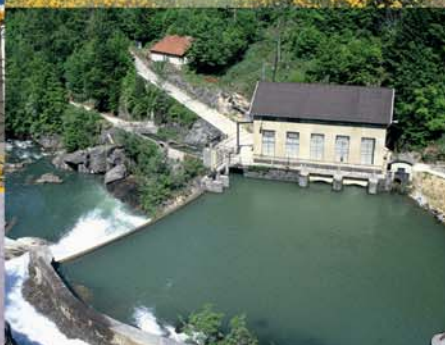


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Development and Management of Infrastructure and Services

2004 results (January-December)



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2004 Results(January - December)

Key financials:

- EBITDA increased by 38% in 2004
- Net Profit excluding 2003 extraordinaries rose by 38% in 2004
- Capital expenditure in the year amounted to close to € 1 billion

P&L Figures

(Million euro)	Jan.-Dec. 2003	Jan.-Dec. 2004	Chg. (%)
<i>Turnover</i>	3,864.9	4,045.7	4.7%
EBITDA	411.4	568.7	38.2%
<i>EBIT</i>	264.1	353.5	33.9%
<i>Ordinary profit</i>	258.5	333.2	28.9%
Net profit (*)	163.5	225.7	38.0%

(*) Excluding extraordinary items in 2003

Balance Sheet Figures

(Million euro)	Jan.-Dec. 2003	Jan.-Dec. 2004	Chg. (%)
<i>Shareholders' equity</i>	2,639.8	2,777.3	5.2%
<i>Net cash</i>	155.4	-616.2	N.A.
<i>Financial leverage</i>	-6%	22%	N.A.
<i>Capital expenditure</i>	1,116.8	958.3	-14.2%

Operating Figures

(Million euro)	Jan.-Dec. 2003	Jan.-Dec. 2004	Chg. (%)
<i>Construction backlog (Million euro)</i>	4,092	4,256	4.0%
<i>House sales</i>	1,050	1,287	22.6%
<i>Power generation capacity (MW)</i>	1,275	1,533	20.2%
<i>Passengers served (**)</i>	3,136,506	3,157,403	0.7%
<i>Freight (linear metres) (**)</i>	3,001,387	3,341,694	11.3%
<i>Flights handled</i>	141,763	151,199	6.7%
<i>Average no. of employees</i>	21,131	21,846	3.4%

(**) Data like-for-like eliminating by effect of closing route

- EBITDA increased by 38% due to positive performance by all business lines and the consolidation of the stake in EHN for the full year:
 1. Acciona Infraestructuras: the margin improved by 110 basis points due to the policy of seeking profitability, which led to lower international activity and a greater weight of real estate.
 2. Acciona Energía: this business line significantly increased its contribution to the group due to strong growth and the incremental effect of consolidation for the full year, compared to half a year in 2003.
 3. Acciona Servicios: growth in revenues and improvements in margins, mainly in logistics and airport services, enabled this area to increase its contribution by 22 million euros at EBITDA level.
 4. Acciona's performance and strong EBITDA growth reflect the Group's investment strategy. Acciona Infraestructuras reduced its contribution to EBITDA from 51% in 2003 to 46.5% in 2004; of the total EBITDA of 568.7 million euro, 68 million euro were contributed by real estate.
- Ordinary profit increased by 75 million euro (29%), but evidenced higher depreciation, amortization and operating provisions (81 million euro).
- The variation in net attributable profit is distorted by extraordinary items in 2003. Eliminating non-recurring items from 2003 reveals 38% growth like-for-like, in line with the increase in EBITDA.
- Capital expenditure was maintained at around 1 billion euro, including most notably the acquisition of 39.58% of EHN to increase Acciona's stake in that company to 89.58% at 2004 year-end. As a result of this investment, net debt totalled 616.2 million euro at year-end (230.2 million euro in September 2004). Leverage of 22% at 31 December reveals that the group has further capacity to take on debt to pursue its policy of growth in the various business areas identified as targets for investment.

