABILE S.R.L.**

Other initiatives under way in the field of wind energy are directed towards markets in former eastern bloc countries such as Ukraine, Macedonia, and Armenia.



Photovoltaic solar energy

Photovoltaic Solar Energy

The new scenario created by the 1578/2008 decree produced an initial paralysis in the sector during the first part of 2009. The subsequent recovery rate has raised some business opportunities that are under evaluation. In **Spain**, a decrease of subsidies is expected, which will adjust the market and will reduce the range of operators down to those who have the purchasing and operational capabilities for accommodating projects.

SANJOSE Energy and Environment also operates in two other European countries:

- In **Italy**, in the production of up to 25 Mw in different sites, with the goal of having them ready for operation in 2010.
- In **France**, a 4.5 Mw park is being developed in the south of the country, and there is the prospect of some other projects that are in the study phase.

Biomass

Although not considered to be a main means of energy production in the company's Strategic Plan, work has been done on development of biomass production initiatives of various kinds. Highlights include:

- A biomass gasification plant meant to take advantage of waste from furniture factories (Secondary Biomass), integrated with the Polygeneration Plant in Cerdanyola del Vallés, as part of the Policity program.
- SANJOSE Energy and Environment has participated in a conference convened by the Galician Regional Government, involving the authorization of electrical production plants using Primary Forest Biomass.

Minihydraulics

Presence in **Romania** through the company promoting wind parks (**PONTUS EUXINUS TEHNOLOGII RENOVABILE**) has opened up the possibility of our becoming involved in the development of minihydraulic plants, to take advantage of a very abundant resource in the country, and one with a great potential for utilization.



Wind Energy



Buildings and Facilities

Park and Garden Services

Infrastructure

Telefónica City in Las Tablas, Madrid



La Florida Hospital, Santiago, Chile

SANJOSE Concessions and Services is an important business in the Group. Its specialization and experience have allowed it to expand its list of clients and diversify its activities. Among its main clients are administrative groups such as the Ministry of Public Works in Chile and the Madrid Board of Supervisors; businesses such as Airbus, Telefónica, AENA, and Real Madrid; and national and international hospitals.

SANJOSE Concessions and Services combines all the specialized activities involved in the maintenance, use, and preservation of highways, hospitals, buildings and facilities, parks and gardens.

Buildings and Facilities

Culture, experience, and trusting relationships are SANJOSE's main assets in this line of business.

Hospital Management and Concessions

Hospital Concessions in Maipú Hospital and La Florida Hospital in Santiago de Chile.

The government of the Republic of Chile has decided to improve hospital infrastructure in the country's welfare network. This year, it selected SANJOSE through bid process, to perform the design, construction, and 15-year management of two new hospitals in Santiago de Chile. These will add 766 beds located in built areas more than 140,000m², and will serve more than one million people.

The concession is based on the BOT system (Build, Operate, Transfer), under which SANJOSE is responsible for design, construction, and maintenance of both buildings as well as for all associated infrastructure: water, power, lighting, climate control, low-voltage, clinical gas distribution, vertical transport, industrial equipment, non-clinical furnishings, etc. It is also responsible for non-clinical support services during the concession period: green areas and landscaping, cleaning, waste management, food services for patients and staff, uniform service, cafeterias, security and surveillance, guard services, etc.

Maintenance of Health Service Hospitals in Catalonia, Andalusia, and Madrid.

Preventative, corrective, and technical-legal maintenance of their hospital facilities: climate control, water refrigeration equipment, air conditioning and air treatment terminal units, cold and hot air circulation pumps, fluid distribution lines, ventilation, plumbing, incinerator ramps, and monitoring of installations.

Electromedical Maintenance.

SANJOSE has broad experience with providing services in the hospital environment. This is true for maintenance of electromedical equipment, as well as in its operation, maintenance and upkeep. A series of technology transfer and technical support service agreements have been signed with the main manufacturers in the electromedical market.

This service is being provided in hospitals across Spain, such as the Clinic y Vall d'Hebron in Barcelona, Area 4 Hospital in Madrid, SAMUR (Metropolitan Emergency and Rescue Assistance Service), the Ourense Hospital Complex, and the Puerta del Mar Hospital in Cadiz.

Gregorio Marañón University Hospital, Madrid.

Preventive, corrective and technical-legal maintenance, as well as daily organization of the heating plant and maternity building of the **Gregorio Marañón University Hospital**

in Madrid, including steam production, compressed air production, sterilized hot water production, climate control, and centralized monitoring system.

La Mancha-Downtown Hospital Complex (Alcazar de San Juan).

Integrated maintenance and small upgrade and improvement projects in the Downtown La Mancha Hospital Complex and its associated centers (Logistical Center, Infant-Juvenile Mental Health Unit, CEDT (Specialized Diagnosis and Treatment Center) in Quintanar de la Orden and CEDT in Villacañas). Consists in: installation of heating, central cooling, cold water distribution network, ACS and steam network, air conditioning and air treatment, fuel and electrical facilities, medium- and high-voltage, plumbing and water treatment, sanitation and wastewater treatment, fire protection, pneumatic transport, vacuum, medical gases and compressed air, communications, control system, sterilization equipment, automatic doors, and furnishings.



Gregorio Marañón Maternity Hospital, Madrid



Maipú Hospital, Santiago, Chile



T1 Terminal, Prat Airport, Barcelona



Santiago Bernabeu Stadium, Madrid

Industrial and Property Maintenance

Airbus Factories in Illescas (Toledo) and Getafe (Madrid).

In both cases, preventative, corrective, and technical-legal maintenance of the infrastructure facilities. Comprised of electricity, climate control, ventilation, exhaust, plumbing, sanitation, fire prevention, voice and data, audiovisual media, and centralized monitoring.

Maintenance of Prat Airport Terminal T1, Barcelona.

Maintenance contract initiated on March 1, 2009 with a 2+1 Year duration. Operation and Maintenance Service for the climate control and gas facilities for South Terminal T1, with an area of approximately 550,000m², and its Annex Buildings (Energy Center, Runway Services, and Regulatory Chambers). The installation consists of an installed 32,649 Mw power refrigeration unit. The distribution of the water circuit is performed by 24 covered refrigeration towers. It also consists of the following terminal elements: 292 ATUs, 1,158 fan

coil units, and 219 air conditioners, along with more than 160,000m² of ductwork and 150,000m² of pipes. Production of hot water is performed by 5 gas boilers, each 5,400 Kw. It involves a maintenance service with 24 hour, 365 days-a-year presence, performed by a staff of 60 technicians.

Telefónica City in Las Tablas, Madrid.

Office complex fitted with basic facilities to provide service to 7,000 employees: electrical, voice, climate control, fire detection, PA, etc. It has electrical power that provides power to work stations and new areas, and a total of 9,800 work stations with Schneider units, 23.8 km of electrical conduit, and 152.8 km of hoses and cables have been installed. In addition to performing the installations, SANJOSE has been put in charge of maintenance for half of the constructed buildings.

Properties of Real Madrid.

Comprehensive maintenance of all real estate holdings: New Sports City and Santiago Bernabeu Stadium and its annex building. Supply of preventative, corrective, and technical-legal maintenance for the electrical facilities, transformer

centers, emergency electrical generator groups, uninterrupted supply systems, indoor and outdoor power and lighting, lighting rods, climate control (includes heating boilers), water cooling equipment, air conditioners, air treatment terminal units, hot/cold water circulation pumps, ventilation, plumbing, sanitation, fire protection, voice and data, CO detection and expulsion in garages, wastewater purification, intrusion, ornamental fountains, pumping and irrigation system, and centralized management and monitoring system for installations.

AEAT Tax Agency.

Preventative and corrective management and daily operations for the State Tax Administration Agency's Department of Tax Computing's Data Processing Centers in Madrid, located at 117 Avenida América (5,277m²) and 16 Santa Maria Magdalena Street (27,000m²).

Park and Garden Preservation

In 2009, SANJOSE Concessions and Services has continued to provide the preservation, maintenance, new work execution, and improvements for the parks and gardens of the zone 2 area, controlled by the Madrid City Hall, the country's most important both in budget and area. It covers more than 8 million square meters and employs over 550 professionals specializing in the latest gardening tasks, and prepared to face the daily challenge of quality standards required by the City Council of the capital of Spain.

Within this activity, the company has been assigned parks with special importance for residents and tourists, including:

- In the **Moncloa-Aravaca district:** Plaza de España, Paseo del Pintor Rosales, Puerta de Hierro, Arroyopozuelo park, and La Bombilla park.
- In the **Fuencarral-El Pardo district:** La Vaguada, La Alcazaba, Norte, and El Pardo parks, and the new urban performance projects of Las Tablas and Montecarmelo.

