



## SECOND HALF 2008

- The total NAV at 31 December 2008 was 3,613.6 M€, equivalent to €58.64 per share. The Alba stock quote on that same date stood at €27.25, reflecting a 53.5% discount compared with the NAV per share.
- The consolidated profit after tax was 361.4 M€ in 2008, down 31.2% on the previous year due to lower income from the sale of assets and certain adjustments to the value of other assets.
- Income from affiliated companies rose 1%, to 427.4 M€.
- Alba's annual dividend increased from €0.12 to €0.75 per share.

## PORTFOLIO AT 31-12-2008

<i>Listen holdings</i>	% Stake	Million €
Acerinox	23.8	767.1
ACS	24.5	1,447.4
Antevenio	20.5	2.9
Clínica Baviera	16.4	31.8
Prosegur	10.0	145.5
<b>Total book value</b>		<b>2,394.7</b>
<b>Total market value (31-12-08)</b>		<b>3,405.0</b>
<b>Unrealised capital gains</b>		<b>1,010.3</b>
<i>Unlisted holdings</i>	% Stake	Million €
Ocibar (1)	21.7	7.4
Ros Roca (1)	16.8	47.7
Other		0.5
<b>Total book value</b>		<b>55.6</b>
<b>Real estate</b>		<b>266.0</b>

Note (1): Through Deyá Capital S.C.R.

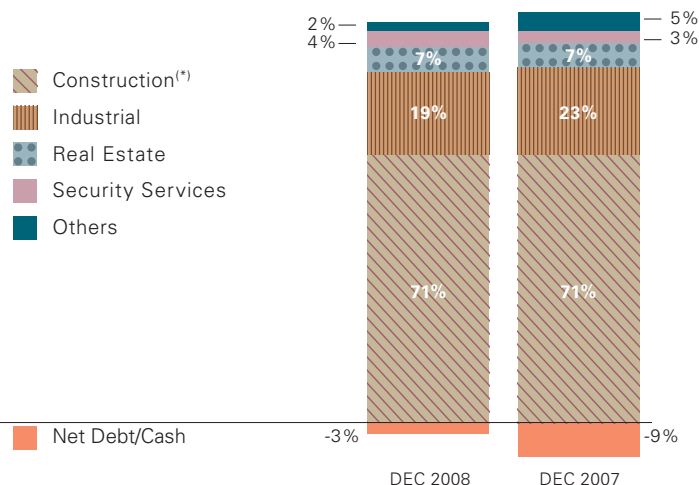
## NET ASSET VALUE

The key figure for gauging the value of a company such as Alba is its Net Asset Value. Calculated according to internal methods consistent with those normally used by equity analysts, on the 31<sup>st</sup> of December 2008 Alba's net asset value was estimated at 3,614 M€ or 58.64 € per share, after deducting own shares held as Treasury Stock.

	Million €
Listed holdings	3,405.0
Unlisted holdings and real estate	321.6
Other assets and debt	(113.0)
<b>Net asset value</b>	<b>3,613.6</b>
Million shares (minus Treasury Stock)	61.62
<b>Net asset value / share</b>	<b>58.64 €</b>

The NAV per share fell by 18.2% during the financial year, comparing very favourably with the behaviour of the IBEX 35, which experienced a drop of 39.4% in the same period.

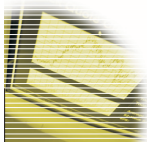
## BREAKDOWN OF NET ASSET VALUE BY SECTOR



The 71% represented by the Construction sector reflects the investment in ACS. Given ACS's broad diversification, in order to provide a clearer picture of the distribution of Alba's portfolio by sector, this 71% has been broken down between the following sectors Breakdown reflects each sector's contribution to the estimated net profit 2008 of ACS.:

Construction	20%
Industrial Services	19%
Electricity	15%
Urban Services	9%
Concessions	8%
<b>Total</b>	<b>71%</b>

(1) Breakdown reflects each sector's contribution to the estimated net profit 2008 of ACS.



## MOST SIGNIFICANT TRANSACTIONS



During the fourth quarter of 2008, Deyá Capital, the development capital subsidiary of Alba, sold 7.2% of its stake in OCIBAR to Deyá Capital II and Deyá Capital III, entities in which Banca March Wealth Management and Private Banking clients have interests, for 2.5 M€, as it had done with its stake in Ros Roca the previous quarter. The three investment entities' interest in those companies is now proportional to the funds committed in each one.