2004 Results (January - December)

1. Consolidated Profit and loss account

(Millones de Euros)	Jan-Dec 03		Jan-Dec 04		Chg (%)
	Amount	Turnover %	Amount	Turnover %	
Net turnover	3,864.9	100.0%	4,045.7	100.0%	4.7%
Other income	278.2	7.2%	329.2	8.1%	18.3%
Change in stocks	236.4	6.1%	254.0	6.3%	7.4%
Total production value	4,379.5	113.3%	4,628.9	114.4%	5.7%
Net purchases	-954.7	-24.7%	-1,166.8	-28.8%	22.2%
Change in stocks	-187.7	-4.9%	-182.6	-4.5%	-2.7%
External and operating expenses	-2,164.1	-56.0%	-2,029.6	-50.2%	-6.2%
Adjusted added value	1,073.1	27.8%	1,250.0	30.9%	16.5%
Personnel expenses	-661.7	-17.1%	-681.2	-16.8%	3.0%
EBITDA	411.4	10.6%	568.7	14.1%	38.2%
Amortization and depreciation	-129.9	-3.4%	-175.8	-4.3%	35.3%
Provisions to reversion fund	-0.9	0.0%	-0.7	0.0%	-20.4%
Change in working capital provisions	-16.4	-0.4%	-38.7	-1.0%	135.4%
EBIT	264.1	6.8%	353.5	8.7%	33.9%
Financial income	74.4	1.9%	99.2	2.5%	33.3%
Financial expenses	-94.0	-2.4%	-114.2	-2.8%	21.5%
Financial provisions and write-downs	1.5	0.0%	-3.1	-0.1%	304.7%
Share in results of equity-accounted companies	20.4	0.5%	19.0	0.5%	-6.9%
Amortization of goodwill on consolidation	-9.4	-0.2%	-22.5	-0.6%	139.8%
Reversal of negative goodwill on consolidation	1.4	0.0%	1.2	0.0%	-13.0%
Ordinary profit	258.5	6.7%	333.2	8.2%	28.9%
Extraordinary results	2,123.5	54.9%	2.8	0.1%	N.A.
EBT	2,382.1	61.6%	336.0	8.3%	N.A.
Tax	-417.8	-10.8%	-88.8	-2.2%	N.A.
Net profit	1,964.2	50.8%	247.2	6.1%	N.A.
Minority interests	-16.5	-0.4%	-21.6	-0.5%	31%
Net attributable profit	1,947.7	50.4%	225.7	5.6%	N.A.

The increased stake in EHN led to a change in consolidation method; whereas the holding was proportionately consolidated up to September, the 89.59% stake was fully consolidated in the fourth quarter.

Net turnover

Consolidated net turnover increased by 4.7%, driven primarily by Energy, but also by Real Estate and Logistics and Airport Services. Infrastructure turnover fell 2.8% on 2003, compared to a 4.7% decline registered in the first nine months of 2004. The selective reduction in international activity is still the main reason for the decline in turnover. Infrastructure contributed 67.7% of turnover, down from 74.3% in 2003 (real estate sales contributed 8% of the Group total).

EBITDA

EBITDA amounted to 568.7 million euro, a 38.2% increase on 2003. The EBITDA margin was 14.1%, 350 basis points higher than in 2003. This improvement is due to the increased weighting of higher-margin business lines as a clear outcome of Acciona's concentration on profitable business lines (Real Estate, Energy and Services).

EBIT

EBIT totalled 353.5 million euro in 2004, a 33.9% increase year-on-year. The EBIT margin improved from 6.8% to 8.7% despite a 46,5% increase in depreciation and operating provisions caused by full-year consolidation of capital-intensive businesses such as Trasmediterránea and EHN.