- In the **Latina district:** Cuña Verde, Cerro de Almodóvar, in Aluche, Avenida de Portugal, and Las Cruces parks.
- In 2009, SANJOSE Concessions and Services also continued with management contracts in various regions:
 - Work and Projects for Conservation and Improvement of Green Areas in the Canal de Isabel II and zones E and F.
 - Conservation and maintenance of interior and exterior green areas and irrigation network for the Madrid Fairgrounds.
 - Public cleaning and conservation service management for individual parks in the municipality of Móstoles, Madrid.
 - Maintenance and conservation of green areas in the city of Ferrol, A Coruña.
 - Preparation work for the Public Park in Fuentesanta, San Sebastián de los Reyes, Madrid.

- Renovation work for the trees lining De la Cruz street and de Carpes pathway for the Casita Del Príncipe park at the El Escorial National Heritage site.
- Gardening and improvement projects in the Free Public Use Space (FPUS) on Juan Vera and Rafael Alberti streets, and "Áreas del Piruli" for the Segovia Board of Supervisors.

During 2009, and through concerted processes of expansion and consolidation, as well as while facing strong competition from other businesses in the sector, SANJOSE has been awarded new contracts, among which the following can be highlighted:

- Projects to refurbish and put into use the Cantón Fountain in the city of Ferrol, A Coruña.
- Adaptation and improvement of valley areas in Cuelgamuros, in the National Heritage site of El Escorial.
- Adaptation and improvement of the Jardín de los Frailes in the National Heritage site of El Escorial.



Plaza of Spain, Madrid



La Latina District, Madrid



Mostoles, Madrid



... Infraestructuras

Infraestructure

Grupo SANJOSE is committed to support the public-private infrastructure investment plan that the Ministry of Public Works is developing, with a large expected investment, which will provide the company with a great business opportunity.

The expected investment will be for highways, railways, ports, and other Ministry activities, allowing the development of ambitious infrastructure investment plans until the year 2020, which will provide a qualitative advancement in the country's level of infrastructure.

Financing of the plan will involve the creation of mixed enterprises between the Ministry of Development and the construction businesses awarded the projects, which will manage the construction, maintenance, and operation of the projects during the concession periods.

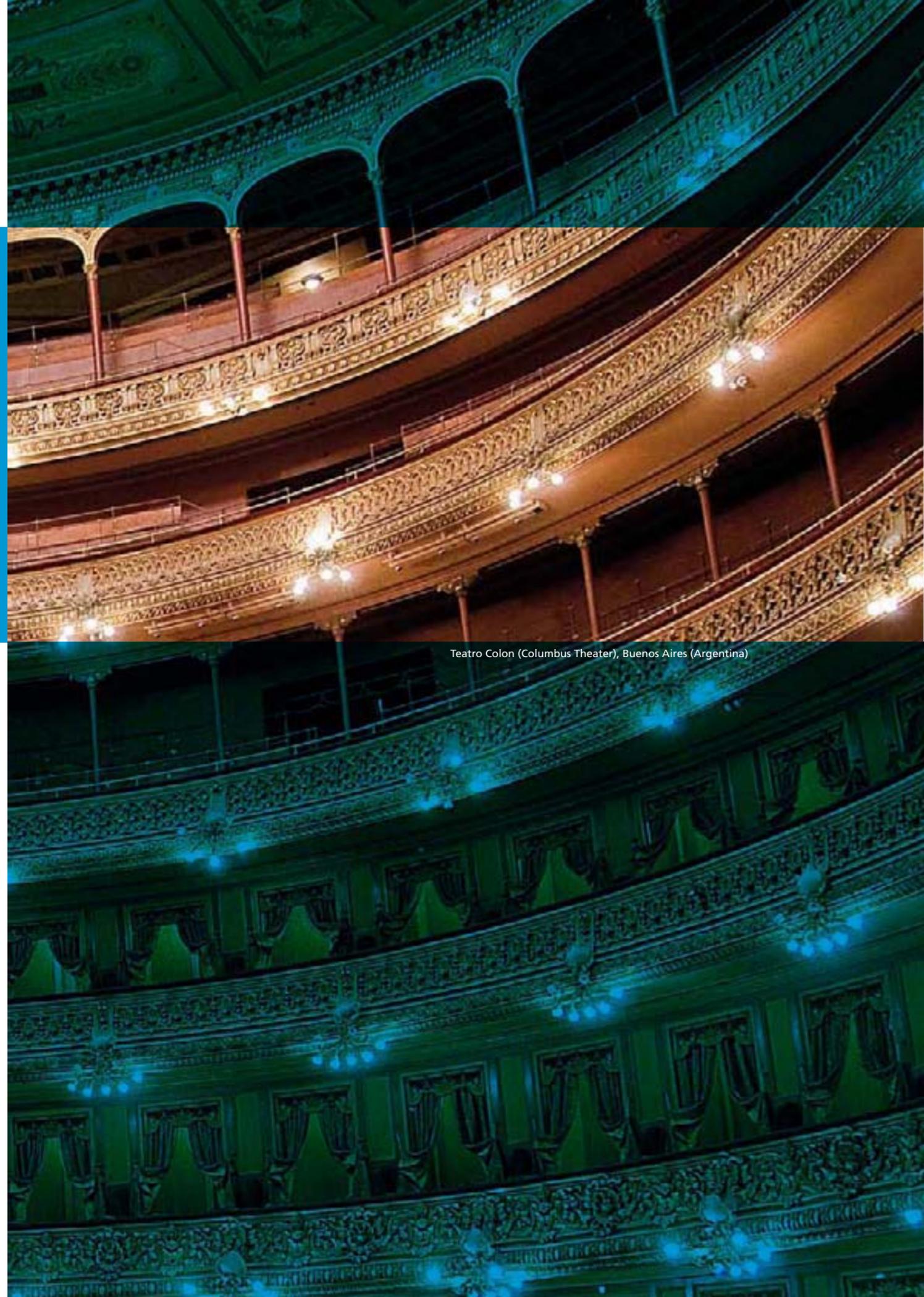
This occurrence, the current economic situation, and the development experiences of some other countries, suggest in many cases that private initiative can help solve problems with management and financing for the preservation

of infrastructure, all of which has made the Group a strong supporter of this type of activity.

In 2009, through alliances with partners specialized in this sector, SANJOSE has submitted a variety of bids to National and Regional Public Administrations that are seeking, through these types of concession agreements, public-private collaborations capable of adding infrastructure value, improving communications, and, on the whole, empowering the economic development of the entire country.



Roadway maintenance



Teatro Colon (Columbus Theater), Buenos Aires (Argentina)

Europe

The Americas

Asia

Africa

SANJOSE's business plan includes international expansion as a top priority goal. In 2009, International activity contributed 31% of the company's total revenue, and took place primarily in the countries where the Group has a presence, such as Portugal, France, Romania, Argentina, Peru, Chile, Paraguay, Uruguay, Brazil, the USA, Cape Verde, and India.

In recent years the company has strengthened its presence in these countries and has begun expansion to new markets in Eastern Europe, South America, the Middle East, and Southeast Asia. This goal will be further carried out through collaborations with businesses in these areas, or participation in individual projects based upon a high level of specialization.

In this fiscal year, highlights of these efforts can be seen in the awarding of projects to construct four railway tunnels in India and the Maipu and La Florida hospitals in Santiago de Chile. Also currently in progress are projects and studies regarding a variety of unique projects around the world, among which can be highlighted:

- "The Bi-Oceanic Aconcagua Corridor". A low-altitude railway tunnel that would connect Chile and Argentina, whose budget is estimated at \$3 billion.
- Entrance areas for Quito Airport (Ecuador).
- Hospitals in Abu Dhabi (United Arab Emirates) and France.
- An Airport Terminal and Desalinization Plant in Sohar (Oman).

Technology, Energy, and Environment are the lines of business with the highest expectations for growth in both the national and international markets, above all in innovative areas such as renewable energy, water, and energy efficiency:

- Hydroelectric Center in Peru.
- Desalinization Plant in Sohar (Oman).
- Thermal Centers in Chile and Ecuador.
- Combined Cycle Gas Facility in Oman and the electromechanical assemblies for two facilities of this type in London and Amsterdam.
- Development of two wind parks in the Rio Negro province (Argentina) for a total of 100 Mw, and various studies of this type that are currently under development in Spain, Romania, and Latin America.
- Development of photovoltaic solar energy in Italy and France.