During the 2008 financial year, Alba carried out 73.9 M€ -worth of investments, including investments through Deyá Capital in Ros Roca (47.1 M€) and OCIBAR (7.4 M€), the purchase of treasury stock (15.7 M€), and the increased stakes in Acerinox (2.0 M€) and Clínica Baviera (1.7 M€). Disinvestments for the period totalled 166.1 M€, with key operations including the sale of its 26.1% holding in Isofotón (150.0 M€) and its 74.7% stake in IslaLink (15.8 M€). The investment and disinvestment figures do not include the transfer of the proportional part of the interests

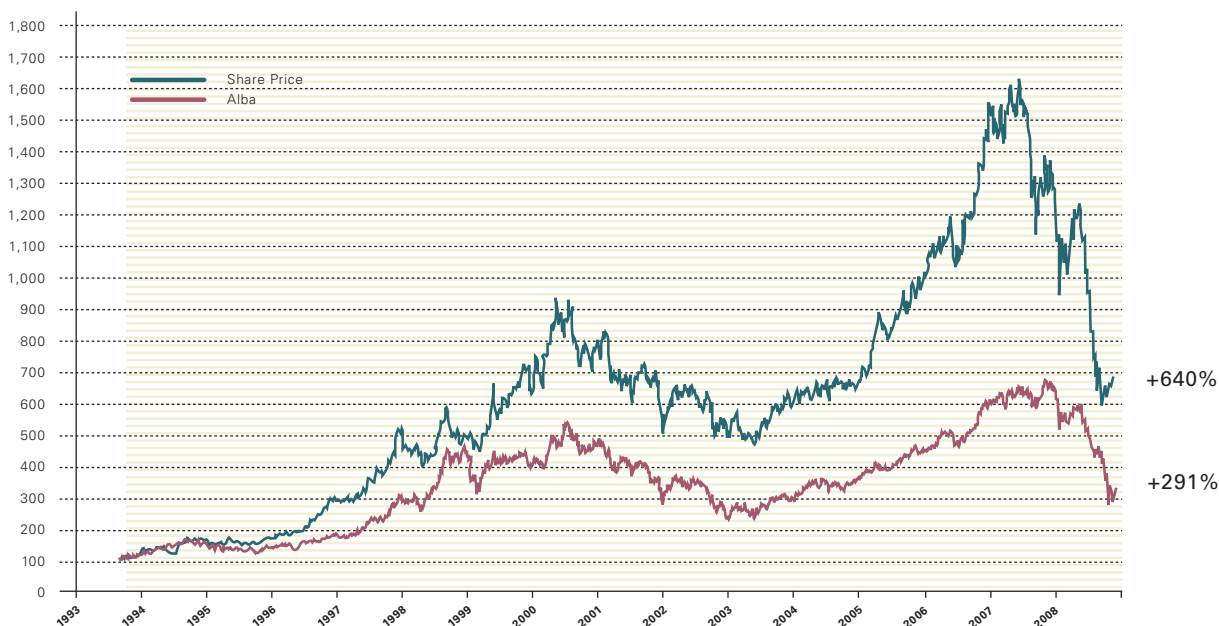
in Ros Roca (16.5 M€) and OCIBAR (2.5 M€) from Deyá Capital to Deyá Capital II and III, as mentioned above.

On 17 December, Alba's Board of Directors agreed to distribute a second interim dividend of €0.315 per share for 2008, which it paid to shareholders on 29 December. In line with this interim dividend, the Board of Directors will propose to next year's Shareholders' Meeting the adoption of an agreement to distribute profits from the 2008 financial year at the rate of €0.75 per share. This increase in the annual dividend brings Corporación Financiera Alba's profit distribution policy closer to that followed by international companies of a similar nature.

In the course of the year, 1,710,000 own shares were redeemed, equivalent to 2.67% of the registered capital at the start of the year. At 31 December 2008, Alba had 768,577 own shares in treasury stock, representing 1.23% of the current registered capital.



## STOCK MARKET PERFORMANCE



- In 2008 Corporación Financiera Alba was listed on the Spanish Stock Exchanges with an average daily trading volume of 4.66 M€.