Ordinary profit

Ordinary profit before taxes totalled 333.2 million euro, a 28.9% increase over 2003.

Net profit attributable to the Parent Company

The interyear comparison of this line item is distorted by the extraordinary gains on the sale of the stake in Vodafone in 2003. Excluding the extraordinary items, net attributable profit increased from 163.5 million euro in 2003 to 225.7 million euro in 2004, a 38% increase like-for-like.

2004 Results(January - December)

3. Results by business lines:

(Million euro)	Jan-Dec 03		Jan-Dec 04		Chg (%)
	Amount	% Turnover	Importe	% Turnover	
Net turnover	3,864.9	100.0%	4,045.7	100.0%	4.7%
Infrastructure	2,969.6	76.8%	2,885.8	71.3%	-2.8%
Energy	141.7	3.7%	328.2	8.1%	131.6%
Services	793.4	20.5%	950.1	23.5%	19.7%
Other businesses	87.4	2.3%	98.0	2.4%	12.0%
Consolidation adjustments	-127.2	-3.3%	-216.3	-5.3%	70.0%

(Million euro)	Jan-Dec 03		Jan-Dec 04		Chg (%)
	Amount	% Turnover	Importe	% Turnover	
EBITDA	411.4	10.6%	568.7	14.1%	38.2%
Infrastructure	209.9	7.1%	264.7	9.2%	26.1%
Energy	53.1	37.5%	127.4	38.8%	139.8%
Services	135.2	17.0%	157.2	16.5%	16.3%
Other businesses	13.2	15.0%	19.4	19.8%	47.5%

(Million euro)	Jan-Dec 03		Jan-Dec 04		Chg (%)
	Amount	% Turnover	Importe	% Turnover	
EBT	255.4	6.6%	336.0	8.3%	31.6%
Infrastructure	135.8	4.6%	170.2	5.9%	25.3%
Energy	17.4	12.3%	42.7	13.0%	145.1%
Services	71.2	9.0%	77.6	8.2%	9.0%
Other businesses	30.9	35.4%	45.6	46.5%	47.3%

3. 1. ACCIONA INFRAESTRUCTURAS:

3.1.1. Construction:

<i>(Million euro)</i>	<i>January-December</i>		
	2003	2004	Chg. (%)
<i>Net turnover</i>	2,697.7	2,541.0	-5.8%
EBITDA	166.5	184.4	10.7%
<i>Margin (%)</i>	6.2	7.3	
<i>EBT</i>	102.1	120.3	17.8%
<i>Margin (%)</i>	3.8	4.7	

The reduction in turnover is the result of focusing on profitability rather than volume, and of a slower pace in construction. The 5.8% decline shows a change in trend in the fourth quarter of 2004, as construction turnover declined by 8.8% in the first nine months of 2004.

Construction EBITDA rose by 10.7%, reflecting an improvement in margins from 6.2% to 7.3%.

The backlog at 31 December 2004 was 4.256 billion euro, a 4% increase on 2003, and representing 20 months' activity.

Main contracts obtained in 2004(*)

Civil engineering:

Mularroya dam. Zaragoza
 Bed for Levante high-speed railway line, Monovar-Novelda
 Shelter pier in Barcelona southern port. Section III
 Júcar-Vinalopó water pipe. Section III. Los Machos, Valencia
 Section 2 of Tenerife light rail
 A-7 Mediterranean highway. Cambrils-Vilaseca, Tarragona
 Mediterranean highway. Alcoy bypass
 A-62 highway. Ciudad Rodrigo-Fuentes Oñoro
 Platform extension at Callao station. Madrid Metro
 High-speed railway. Jerez airport-Cádiz. Bahía Sur subsection
 Station infrastructure for Barcelona Metro line 9
 Extension of the breakwater at Tarragona port
 Service building at Escombreras CCGT unit, Cartagena
 Madrid Metronorte. Section 1B
 Madrid Metronorte. Section 1C-2
 M-30 junctions. Southern bypass. Northern tunnel, Madrid