Primary and Nursery School, Quinta dos Franceses, Seixal



Olhos de Agua Pavilion, Albufeira



Primary and Nursery School of la Quinta do Conventinho, Santo Antonio dos Cavaleiros

Portugal

SANJOSE Portugal has overcome the difficulties imposed by the current market in this fiscal year, where public investment has dropped by 6 to 9 percent and the real estate sector has undergone a clear retraction, estimated at between 30 and 60 percent. In spite of these difficulties in the economic environment, GSJ has maintained its client base and has seen increases in contracts awarded in sectors as competitive as education.

Construction

The activities of SANJOSE Constructora Portugal during this period are highlighted mainly by public projects (Sangre de Coimbra Institute, Complex Six in Vila Real, the renovation of the Gardens of Loulé, etc.), especially in the education area, where seven

schools have been built in the Lisbon metropolitan area. In the private sector, and especially the tourism/residential area, completion of the region's largest residential complex stands out, **Martinhal Resort** in El Algarve.

These and other projects, as detailed below, allow the Grupo SANJOSE to face the year 2010 with moderate optimism. It is a period in which a weak recovery of the real estate market is expected, and in which GSJ has prioritized expansion in the area of non-residential building, such as for minihydraulic alternative energy, justice and health facilities, infrastructure, concessions, and partnerships



Martinhal Resort, El Algarve



Martinhal Resort, El Algarve

MAIN PROJECTS CARRIED OUT BY SANJOSE CONSTRUCTION PORTUGAL IN 2009:

- **Belavista Municipal Playing Field, Parchal.** Sports field with bleachers, to which other facilities such as spa, bar, shops, etc. must be added.
- **Olhos Water Pavilion, Albufeira.** 3,033m² of pavilion space in two levels and adjacent single floor building, with bar, restrooms, reception area, green spaces, exercise circuits, children's park, and parking.
- **Quarteira Fishing Port.** 2,175m² of built areas and another 19,000m² of outdoor areas, for the supporting offices of the fishermen's area. The project included roads and parking.
- **Museum of Movement and Images, Leiria.** Remodeling of two 16th Century buildings for exhibition rooms and a 50-seat auditorium, and construction of a new wing to connect the two buildings.
- **Nuestra Señora de la Asunción Hospital, Seia.** Project based on the demolition of the existing building and construction of a new 9,700m² building and a corridor for its connection with the administrative services area.
- **Elementary School and Nursery School.** Quinta dos Franceses, Seixal. 3,000m² distributed in four areas for classrooms and a fifth floor for the kitchen and dining room area.

- **Elementary School and Nursery School Salgueiro Maia, Pinhal Novo.** A building distinguished by its two completely different facades for classroom and child care rooms.
- **Elementary School and Nursery School for the Quinta do Conventinho, Santo António dos Cavaleiros.** Design/build project of classroom modules and sports pavilion.
- **Elementary School and Nursery School de Quinta da Fonte Santa, Loures.** Design/build project of classroom modules and sports pavilion.
- **Elementary School and Nursery School de Quinta das Mós, Camarote.** Design/build project of classroom modules and sports pavilion.
- **Elementary School and Nursery School de Quinta das Mós, Camarote.** Design/build project of classroom modules and sports pavilion.
- **Elementary School and Nursery School in Val' Flores, Pinhal Novo.** 6,000m² of classroom blocks and gymnastics pavilion.
- **Municipal Swimming Pools in Loures.** 5,000m² built area for enjoyment of the main swimming pool, lessons, physical therapy, and spa.
- **Municipal Swimming Pools in Abóboda.** 5,000m² sports facilities where its main attraction is the main swimming pool that can accommodate water polo competitions, learning pools, and retractable bleachers.

- **Pio XII Building, Lisbon.** Building with 39 apartments, with commercial spaces in the entrance level and three garage levels.
- **Cerro das Mós Apartment Building, Lagos.** 7,350m² residential complex built with 37 apartments distributed in 7 blocks, private parking, heated indoor and outdoor swimming pools, gym, children's game room, spa area, and multi-purpose room.

Mira Douro Residential Complex, Vila Nova de Gaia. Building with 37 apartments, 27 for social living and 9 for conditional sales, three commercial spaces, and a social lounge.



Municipal Swimming Pools of Aboboda



Museum of Image and Movement, Leiria.



Nuestra Señora de la Asuncion Hospital, Seia



Mira Douro Residential Complex, Vila Nova de Gaia

CONSTRUTORA UDRA

Despite the situation as described in Portugal, Construtora Udra, of Grupo SANJOSE, has increased its revenue volume in 2009, and has seen its number of contracts increase in key sectors for growth such as culture and education, health, scientific facilities, etc.

Currently Construtora Udra has begun significant projects such as Hotel City on the Avenida Almirante Reis in Lisbon, the remodeling of the Santa Cruz Hospital, construction of a new building for expansion of the ANIM film storage area for the Portuguese Cinematech, the Montijo School project, and the construction of a five-star hotel for the Fonte Cruz Hotel group on the Avenida da Liberdade in downtown Lisbon.

AMONG THE PROJECTS COMPLETED IN 2009, THE FOLLOWING CAN BE HIGHLIGHTED:

- **Louletano Cinema Theater, Loulé.** Stabilization of the facade and maintenance of the structural walls inside the orchestra pit. This cultural



Teatro Louletano Movie Theater, Loule

site, which can seat up to 325 people, contains all of the facilities that a building of this type requires, such as lighting, scenery support, sound, film projection, etc.

- **General Emergency Room at S. Francisco Xavier Hospital, Lisbon.** Demolitions and remodeling of the aging structures, primarily brickwork, water supply, electricity and computers, gases, sewage system, air conditioning system, and special equipment.
- **C.H.L.O Microbiology Laboratory, E.P.E- Hospital Egas Moniz, Lisbon.** Project to install the Western Hospital Center Microbiology Laboratory (WHCL), re-install the Molecular Biology Laboratory, and readapt the functionality of the Transfusional Medicine Service of the HEM.
- **Elementary School 1 and Nursery School in Vialonga, Vila Franca de Xira.** School building with multi-purpose sports field annex.



Primary and Nursery School in Vialonga, Vila Franca de Xira

- **Elementary School and Nursery School N2 in São João da Caparica.** Demolition of the existing school and construction of a new one, with 12 classrooms, multi-purpose room, 4 support rooms, dining room, and game and leisure room.
- **Elementary School 1 and Nursery School N3 in la Póvoa, Santo Adrião-Odivelas.** Remodeling and expansion of the old elementary school and construction of a new building completely connected with the old one, creating a unified final structure.
- **Elementary School and Nursery School for the Plan de Promenor sur de Sines, Monte de Chãos.** Construction of a new school, with 12 classrooms, multi-purpose room, library, four support rooms, playground, and leisure equipment.



Primary and Nursery School of la Povoia, Santo Adrião-Odivelas



Burgo Building, Oporto



Duque de Loule Building, Lisbon



Metrocity Development, Lisbon

Real Estate

SANJOSE has a significant presence in Portugal's real estate sector, particularly in Oporto and Lisbon, both in the areas of commercial properties and residential development.

In the area of commercial properties the following office buildings can be highlighted:

- **The Burgo Building,** strategically located in Oporto's financial center (Avenida Boavista). 35,000m² divided between an 18-floor tower and an annex building.
- **The Duque de Palmela Building,** Lisbon. 7,125m².
- **The Duque de Loulé Building,** Lisbon. 5,331m².

In the residential area, the following offerings can be highlighted: **The Novo Rumo Building** in Maia; **The Casas Brancas Building** in Porto Douro's urban area, **The Prelada Building** in downtown Oporto, and **Metrocity Residential Complex** in Parque das Nações, Lisbon. This complex is distinguished by its exceptional architectural design, the quality of its materials, and more than 7,000m² of garden areas, pathways, swimming pool, and playground areas.

Other projects

- Oeiras Town Hall, bordering Lisbon: investment in land suited for residential development. Development of 41,000m² of floor plan area is anticipated.
- Vila Nova de Gaia, south Oporto: development of a significant urban project is anticipated, with over 38,000m² of buildable area.



Teatro Colon (Columbus Theater), Buenos Aires



Dr. Guillermo Rawson Hospital, San Juan

Argentina

2009 has been a year marked by a slow-down, with a 0.8 decrease in GNP, which was translated into a 2.5% negative growth rate for the year. For 2010, experts predict a return to growth, which could be higher than 5%.

