

PwC merges its three offices in Madrid in an emblematic building

Sacyr and PwC agree tenancy of La Castellana skyscraper

- This is the first of the four skyscrapers forming the real estate complex, that has obtained a 100% occupation
- The professional services firm will occupy 21,000 square metres distributed on 17 floors
- Testa raises occupation of its offices to 97% after this lease operation to PwC

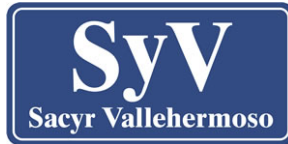
Madrid, 13 January 2011. PwC, a leading firm in professional services, has reached an agreement with Testa, the real estate assets subsidiary of the Sacyr Vallehermoso Group (SyV), to move its more than 2,300 professionals in Madrid to a sole main office at the *Torre Sacyr*. The agreement signed by the companies, with intermediation by Gabinete Inmobiliario, will allow PwC to merge the three offices the firm now has in Madrid - at Castellana, Almagro and Torrelaguna streets -, in a single emblematic building. On its part, SyV thus completes the 100% occupation of its flagship building - the first of the complex called *Cuatro Torres Business Area* in achieving this -, and provides a definitive boost to consolidation of the area as a new business centre of the *City* of Madrid. Following this operation, Testa raises occupation of its office buildings to 97%.

The move to the new skyscraper will take place between July and August 2011. Then, PwC will occupy the 21,390 square metres on 17 floors located between floors 34 and 50, both inclusive. The firm will have its own entrance and more than 600 parking spaces for cars and motorbikes. It will also have a full floor assigned specifically to customer reception and it will set aside a 1,000 square metre service area for employees with a dining hall, cafeteria and training area.

Moving to a single head office will allow PwC to further develop its multidisciplinary nature (one of its distinct competitive features) and its capacity to create mixed teams - of auditors, consultants, lawyers, tax and transaction experts ...- to advise its clients.

The *Torre Sacyr* is one of the most modern office buildings in the world and it includes the latest advances both from the architectural as well as technological point of view and security. For example, its *double skin* façade provides it a unique thermal insulation capacity and natural auto-regulation of the temperature, that makes it one of the few eco-sustainable buildings now in existence. It also has a revolutionary air conditioning system that allows constant renewal of the air throughout its interior. The building, located at Paseo de la Castellana, 259 B, is perfectly linked both by private as well as public transport: metro and bus.

Testa, with revenue from its leased real estate assets and real estate management service provision amounting to 270 million euros in 2009, has a top



level asset portfolio located on the best sites, leased to major companies with long and medium term tenancy agreements. Offices in cities such as Madrid, Barcelona, Paris and Miami, are now the centre of the majority of the activity by the asset holding SyV Group, that has an area of more than 1.5 million square metres in operation. The appraisal of the assets of Testa on 31 December 2009 came to 4,398 million euros, with latent capital gains of 1,231 million.

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