2004 Results(January - December)

Non-residential building:

Finishing work on Valencia's Arts and Sciences Centre
Car park building and access roads to Málaga airport
Site development for López Soriano recycling park, Zaragoza

Residential building:

Playamar Diamante III residential complex in Acapulco
213 homes in PAU Vallecas, Madrid

International construction:

National Road no. 7. Section Kiermarh-Zazova, Poland

(*) Contracts of over 20 million euro

3.1.2. Real Estate:

<i>(Million euro)</i>	<i>January-December</i>		
	<i>2003</i>	<i>2004</i>	<i>Chg. (%)</i>
<i>Net turnover</i>	248.3	320.3	29.0%
<i>EBITDA</i>	38.1	68.5	79.6%
<i>Margin (%)</i>	15.3	21.4	
<i>EBT</i>	28.3	44.0	55.6%
<i>Margin (%)</i>	11.4	13.8	

The Real Estate division continued to increase its contribution, with EBITDA rising by 79.6% (above average), reflecting Acciona's investments in this area in recent years. A total of 1.287 homes were sold in 2004, compared with 1.050 in 2003 (+22,6%).

2004 Results(January - December)

3.1.3. Infrastructure concessions:

(Million euro)	January-December		
	2003	2004	Chg. (%)
<i>Net turnover</i>	23.6	24.5	3.9%
EBITDA	5.3	11.9	124.4%
<i>Margin (%)</i>	22.5	48.5	
<i>EBT</i>	5.4	5.8	8.1%
<i>Margin (%)</i>	22.9	23.8	

The decline in turnover in the first nine months was reversed in the fourth quarter. EBITDA totalled 12 million euro, 48.5% of division turnover, compared with an EBITDA margin of 25.9% in the first nine months. This substantial improvement is due to good performance by the Envalira tunnel (Andorra) and the entry into service of several toll roads, including Via Litoral Central in Chile.

2004 Results(January - December)

3.2. ACCIONA ENERGÍA:

<i>(Million euro)</i>	<i>January-December</i>		
	2003	2004	Chg. (%)
Net turnover	141.7	328.2	131.6
EBITDA	53.1	127.4	139.8
Margin (%)	37.5	38.8	
EBT	17.4	42.7	145.1
Margin (%)	12.3	13.0	

Growth in this line of business (turnover +131.6%) reflects full-year consolidation of EHN (it was consolidated for only the second half of 2003) and the increased stake in this company (89.58% fully consolidated since September, compared with 50% proportionately consolidated up to that point).

The improvement in the Energy division throughout the year is also due to growth in wind power installed capacity (up 258 MW) and in power generation. Although wind power was weak in the summer, it improved considerably in the fourth quarter, and the coming on stream of additional company-owned capacity increased results considerably with respect to 2003: EBITDA up 139.8% (EBITDA margin up 130 bp) and EBT up 145.1% (EBT margin up 70 bp).

	2003	2004	Change (MW)	Change (%)
(MW operational)				
Wind power in Spain	780.0	1,024.5	244.5	31.3
Wind power in other countries	163.9	177.7	13.8	8.4
Total Wind	944.0	1,202.2	258.3	27.4
Minihydro	59.5	58.8	-0.7	-1.2
Biomass	33.0	33.0	0.0	0.0
Solar	1.2	2.2	1.0	82.1
Cogeneration	237.0	236.3	-0.7	-0.3
Total other technologies	330.7	330.3	-0.4	-0.1
Total Energy	1,274.7	1,532.6	257.9	20.2

2004 Results(January - December)

The percentage of attributable MW is 86% overall: 84% in wind and 95% in other technologies.

Power generation in 2004:

(GWh)	2004
Wind - Spain	2,167
Wind - Other countries	456
Total wind	2,623
Minihydro	239
Biomass	178
Solar	2
Cogeneration	1,583
Total other technologies	2,002
Total Energy	4,625

A total of 257 MW were installed for third parties in 2004.