For SANJOSE Constructora Argentina, 2009 is a year when emblematic projects were completed: the “Dot Baires Shopping” Shopping Center in Buenos Aires and the Rawson Hospital in San Juan.

For the 2010 fiscal year, the big event will be the inauguration of the Teatro Colón (Columbus Theater), expected to take place on May 25th, the date of the nation’s bicentennial.

Grupo SANJOSE’s activities in Argentina are distinguished by business diversification and technological contributions, which leverage its constant growth and diversification.



“Dot Baires Shopping” Mall, Buenos Aires

Construction

“Dot Baires Shopping” Shopping Center, Buenos Aires. An impressive project, carried out in collaboration with SANJOSE Construction, with an area of 190,000m² and 4 of its 7 floors in height. Highlights include its modern architecture, broad areas of glass, which will provide abundant natural light during the day and become an attraction at night, large central atrium that will provide expansive city views, and a unique hanging staircase never before seen in a shopping center. This development will include a fully integrated 12,000m², eight-floor office building, which will be distinguished by, among other features, its open floor plan, its 2.70 meter high ceilings, and three levels of underground parking.

This project is designated for the leadership in the creation of a new generation of shopping centers, and could become one of the city’s icons because of its cutting-edge design, its technology, and its strategic location. It has already been awarded a Gold Medal in the category for “Best Design and Development in Latin America” by the International Council of Shopping Centers (ICSC).

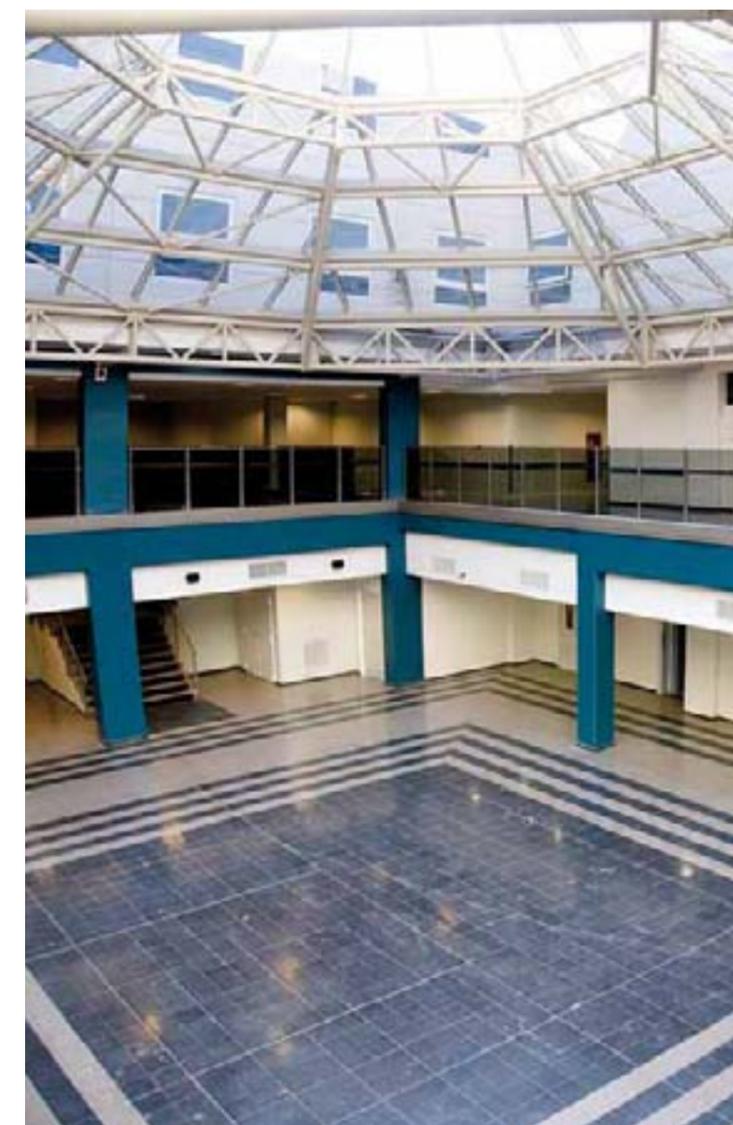
Dr. Guillermo Rawson Hospital, San Juan. Restoration of 9,100m² of the old facilities, considered to be a historic monument, and construction of a new 37,863m² building with a 407-bed capacity. Inauguration of the project’s first two phases is expected to occur in May of this year.

Teatro Colón, Buenos Aires. Since March 2007, SANJOSE has been carrying out the restoration of the Main Hall and lobbies of this theater building, Argentina’s most emblematic historical-cultural site, with the challenge of respecting its architecture and preserving its marvelous acoustics. The goal of the undertaking (5,200m²) is refurbishing of each of the elements to its original condition, using materials that match the existing ones and causing minimal changes to each of them. Complex studies and a variety of efforts have been required in the form of extracting samples, classifying materials, performing microchemical analysis, undertaking stratigraphic testing, etc.

In addition, the electrical, security, fire prevention, audio, video, and air conditioning installations are being renovated.



Teatro Colon (Columbus Theater), Buenos Aires



Dr. Guillermo Rawson Hospital, San Juan

Medrano Constitutional Canal, Mendoza. The goals of this important project are to overcome the limitations in capacity of the current Constitutional Canal, redesigning the system with new branches and avoiding Medrano's urbanized areas, as well as recovery of flow loss that presently takes place when water enters the ground. The project consists of a 17,000 meter long main canal, creation of another 7,000 meters of secondary canals, and a system of flood-gates that will allow controlled allocation of flow to each landowner.

Velarde Canal in Salta. 4,300 meter long drainage canal. Complementary work to the drainage canal includes street realignment, construction of gutters, opening of a new street above a section of the canal, and other work necessary for routing water, electrical, telephone, and gas services. Upon completion of the project, the provincial government decided upon an expansion, which is presently being carried out.

Modernization and Unification Project for the Socavon Canals in San Rafael, Mendoza. The project consists of unifying the Socavon-Frugoni-Marco Canals, which will take advantage of the current layout of the Socavon Canal. The total length of the canals involved will reach 44,000 meters. A levy will also be built parallel to the unified canal, with a length of 1,500 meters, in order to protect the new infrastructure from possible overflows.

Franklin Rawson Fine Arts Museum, San Juan. Once the project is completed, the compound will have a built area of more than 4,900m². In general terms, the project is divided into two large undertakings:

- 1.-Restoration, remodeling, and reuse of the existing building.
- 2.-Construction of a new 2,790m² adjoining building conceived of as an extension of the existing one, and which will feature a 150-seat auditorium.

Officer's Housing for the Argentine Navy, Buenos Aires. Turn-key project consisting of a building with a built area of 9,500m² for use as a hotel, which will feature 200 rooms, extensive kitchens, two dining rooms to serve 600 people, and a multi-purpose lounge.

Naval School, Buenos Aires. This is an educational institution with a built area of 12,900m², to be used as a high school, and equipped with classrooms, library, multipurpose room, covered patio, and an annex building for lodging with a 120-student capacity, which will include a kitchen and dining room similar to those of a hotel. This is a turn-key project.

Naval University Institute (NUI), Buenos Aires. A building intended for use in higher education, equipped with classrooms and offices (approximately 400m²), an auditorium, and a lecture hall, each of 1,500m². This is a turn-key project.



University Naval Institute (INUN), Buenos Aires



Modernization and Unification Project of the Socavon Canals in San Rafael, Mendoza



Wind farms



La Matanza-Buenos Aires Urban Transformation

Real Estate

In the Argentine real estate market Grupo SANJOSE is involved in large urban developments and shopping center properties:

La Matanza-Buenos Aires Urban Renewal. This project developed by SANJOSE and designed by Alvaro Siza, covers 122 hectares. In the next ten years, more than 20,000 homes, 200,000m² of new roads, and 160,000m² of green spaces will be built to surround this "new city" created for more than 80,000 inhabitants.

This urban development, which is one of the largest private urban transformations in recent years, is unique because of its size and strategic location (at the intersection of Camino de Cintura and Avenida Crovara is adjacent to the Ricchieri Freeway and very close to Avenida General Paz). As one

of its main objectives is the supply of quality housing for a currently underserved segment of the population, in an area of maximum accessibility and just a few minutes from the nation's capital, created under the concept of an open and safe urban area. In this spirit, it is important to point out that the project also involves expansion of the existing shopping center, and that the area will be provided with new facilities for leisure, health, culture, education, and services.

During this fiscal year, the project has materialized with the necessary permits and has achieved significant improvements in the area and its infrastructure.

