

PRESS RELEASE

THE SYV TOWER OBTAINS THE FIRST OCCUPATION AND FUNCTIONING LICENCE

The construction was finished in less than four years.

Madrid, December 9, 2008.- The Madrid City Council has awarded the SyV Tower with the first occupation license as well as the operating license. The building belongs to Testa, the property subsidiary of the Sacyr Vallehermoso Group.

The SyV Tower is an emblematic project for the Sacyr Vallehermoso Group for various reasons. One of them being the participation of various companies of the Group in the project: Sacyr as the construction company, Testa as the owner of the building, Vallehermoso has participated in the general technical management and Valoriza carries out maintenance work and general services. Another factor relates to the time it took to build, as it was the last tower of the "Cuatro Torres Business Area" to start construction and it has been completed in less than four years.

The successful management of the project has shown the Groups' ability to take up complex ventures. This construction has been more challenging due to the double use of the building that holds both offices and a hotel. As a result, depending on the use of the floor, different installations were needed (light, gas, telecommunication, protection against fire, drainage, etc).

In addition, a micro-park has been installed in the roof of the tower that will have three vertical-axis wind turbines and the necessary components for its installation and functioning: power lines, nuts and bolts, transport and control. Each turbine will have a 2.5 KW capacity. The energy generated will be stored in batteries, which will act as an additional source of electricity supply for the building.

The SyV Tower was designed by Arquitectura R&AS studio, directed by Carlos Rubio and Enrique Álvarez-Sala (the only Spanish architects involved in the

“Cuatro Torres Business Area” complex). With a height of 236 metres it is the third largest skyscraper in Spain and one of the 200 highest buildings in the world.

CHALLENGES

The SyV Group is pleased to have met its objective for this project: deadlines, estimated costs, quality requirements, health and safety conditions as well as the optimum productivity and effectiveness of the human resources, technicians and economists who worked in this project.

40% of the workers involved in the construction of this building were foreigners from 23 different countries and there were days when more than 1,000 people worked in the building.

During the construction of the building more than 20,000 people visited the construction site but the workers carried on as normal as they had been provided with the necessary attention and safety devices to do so.

THE SYV TOWER

Services

The building has 64 floors, 6 below ground level and 58 above ground level, and it provides two services: hotel (up to the 34th floor) and offices.

The luxury five-star hotel will be managed by Hotusa under the name *Eurostars Madrid Tower*. It has 474 rooms, 27 of them suites, 18 meeting rooms, various restaurants (more specifically on the 30th floor there is a restaurant with panoramic views, this floor is 8 metres high), a 2,500 m² gym, a spa and an auditorium on the 1st and 2nd floor with capacity for 1,400 people.

The offices that are at the top of the building, have an independent lobby with eight high-speed lifts for the exclusive use of the offices, a service lift, two emergency lifts, and three lifts connecting the lobby with the car parks in the basement.

The ground floor has two halls, one for the hotel and one for the offices. In addition, the garage spaces for the offices and the hotel are completely independent from each other to ensure that their daily use is as convenient as possible for all concerned.

Surfaces

The building has a total built surface area of 120,000 m², of which 45,000 m² are located in the six basement floors and are used for garage spaces (927 spaces), changing rooms for the hotel personnel and a conference hall. The other 75,000 m² are above ground level, and the leasable surface area is 21,390 m².

The communication between floors occurs thanks to the 25 lifts: 6 correspond to clients of the hotel, 8 to office workers, 3 extra office lifts for the car parks (which go up to the ground floor), 3 auxiliary service lifts, 3 lifts for fire fighters that are next to the 3 emergency staircases and two exit lifts that go from the car parks to the square.

Floor Distribution

The five-star hotel goes from the ground floor to the 31st floor. However, the hotel's conference hall is located in the basement. It occupies the 1st and 2nd basements and it is totally diaphanous with a total surface area of 1,800 m². There are 29 metres between the eight beams that cover the hall, which allows light to come in. The beam supports are situated at both extremes.

The kitchen, the restaurant and the dining areas of the hotel are found on the 30th and 31st floors of the hotel. From this height, the views of Madrid and their surrounding are exceptional and make this luxury hotel even more attractive.

From the 34th floor to the 50th floor the building is used for offices.

The 4th, 5th, 32nd, 33rd, 51st, 52nd, 53rd and 54th floors above ground level are used as technical floors that have the necessary installations to provide energy and thermal supply to the skyscraper.

The crown of the building goes from the 55th to the 58th floor. These floors have a perimeter corridor, have no roof and are only surrounded by a metallic façade and hold the installations machines for the Tower.

Façade

To check its resistance, the double skin of the building had to pass a wind tunnel test; therefore providing a solution to all technical and image matters.

- The inner façade, with traditional technical solutions, closes the building without having to use the typical curtain wall systems.
- The outer glass skin consists of extruded aluminium and laminated glass frames, which result in a uniform appearance that also improves the climatic conditions in the interior of the building. These frames generate a perimeter corridor that acts as a parasol, as an element against fires and as a corridor for maintenance and cleaning.

Sustainability

The SyV Tower was designed and built following demanding criteria of sustainability and eco-efficiency. Its double ventilated outer skin is a significant energy-saver and facilitates maintenance work without interfering in the work at the offices.

In addition, the SyV Tower has a micro-park at the roof of the tower that will have three vertical-axis wind turbines and the necessary materials for their installation and operation: power lines, nuts and bolts, transport, and control. Each turbine will have a capacity of 2.5 KW. The energy generated will be stored in a battery that will act as an additional source of electricity supply for the building.

The installations will be energy efficient and the building will be architecturally integrated to its surrounding. Also, this project has obtained the PROFIT from the Ministry of Industry. The project also involves a training workshop (which will be managed by Universidad Alfonso X el Sabio) whose aim is to disseminate the technological advantages of the project so that they are more widely known.



Turbines at the roof of the tower

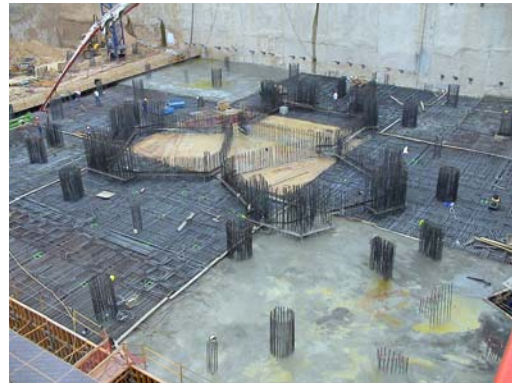
SYV TOWER'S CONSTRUCTION PROCESS:



August 2004



April 2005



June 2005



September 2006



May 2007

November 2008:



Double skin



Elevators hall



Offices floor