2004 Results(January - December)

3.3. ACCIONA SERVICIOS:

3.3.1. Logistics and Airport Services:

<i>(Million euro)</i>	<i>January-December</i>		
	2003	2004	Chg. (%)
Net turnover	666.7	808.7	21.3%
EBITDA	107.8	128.4	19.1%
Margin (%)	16.2	15.9	
EBT	53.1	59.6	12.2%
Margin (%)	8.0	7.4	

Turnover increased by 21.3% in 2004; though lower than the growth registered through September, it reflects a good year in airport services (6.7% growth in the number of flights). EBITDA rose 19.1% but the margin shrank slightly due to differences in the consolidated group size between years (loss-making Trasmediterránea was not consolidated in 1Q03, whereas it was consolidated for the full year in 2004).

Trasmediterránea made a notable increase in cargo transport in 2004. The reduction in passenger numbers is due to closure of an unprofitable route.

	<i>January - December</i>		
	2003	2004	Change (%)
Passengers	3,516,575	3,328,31	-5,3%
Cargo (linear metres)	3,107,820	3,394,698	9.2%

Eliminating the effect of closing that route, the increase in passengers should be 0.7% and in cargo 11.3%

The airport business performed well in Spain and, to a greater extent, in Germany. The total number of flights improved considerably in 4Q with respect to 9M. Flight numbers increased by 4.6% in Spain (2.8% through September) and 10.1% in Germany (in line with the rest of the year). Overall, activity in this area increased by 6.7% over 2003. Low-cost carriers are boosting growth in air travel, mainly to tourist destinations.

2004 Results(January - December)

Weighted flight numbers	January - December		
	2003	2004	Change (%)
Spain	89,308	93,425	4.6%
Germany	52,455	57,774	10.1%
Total	141,763	151,199	6.7%

3.3.2. Urban and Environmental Services:

(Million euro)	January-December		
	2003	2004	Chg. (%)
Net turnover	126.8	141.4	11.5%
EBITDA	27.3	28.7	5.2%
Margin (%)	21.6	20.3	
EBT	18.0	17.9	-0.5%
Margin (%)	14.2	12.7	

The trend in Urban and Environmental Services improved in the fourth quarter, with turnover up 11.5% and EBITDA up 5.2%.

3. 4. OTHER BUSINESSES AND FINANCIAL RESULTS:

(Million euro)	January-December		
	2003	2004	Chg. (%)
Net turnover	87.4	98.0	12.0%
EBITDA	13.2	19.4	47.5%
Margin (%)	15.0	19.8	
EBT	30.9	45.6	47.3%
Margin (%)	35.4	46.5	

The activities in this area – fund management (Bestinver), wine (Hijos de Antonio Barceló) and media (Vocento, equity-accounted, and GDP, fully consolidated) – continued to perform well, with turnover up 12.0% and EBITDA up 47.5%. The division's EBT reflects good performance by corporate financial revenues in the period. The stake in Ibergel was eliminated in 2004.