"Dot Baires Shopping", Buenos Aires. Shopping center inaugurated this year, located at the intersection of Avenida General Paz and the Panamerican Highway. In cooperation with

Argentina's largest real estate holding company, IRSA, this site has 60,000m² of commercial space, and an eight-floor, 12,000m² building ready to house offices.

Also in Buenos Aires, since 2005 Grupo SANJOSE has owned and operated 3 large, centrally-located indoor shopping areas in **Avellaneda, La Tablada** ("Buenos Aires 2 Business Park"), and **Quilmes**.

Energy

SANJOSE Energy and Environment submitted a proposal for provision of up to 100 Mw in the Argentinean province of Rio Negro. A powerful consortium has been formed with the Argentine group Corporación América and the public enterprise INVAP, which is also presently considering development of R&D projects in this province where INVAP already has a strong presence.

Peru

In 2009 Peru experienced a strong economic slow-down, mainly due to contractions in the mining, manufacturing, and service industries. On the other hand, the construction sector has grown this year by more than 5%, and real estate by 38%, with still higher expectations in both markets for 2010. On this subject it can be noted that the housing market has experienced a 15% increase in prices, owing mainly to a gap between supply and demand: for an annual supply of 20,000 homes, there has been demand by 70,000 families.

Construction

In 2009, SANJOSE Peru initiated the development and construction of one of the largest real estate projects in the city of Lima. It is the Parques de la Huaca condominiums in the San Miguel district: a residential complex with 3,072 apartments divided into 64 twelve floor buildings in the area of Huaca Huantinamarca, for which an archaeological excavation, study, and reconstruction project has been carried out.

Other important activities:

- **Roosevelt College in the La Molina-Lima** district. Planning and execution of 2,159m² of built area, featuring twelve children's classrooms distributed in three 2-story modules, a multipurpose room, music classroom, teachers' administrative area, sports field, patios, and green area playground. Once completed, the project will continue with construction of a new auditorium and administrative building.
- **ISCO Warehouses, Villa El Salvador.** 3,000m² of warehouse space, administrative offices, and other commercial installations on a 27,568m² lot.
- **Tempo Offices, in the district of San Isidro, Lima.** Office building, with four basement

levels and eight above ground, with each floor having an area of 920m². The construction is distinguished by its design, both structurally, with anchored walls and concrete paving stones, and in its appearance, with transparent glass walls in 90% of its area.

Real Estate

Real estate activities in Peru include urban transformation projects and an increase in housing development in Lima, as well as in Miraflores, Barranco, San Isidro, and San Miguel, areas where SANJOSE primarily focuses its activities, among which the following can be highlighted:

- **Parques de la Huaca Condominiums in the District of San Miguel, Lima.** Urbanized development of the old Pacific International Fairgrounds, which involves the construction, in nine stages, of 3,072 homes in nine condominium modules. This enclosed complex will contain 67% green areas and a huaca (archaeological site) in its interior. At the close of 2009, sales of the first condominium module were being made and those of the second one where starting.
- **Aire Condominiums, Lima.** An enclosed complex that seeks to create a residential and security image. There are a total of 1,392 homes distributed around five

parks and 44 five- and eight-story buildings. Completely sold.

For 2010, SANJOSE Peru will continue its entry into the real estate market, especially in the area of subsidized housing, which has the highest current demand.

Similarly, it will also continue with the process of expansion into other sectors in which GSJ has experience and which can generate significant business opportunities, such as infrastructure and energy.



Roosevelt School Building in the La Molina-Lima district



Aire Condominiums, Lima



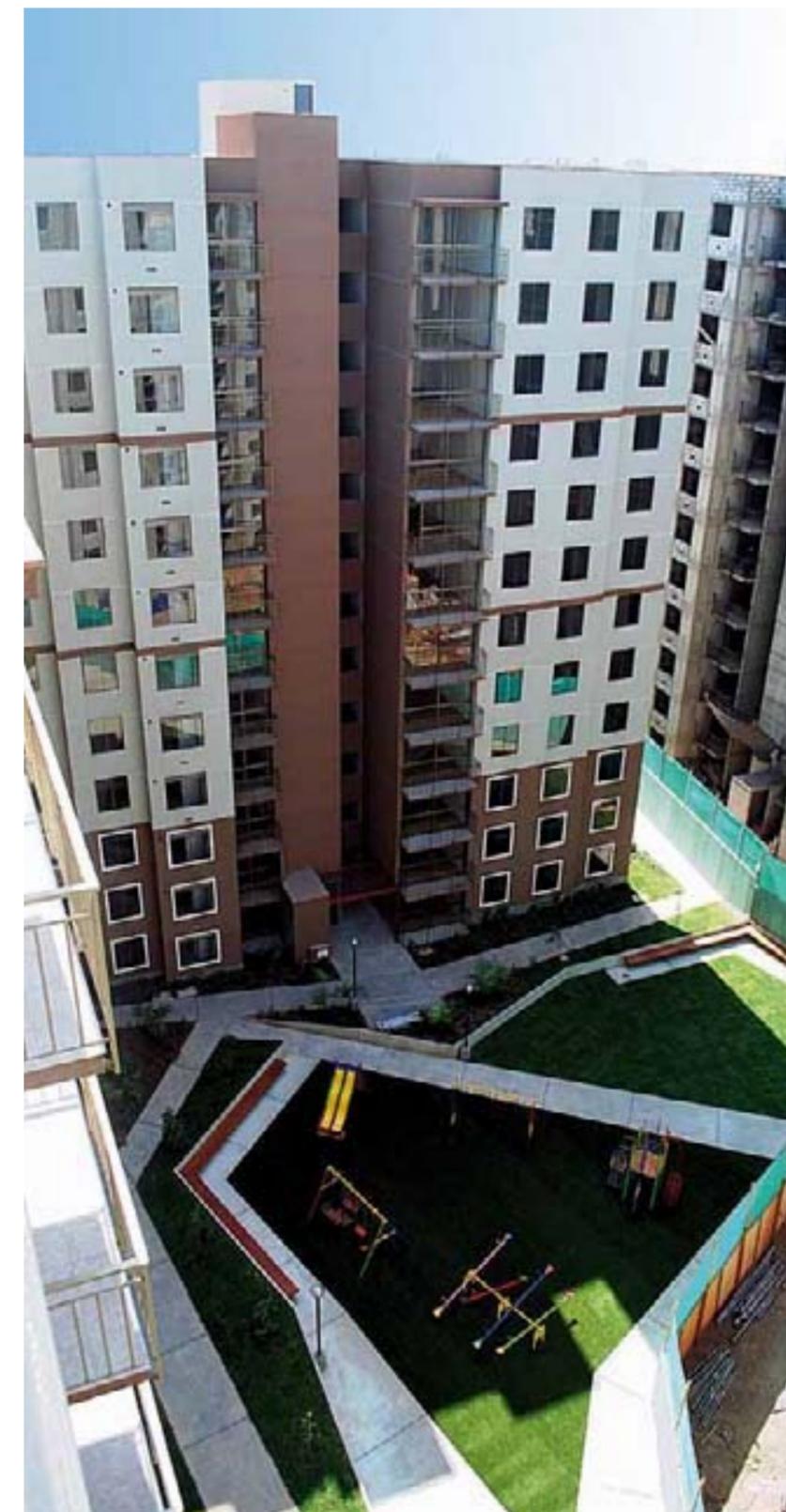
ISCO Warehouses, Villa El Salvador



Roosevelt School in the La Molina-Lima district



Parques de la Huaca Condominium, Lima



Parques de la Huaca Condominium, Lima



Railway Tunnels

Chile

The Government of the Republic of Chile has decided to improve the country's hospital welfare network infrastructure, and has competitively awarded Grupo SANJOSE the project for **design, construction, and 15-year management of two new hospitals** in Santiago de Chile.

Maipu Hospital. This new 70,000m² hospital is located in the Maipu commune and will be specifically oriented towards the assistance needs of the Maipu and Cerrillos areas, which cover an area of 159 Km² and have a population of 698,518 inhabitants (representing 10.6% of the region's

total population). When completed, the project will make available 43,292m² of clinical space, which will include 375 beds, 11 operating rooms, 6 integrated delivery rooms, 25 specialized medical areas, an outpatient surgery center with a dialysis unit, and an outpatient psychiatric hospital.

This project, under execution, has been awarded in the competition AADAIH-Domus due to its contribution to the fields of environmental, social, and economic sustainability in the hospital category. This honor was announced at the Latin American Hospital Architecture and

Engineering Conference that took place in Buenos Aires in October of 2009.