- During 2008 the value of Alba shares descended by 41.1%, from €46.29 to €27.25 per share.



## CONSOLIDATED RESULTS

Alba's consolidated net profit for 2008 was 361.4 M€, compared with 523.3 M€ the previous year; this 31.2% reduction was mainly due to lower income from the sale of assets and adjustments in the value of certain assets. Earnings per share stood at €5.83, showing a decrease of 29.4%.

**Net profits from affiliates** increased from 423.2 M€ to 427.4 M€ due to the rise in the income generated by ACS and Prosegur and the increase in the stake in ACS as a result of the retirement of its treasury stock. This item contains the main source of recurrent income for Alba in the long term.

**Income from assets** recorded a loss of 32.9 M€, compared with the 72.1 M€ profit the previous year, mainly due to a burden of 27.9 M€ from the reduction in value of Clínica Baviera compared with its book value. The same period of the 2007 financial year included profits from the sale of financial investments and properties, for 48.5 M€ and 23.6 M€ respectively.

The fall in the fair value of real estate investments at 31 December, valued by C.B. Richard Ellis, S.A., specialists in appraising this kind of investment, produced a liability of 26.4 M€ on the income statement for the year.

Revenue from the rental of buildings rose 7.8% against the previous year, to 16.6 M€. Direct expenses from Alba's real estate activities decreased 9.3% in 2008, to 2.9 M€. The occupation rate of its properties was 96.1% at the end of the year.

Other relevant items on the income statement include the recovery of 10.2 M€ of **Provisions** that had exceeded the final risk and 3.3 M€ from a **Corporate Income tax** refund for past over-payments, which was largely absorbed by the Corporate Income tax expense accrued in the period.

One significant change on the balance sheet is the sale of the stake in IslaLink, which was consolidated using the global consolidation method. This sale explains the changes in the **Tangible fixed assets and Expenses and Income to be distributed over several years** items, among others.

	Million euros	
	31-12-08	31-12-07
Net profits from associates consolidated by the equity method	427.4	423.3
Rental income	16.6	15.4
Gains from fair value adjustments in Real Estate investments	(26.4)	37.2
Results from current assets	(32.9)	72.1
Commissions and Financial Income	5.2	16.5
<b>Sum</b>	<b>389.9</b>	<b>564.5</b>
Overheads	(16.9)	(18.2)
Financial expenses	(20.3)	(19.1)
Depreciation	(1.0)	(1.1)
Provisions for contingencies and expenses	10.2	0.0
Corporate income tax	0.4	0.0
Minority shareholders	(2.5)	0.4
<b>Sum</b>	<b>(30.1)</b>	<b>(38.0)</b>
Results of discontinued activities	1.6	(1.2)
<b>Net Profit</b>	<b>361.4</b>	<b>523.3</b>
<b>EPS (€)</b>	<b>5.83</b>	<b>8.26</b>

## CONSOLIDATED BALANCE SHEETS <sup>(1)</sup>

Assets	Million euros	
	31-12-08	31-12-07
Real Estate Investments	249.8	275.3
Fixed assets	11.0	34.7
Investments in Associates	2,394.7	2,782.5
Available for sale securities l.t.	55.6	150.0
Other financial investments	136.7	3.8
Non-current assets	2,847.8	3,246.3
Expenses to be distributed	0.0	16.9
Available for sale securities s.t.	0.0	1.1
Financial investments	6.0	49.2
Debtors and other assets	94.9	7.2
<b>Total assets</b>	<b>2,948.7</b>	<b>3,320.7</b>

Liabilities	Million euros	
	31-12-08	31-12-07
Share capital <sup>(2)</sup>	62.4	64.1
Reserves	2,174.3	2,230.9
Profits for the year	361.4	525.3
Minority interests	0.7	4.8
Shareholders equity	2,598.8	2,825.1
Income to be distributed	0.0	23.8
Provisions	11.4	24.3
Long-term creditors	2.0	2.0
Financial debt	316.2	407.2
Current liabilities	20.3	38.3
<b>Total liabilities and shareholders equity</b>	<b>2,948.7</b>	<b>3,320.7</b>

<sup>(1)</sup> Year 2008 unaudited

<sup>(2)</sup> The share capital at 31/12/08 is composed of 62,390,000 shares with a nominal value of 1€ each