2004 Results(January - December)

4. Consolidated Balance Sheet:

(Million euro)	31-Dec-03		30-Dec-04	
	Importe	% Total	Importe	% Total
UNCALLED SHARE CAPITAL	0.2	0.0%	0.3	0.0%
FIXED ASSETS	2,677.8	32.7%	3,611.0	38.1%
GOODWILL ON CONSOLIDATION	246.1	3.0%	373.9	3.9%
DEFERRED EXPENSES	62.5	0.8%	59.3	0.6%
CURRENT ASSETS	5,214.3	63.6%	5,429.1	57.3%
<i>Stocks</i>	680.4	8.3%	765.5	8.1%
<i>Debtors</i>	1,930.5	23.5%	1,911.4	20.2%
<i>Short-term investment</i>	2,355.4	28.7%	2,512.4	26.5%
<i>Short-term parent company shares</i>	22.7	0.3%	11.7	0.1%
<i>Cash</i>	182.4	2.2%	184.6	1.9%
<i>Prepayments</i>	42.9	0.5%	43.5	0.5%
TOTAL ASSETS	8,200.9	100.0%	9,473.6	100.0%
SHAREHOLDERS' EQUITY	2,639.8	32.2%	2,777.3	29.3%
<i>Share capital</i>	63.6	0.8%	63.6	0.7%
<i>Reserves</i>	628.5	7.7%	2,488.1	26.3%
<i>Result attributable to the parent company</i>	1,947.7	23.7%	225.7	2.4%
<i>Interim dividend</i>				
MINORITY INTERESTS	221.5	2.7%	270.8	2.9%
NEGATIVE GOODWILL ON CONSOLIDATION	45.0	0.5%	44.3	0.5%
DEFERRED INCOME	48.8	0.6%	62.5	0.7%
PROVISIONS FOR RISKS AND EXPENSES	189.4	2.3%	190.5	2.0%
LONG-TERM CREDITORS	1,411.0	17.2%	1,551.6	16.4%
<i>Payable to banks</i>	1,015.9	12.4%	1,210.4	12.8%
<i>Other creditors</i>	395.1	4.8%	341.2	3.6%
SHORT-TERM CREDITORS	3,645.6	44.5%	4,576.7	48.3%
<i>Payable to banks</i>	1,366.5	16.7%	2,102.8	22.2%
<i>Trade payables</i>	1,773.0	21.6%	1,907.7	20.1%
<i>Other short-term payables</i>	466.0	5.7%	529.5	5.6%
<i>Accruals</i>	40.0	0.5%	36.7	0.4%
TOTAL LIABILITIES	8,200.9	100.0%	9,473.6	100.0%

2004 Results(January - December)

Shareholders' equity amounted to 2,777.3 million euro at 31 December 2004.

Acciona's **net debt** was 616.2 million euro at 31 December 2004, up from 230.2 million euro at the end of September. This increase is due primarily to investments, principally the acquisition of 39.58% of EHN in the fourth quarter.

Leverage (net debt over shareholders' equity) was 22%, evidencing Acciona's sound financial structure, which enables it to continue expanding.

<i>(Million euro)</i>	31-Dec-03		31-Dec-04		Chg (%)
	Amount	% of total	Amount	% of total	
<i>Cash + Short-term investments</i>	2,537.8		2,696.9		6.3%
<i>Payable to banks without recourse</i>	536.5	22.5%	681.4	20.6%	27.0%
<i>Payable to banks with recourse</i>	1,845.8	77.5%	2,631.7	79.4%	42.6%
<i>Total payable to banks</i>	2,382.4	100.0%	3,313.1	100.0%	39.1%
<i>Net cash</i>	155.4		-616.2		NA

Investments totalled 985.3 million euro, 52% of which was concentrated in Energy to buy an additional 39.58% of EHN.

<i>(Million euro)</i>	Investments		
	2003	2004	Chg. (%)
<i>Construction and Real Estate</i>	140.1	115.6	-17.5%
<i>Infrastructure concessions</i>	43.3	72.2	66.8%
<i>Energy</i>	354.0	506.1	43.0%
<i>Logistics and Airport Services</i>	203.4	21.4	-89.5%
<i>Urban and Environmental Services</i>	58.0	46.7	-19.5%
<i>Other businesses</i>	318.1	196.3	-38.3%
<i>Total</i>	1,116.8	958.3	-14.2%