La Florida Hospital. With a built area of 72,000m² (53,201m² of clinical space) and 391 beds, this project will help free up space in the eastern area of Santiago de Chile's Southern Network. This hospital will be located in La Florida and will be especially oriented towards the assistance needs of that commune, which today has an area of 71 Km² and a population of 394,821 inhabitants, representing 6.03% of the region's total population.



La Florida Hospital, Santiago, Chile

India

Indian Railways has awarded the Joint Venture formed by SANJOSE Construction and its partner ECI (the leading Indian Public Works company) the project to build **four tunnels for the new railway line that will connect Jiriban and Tupul in the state of Manipur.**

This work represents SANJOSE's first project in India, one of the countries included in the Group's international expansion plan, since the Indian government is putting

into effect one of the world's largest transportation modernization and infrastructure creation plans.

Indian Railways is a transportation system with one of the highest growth rates in the world. It is also controlled by the Indian Railway Ministry, which is a public institution with stock market presence that operates the world's largest and most extensive railway system. It includes 16 regional railway lines that extend 65,000 miles. It

operates more than 18,000 trains and carries more than 16 million passengers and 2.2 million tons of cargo on a daily basis.

SANJOSE has thus entered this important market, which provides expectations for continuous growth potential based upon this project and others currently under consideration.



Maipu Hospital, Santiago, Chile

Cabo Verde

SANJOSE Construction Cabo Verde is carrying out the following project, as well as studying future undertakings in the tourism-housing area:

Tortuga Beach Resort & SPA. Tourist complex near Ponta Preta beach on the **Isla de la Sal**, which will open its doors in 2011. With a total area of 74,843m², and a occupation density of less than

25%, it offers 12 luxury beachfront homes, 40 other luxury homes, 306 apartments, common swimming pools, and a five-star hotel with restaurant, spa, gym, etc.

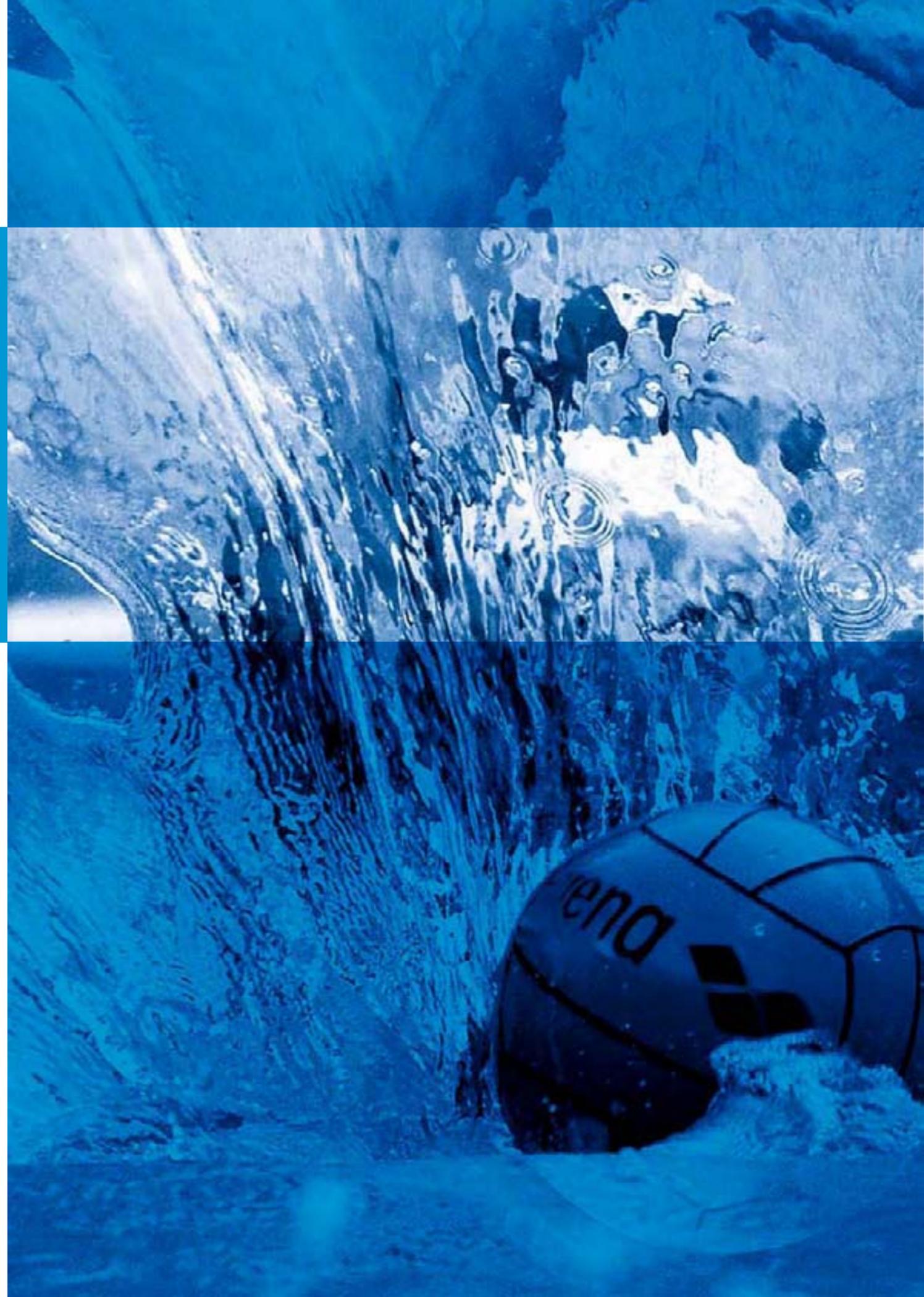


Tortuga Beach Resort & SPA, Isla de la Sal



MERCHANDISING

ARENA
AND1
TEVA
NIKE ACCESSORIES
HUNTER
FRED PERRY
DR. MARTENS
FILIPPA K
BOXFRESH





Grupo SANJOSE'S Merchandising Area conducts two parallel lines of business: the Sports Division, which has increased foreign sales considerably, and the Fashion Division, which has incorporated new brands for distribution in Spain and Portugal.

Sports



Since 1993, Arserex has been the distributor of the prestigious international brand Arena's sporting goods in Spain. In 2008, it added distribution in Portugal, based on the excellent performance achieved in the Spanish market.

Through the Arena brand, Arserex has a presence in the main Spanish and Portuguese distribution chains including, among others, El Corte Inglés, Intersport, Base Detall Sport, Forum, Decimas, Calderon Sport, and Sport Zone. The philosophy that this brand has communicated is highly valued in the aquatic sector, and the brand is already endorsed by the best Spanish swimmers and future stars. It has also sponsored numerous swimming events through such endorsements.

The leadership seen in Spain and Portugal is also produced internationally, where in addition to offering a wide range of recreational products; swimsuits for high-level competition have become a specialty. An example of this is seen with the Powerskin X Glide swimsuit, designed exclusively for Arena, which has won numerous world records and was listed as one of the 50 best inventions of the past year.

Among the elite Arena team, made up of professional swimmers sponsored by Arena, are high-profile swimmers including Cesar Cielo, Paul Biedermann, and Aaron Peirsol (all winners at the World Championships in Rome in 2009). There were a total of 52 medals

won by Arena, showing without a doubt the great potential of this talented team.



Since the end of 1999, Basket King has been the exclusive distributor of the American brand AND1 in Spain and Portugal. In 2008 the business also incorporated within its activities textile production licensing at the global level. Because of this, Basket King has become not just a distributor but also a designer and manufacturer of the AND1 brand textile line.

The development of the brand in Spain and Portugal has been astounding, experiencing unprecedented levels of growth, which has allowed the brand to go head-to-head with leaders in the sector in little more than a decade. This development has been inspired, to a large degree, by various athletic sponsorships, among which can be highlighted that of the Asefa Estudiantes club, one of the Spanish basketball teams with the longest history and tradition, and with which the business has had a close relationship for 9 years.

AND1, a brand specialized in basketball, has become one of the leading brands in its sector and has a presence in more than 85 countries on five continents. One of the key factors in its development has been its differentiation from other brands. Since its inception, AND1 has been perceived as an aggressive and innovative brand in terms of both design and technology. In addition to efforts oriented towards professional basketball, it has also

made a strong effort to make gains in the recreational basketball sector.