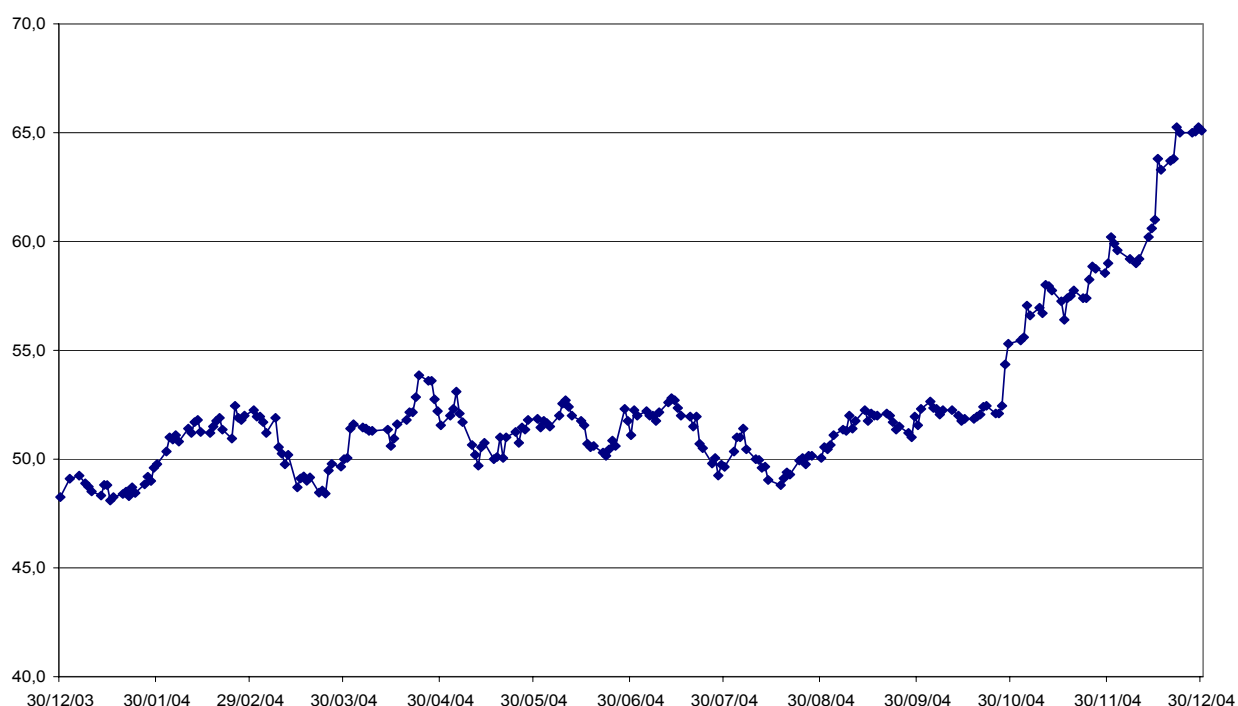
2004 Results(January - December)

5. Annex:

Share data:

	Share data 2004
Starting price in 2004	49.1
Closing price at 31 December 2004	65.1
Appreciation in FY 2004	32.69%
Low in FY 2004 (15/01/2004)	48.1
High in FY 2004 (29/12/2004)	65.25
Average daily trading (shares)	236,234
Average daily trading (million euros)	12.3
Number of shares	63,550,000
Market capitalization at 31 December 2004 (million euros)	4,137

Acciona share performance FY 2004



Subsequent events

- Acciona exercised a call option to acquire Caja de Navarra's 10.42% stake in EHN, accordingly, Acciona now owns 100% of the energy company.
- The interim dividend (0.68 euro per share) was paid in January, entailing a total payment of 43.2 million euro.
- As part of its reorganisation process, Acciona has integrated all its companies into three main lines of business: Acciona Infraestructuras, Acciona Energía and Acciona Servicios. This move seeks to improve integration and cooperation between the various companies in the markets where they operate.
- Acciona has reached an agreement with Cepsa to jointly sell the output of their power generation plants. Combining the two companies' output improves their ability to compete in the electricity market.

6. Contact:

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