Therefore, in addition to sponsoring major league players around the world, such as is the case with Monta Ellis (star of the NBA's Golden State Warriors), the brand is also supported by millions of basketball fans, who have taken to AND1 products because of their versatility and the amazing freedom of movement they provide.



Teva has continually evolved as a brand, and presently has a full line of mountain climbing and outdoor footwear available. Outdoor King has introduced this line to the market, positioning Teva in the best specialized stores and the largest sporting goods distribution chains such as El Corte Inglés, Intersport, Forum, etc.

New avenues have been opened and places of sale increased, time and again positioning the brand as a leader in high-tech mountain climbing footwear. Also, the brand has ceased to be perceived as a brand only for the summer months, and has attained year-round relevance for lovers of the outdoors, offering an excellent combination of performance and design.

Running King

As of January 2010, Running King is in charge of distribution for the fitness and running accessories of the international giant Nike in Spain, Portugal, and Andorra.

The American multinational is the number one brand in the world of sporting goods, and at the end of 2009 reached an agreement with the American company JR286 for the design, manufacture, and distribution of a segment of its product line.

JR286 is a California-based business specializing in accessories, with distribution centers in England and China. With more than 150 employees and close to 90 distributors world-wide, JR286 has selected Running King as its distributor in Spain, Portugal, and Andorra for its line of Nike-brand fitness and running accessories (gloves, hats, protective gear, etc.).

Fashion



Hunter boots are the symbol of pure classic style. Designed for more than 150 years, their reputation has only improved over time. It is an indisputable fact that Hunter boots have become a fashion icon, with world-class celebrities sporting them at festivals, on rainy days, or on any kind of occasion.

The success of these boots is largely due to their excellent quality, endorsed for decades by the British Royal Family. All Hunter boots are hand-made, using the finest natural rubber. It is this hand-crafted process that gives Hunter its quality, prestige, and international reputation.

Outdoor King has been distributing the Hunter brand since the Autumn/Winter 2007 line, but only in 2009 has it achieved a presence in the most important sales points in the Spanish market. Exceptional results are therefore expected for the coming season.



Since 2007, Trendy King has been the business that distributes the footwear of the legendary English brand Fred Perry, and since the end of 2008, another no less significant brand: Dr. Martens.

The origins of the Fred Perry brand go back to the 1940s and the legendary tennis player of that name, three-time Davis Cup champion and winner of eight Grand Slams.

But it is not only a sporting goods brand, it has also gained a place in the main fashion shoe stores, with magnificent results.

In fact, the Fred Perry brand soon became associated with British youth. Throughout 50 years on the market, Fred Perry has been known to evolve and adapt to every time period. Musicians, artists, and actors during recent decades have been unconditional supporters of Fred Perry.

In 2008, Trendy King incorporated, for distribution in Spain and Portugal, a brand with one of the most remarkable pedigrees on the international scene. An icon of innovation and free expression, Dr. Martens was born through the union of the ideas and experiences of two families, one from Munich and the other from Northampton, England.

Since its inception in 1960, many brands have come and gone, but

Dr. Martens carries on as a unique and original brand, a sure bet for future success.



Since the end of 2007, Fashion King has distributed the Swedish brand Filippa K, and in 2009 also incorporated the Boxfresh brand.

Filippa K was founded in 1994 by Filippa Knutsson and Patrik Kihlberg. The vision was clear from the beginning: to create a company with a unique brand philosophy as well as strong values. The Filippa K philosophy is based on the concepts of style, sensibility, and quality. This has allowed it to gain a presence in the shop windows of the country's trendsetters, and has great brand recognition that allows us to look to the future with great expectations for the business.

In 2009, Fashion King incorporated for distribution in Spain the brand founded in 1989 by Roger Wade, Boxfresh. This English brand's name derives from the expression popularized on the streets of the Bronx to describe the appearance of a new pair of shoes, just taken out of the box. This brand appeared on the international scene in 1989 with the same fresh and innovative spirit that permeates all of his creations.

His DNA conforms to all the key British musical trends of the 1980s, such as hip-hop or trance, and the British Strewear movement, of which he is considered to be one of the founding fathers.

Since 1989 this heritage has been reinforced through new collaborations with British artists and promising DJs including Massive Attack, Goldie, Roni Size, Roots Manuva, Mr Scruff, DJ Vadim, DJ Yoda and Sway.

 **Carlos Casado S.A.**

Agriculture

Stockbreeding

Forestry

Bioenergy and Biofuels

Biopharmacology

Nature and Conservation

Eco-tourism

Investment

Paraguayan Chaco

Carlos Casado, a company majority-controlled by SANJOSE, has completed a century of activity in 2009, and in this period has reached one of the great historical milestones: Its stock, listed on the Buenos Aires stock exchange since 1958, has started its listing on the New York stock exchange.

The development of its Business Plan during the year has been oriented towards five objectives:

- International expansion.
- Adding value to and utilizing its land holdings, especially the 310,000 hectares in Paraguay's Chaco region.
- Consolidation of its historical, agricultural, and industrial activities.
- Making large investments in all of its areas of activity, mainly in stockbreeding through the Parsipanny Corp. S.A.; in agriculture-ranching through Cresca S.A., and in the production of *Jatropha Curcas* for production of agro-energy, with the technical assistance of a partner specialized in the subject, Patagonia Bionergía S.A.
- Development of new lines of business that have been implemented in recent years with the help of Grupo SANJOSE's innovative spirit.

Carlos Casado developed its business mainly in Paraguay, and enjoys a stable company and institutional brand, with great capacity for economic development.

The year's largest events for Carlos Casado were:

Public stock offering on the US market

With the aim of positioning Carlos Casado in the international market, authorization for an "American Depositary Receipts (ADRs) Level I Program" in the American market has been obtained, together with the Bank of New York Mellon. With this, the experience and listing of Carlos Casado enter into the U.S. market.

On August 25th, 2009, the SEC (Securities and Exchange Commission) approved Carlos Casado S.A.'s Level I ADRs program.

ADRs are company shares that represent ownership in a foreign market. They can be used for entry into an exchange or to attain resources from anywhere in the world. It is a transaction different from those of the OTC New York

Commercial Exchange. New shares are not generated, but rather transactions occur with existing shares, allowing engagement with the global market and access to international investment. Each ADR represents 10 ordinary shares of Carlos Casado S.A. To carry out this important act, Bank of New York Mellon was designated as depository bank and representative, a world leader in the financial advisory market.

This way, Carlos Casado has joined 36 Argentinean companies and 2,700 international companies in the ADR program. In 2010 a plan will be carried out designed to introduce the business to international investors.

Parsipanny Corp. S.A.

Carlos Casado's Uruguayan business that owns 45,000 hectares in Paraguay's Chaco region, land that is designated to be developed for raising chemical-free livestock with the goal of export. This is in order to make headway in a market that increasingly demands more ecological food products.

The business and investment strategy will be oriented towards development of new authorized pasture and agricultural areas, based on the attractive prices that have existed in this sector during the past year, and especially because the Republic of Paraguay will soon obtain the health permits that will make sales to the United States possible, primarily of heat-processed meat, and which will result in growing demand.



"Jatropha Curcas"



Cattle farming operations



Paraguayan Chaco

THE MAIN DEVELOPMENT AREAS FOR PARSIPANNY ARE:

Mbigua Ranch 1. 2,200 hectares of pastureland and stockbreeding of different types, with health authority certification for exports to Chile, as well as the same certification for the European Union markets.

Mbigua Ranch 2. Development under way for land adjacent to Mbigua in which a large investment has been made this period, with the intention of gaining as soon as possible 3,600 hectares of pastureland and capacity for 3,000 head of cattle.

Fondo de la Legua Ranch. Efforts are currently underway to obtain the environmental permits for its development.

Cresca S.A.

Carlos Casado and Agrology (belonging to Cresud S.A., quoted on the New York Stock Exchange) participate 50/50 in this business. They are developing a large 142,000 hectare agricultural-ranching project in Paraguay. Activities during this period have centered on obtaining environmental permits, improving infrastructure and development of cultivation and seeding (soy, sunflower, corn, cotton, and feed for breeding and raising cattle).



Agricultural operations

Agro-energy

In the biofuels area Carlos Casado is collaborating with Patagonia Bionergía for development of a 2,000 hectare "Jatropha Curcas" plantation, intended for biodiesel production. During this period important research has taken place for development and planting of this shrub in Paraguay's Chaco region. Due to its high oil content and the fact that it does not enter into the food chain, this shrub has magnificent potential for the production of agro-energy.

Patagonia Bioenergía is constructing a biodiesel production plant in the Argentinean locality of San Lorenzo (Santa Fe province).

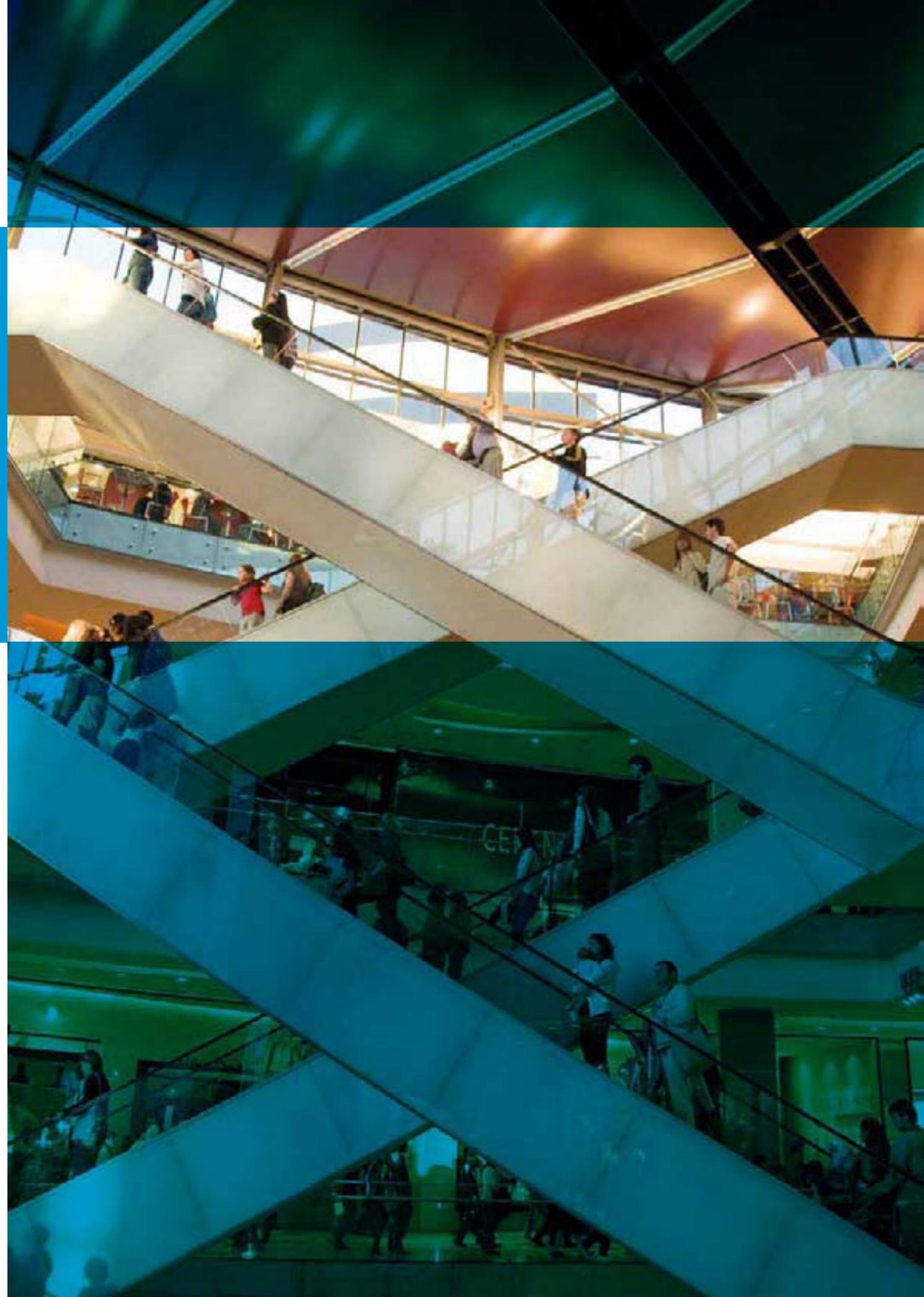


Corsabe

Unirisco Galicia - Uninvest

Filmanova

Bodegas Altanza



In addition to the business areas described in this Annual Report, Grupo SANJOSE maintains a participatory role in various companies, among which we must mention the Venture Capital companies Corsabe and Unirisco-Uninvest, Filmanova in the audio-visual market, and Bodegas Altanza (La Rioja) in the wine industry.

Corsabe

Since 1986, Corsabe has operated as a private and independent Venture Capital company, with the goal of investing in companies with high growth potential and focusing mainly on the technology and innovation sectors.

Corsabe provides its participating businesses with the experience of its team members, which is translated into the design of strategies and execution of business plans that serve to increase the value of these companies.

During 2009, Corsabe has divested from Ovelar, Intershare, Softonic International and Intercom World Wide, currently maintaining participation in Eolia (www.eolia.com), Oryzon (www.oryzon.com), and Fractalia (www.fractaliasystems.es).

Unirisco Galicia - Uninvest

Unirisco Galicia, SCR, S.A. is the first university venture capital company authorized by the Spanish Stock Market Commission (CNMV). It was established in November of 2000 under the auspices of three Galician universities, with the goal of promoting the creation of businesses that take advantage of the knowledge generated by the University. This is done through timely capital investment or through other financial operations, always based on criteria of profitability and job creation. It is therefore a business stimulation tool that facilitates:

- Technological development, creating alternative paths for the transfer of knowledge

between the university and society, through the creation of businesses.

- Creation and maintenance of employment in the heart of the university community.
- Creation of an entrepreneurial culture in the university, increasing the predisposition of its members to create businesses.

Unirisco invests in two types of projects, from "young business" ventures led by students, graduate students, Ph.D.'s, professors, etc., members of the university community who take advantage of the knowledge acquired during these groups' training-research stage, to science and technology "spin-offs", meaning businesses based on commercial utilization of a research group's scientific-technological results, or businesses that require relationships with university-type research groups to carry out their activities.

In its 7 years of existence it has invested 2.5 million Euros in 25 projects representing a variety of areas.

I+D Unifondo is a Venture Capital Fund managed by Uninvest -- a venture capital entity management company -- created to empower the transfer of knowledge from the university to society through business creation. Its *raison d'être* is summed up in its motto, "We Finance Knowledge": propelling the creation of businesses based on technologies developed in Spain's Universities and Research Centers, providing venture capital in their

initial phases, and giving support to the company's management teams. Driven by collaboration between universities, financing entities, and private businesses, UNINVEST helps fund 700,000 students, 58,000 professors, 600 university departments, and 30 innovation or technology centers and foundations.

I+D Unifondo was created for the purpose of contributing to:

- Technological development, creating alternative paths for the transfer of knowledge between the university and society, through the creation of businesses.
- Creation and maintenance of employment opportunities in the heart of the university community.
- Support for the creation of an entrepreneurial culture in the university.
- Preferred sectors for investment: Health Sciences, Environment, New Materials, Information and Communications Technologies, Biotechnology.

In the first two years of its operations, 10.6 million Euros have been invested in 16 projects.

Filmanova

An audiovisual production company founded in 1999 and specializing in management, production, financing, content creation, and services for film and television. It has a significant position in the production of advertisements



Unirisco Galicia-Uninvest

and corporate videos, and work continues in this direction with the creation of corporate TV channels and multimedia content for mobile phones and the internet.

During 2009, Filmanova has undertaken large productions in the areas of film, television, documentaries, advertisement / corporate videos, corporate television, and multimedia/multiplatform content.

- In film, the 2009 highlight was the premier of the film "Gordos" directed by Daniel Sanchez Arevalo, a production of Filmanova and Tesela PC. Pre-selected by the Film Academy to represent Spain at the Oscars, it won a Goya award and was nominated for

seven others, and participated in various festivals and in the official section of the Festival of Venice.

- Highlights for television include the second season of "Habitat" which received high ratings, the program "Caja Negra" which reports on significant events in recent history, and the TV movie "Futbol de Alterne" directed by Alber Ponte.
- Documentaries such as "Maruja Mallo", directed by Anton Reixa for the State Society for Cultural Commemorations (Ministry of Culture).

Finally, Filmanova has increased its position in the production

of advertisements, corporate videos, corporate TV channels, and multimedia content. In this way, activities are being diversified beyond being centered only on film and TV.

Bodegas Altanza

SANJOSE also has a presence in the wine industry through its participation in this winery located in Fuenmayor, in the heart of La Rioja Alta.

Bodegas Altanza produces almost two million bottles each year, in a "modern classic" style, and with varietals and known labels selected from special reserves.



Daniel Sánchez Arévalo, in shooting "Gordos". Filmanova