Restated Half-Year Consolidated Financial Statements (unaudited)

As at 30 June 2013

9, Boulevard Prince Henri

L 1724 Luxembourg

R.C.S. Luxembourg: B 165 103

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Restated Interim Consolidated Financial Statements

As at 30 June 2013

Saint Croix Holding Immobilier S.à r.l.
Consolidated statement of financial position at 30 June 2013
(Euros)

ASSETS	Notes	30-06-13	31-12-2012	EQUITY AND LIABILITIES	Notes	30-06-13	31-12-2012
NON-CURRENT ASSETS		**276,362,154**	**234,291,391**	**EQUITY**		**261,225,982**	**260,102,668**
Investment property	5	231,447,789	233,064,195	**SHAREHOLDERS' EQUITY**	9		
Loans to related companies	7	43,755,904	44,414	Share capital		267,577,040	267,577,040
Financial assets	7	1,158,461	1,182,782	Reserves		(8,890,716)	(8,934,343)
				Retained earnings		2,539,658	1,459,971
				NON-CURRENT LIABILITIES		**15,040,735**	**22,604,524**
				Grants related to assets	10	1,685,457	1,739,816
				Payables to related companies	7	5,139,345	10,455,050
				Other financial liabilities	11	8,215,933	10,409,658
CURRENT ASSETS		**14,858,307**	**52,086,576**	**CURRENT LIABILITIES**		**14,953,744**	**3,670,775**
Trade and other receivables		1,778,701	1,847,705	Other payables	11	8,126,926	1,215,551
Loans to related companies	7	124,289	40,897,787	Trade and other payables		6,498,465	2,440,743
Other financial assets		-	3,363	Current tax liabilities		3,023	1,850
Accounts receivable from public authorities	13.1	9,956,934	9,107,212	Accounts payable to public authorities	13.1	325,330	12,631
Prepayments and accrued income		-	-				
Cash and cash equivalents		2,981,136	225,508				
Deferred charges		17,247	-				
TOTAL ASSETS		**291,220,461**	**286,377,967**	**TOTAL EQUITY AND LIABILITIES**		**291,220,461**	**286,377,967**

The accompanying Notes 1 to 19 are an integral part of the half-year consolidated financial statements at 30 June 2013

Saint Croix Holding Immobilier S.à r.l.
Consolidated statement of comprehensive income of the period of six months ended 30 June 2013
(Euros)

	Notes	30-06-13	30-06-12
CONTINUING OPERATIONS			
Revenue	**14.1**	6,815,346	7,493,718
Procurements	**-**	(363,436)	(312,323)
Staff and employee benefits costs	**14.3**	(199,179)	(51,505)
Other operating expenses	**14.2**	(801,806)	(356,424)
Depreciation and amortisation charge		(2,131,513)	(2,541,171)
Allocation to profit or loss of grants related to non-financial non-current assets		54,359	84,223
Impairment and gains or losses on disposals of non-current assets		(3,000,000)	-
Other tax		-	(276)
PROFIT FROM OPERATIONS		**373,771**	**4,316,242**
Finance income		921,758	721,146
Finance costs		(169,005)	(145,488)
FINANCIAL PROFIT		**752,753**	**575,658**
PROFIT / (LOSS) BEFORE TAX		**1,126,524**	**4,891,900**
Income tax	**13.2**	(3,210)	(652,722)
PROFIT / (LOSS) FOR THE YEAR/PERIOD		**1,123,314**	**4,239,178**
Other comprehensive income		-	-
Total comprehensive income/(loss) for the year/period attributable to equity holders of the Company		**1,123,314**	**4,239,178**

Basic and diluted earnings per share for profit / (loss) attributable to the equity holders of the Company during the year/period (expressed in EUR per Share)	**15**	**0.25**	**0.95**

The accompanying Notes 1 to 19 are an integral part of the half-year consolidated financial statements at 30 June 2013

Saint Croix Holding Immobilier S.à r.l.
Consolidated statement of changes in equity for the period of six months ended 30 June 2013
(Euros)

	Notes	Share capital	Reserves: Legal reserve	Reserves: Voluntary Reserve	Reserves: Consolidation reserve	Retained earnings	Total
2011 ENDING BALANCE		**267,577,040**	**1,769,526**	**1,592,573**	**(13,525,314)**	**5,284,024**	**262,697,849**
Transactions with shareholders							
- Capital increase	9.1	-	-	-	-	-	-
- Dividends paid	9.4	-	-	-	-	-	-
Other changes in reserves							
- Consolidation reserve	9.3	-	-	-	544,974	(544,974)	-
- Legal reserve	9.2	-	665,871	-	-	(665,871)	-
- Voluntary reserve	9.6	-	-	18,027	-	(18,027)	-
Total comprehensive income for the period 01.01.2012 to 30.06.2012		-	-	-	-	4,239,178	4,716,978
June 2012 ENDING BALANCE		**267,577,040**	**2,435,397**	**1,610,600**	**(12,980,340)**	**8,294,330**	**266,937,027**
Total comprehensive income for the period 01.07.2012 to 31.12.2012		-	-	-	-	**(6,834,359)**	**(6,834,359)**
2012 ENDING BALANCE		**267,577,040**	**2,435,397**	**1,610,600**	**(12,980,340)**	**1,459,971**	**260,102,668**
Transactions with shareholders							
- Capital increase	9.1	-	-	-	-	-	-
- Dividends paid	9.4	-	-	-	-	-	-
Other changes in reserves							
- Consolidation reserve	9.3	-	-	-	-	-	-
- Legal reserve	9.2	-	22,961	-	-	(22,961)	-
- Voluntary reserve	9.6	-	-	20,666	-	(20,666)	-
Total comprehensive income for the period		-	-	-	-	1,123,314	1,123,314
June 2013 ENDING BALANCE		**267,577,040**	**2,458,358**	**1,631,266**	**(12,980,340)**	**2,539,658**	**261,225,982**

The accompanying Notes 1 to 19 are an integral part of the half-year consolidated financial statements at 30 June 2013

Saint Croix Holding Immobilier S.à r.l.
Consolidated statement of cash flow for the period of six months ended 30 June 2013
(Euros)

	Notes	Total Jun-13	Total Jun-12
CASH FLOWS FROM OPERATING ACTIVITIES (I)		**9,255,996**	**6,925,099**
Profit/(Loss) for the year/period before tax		**1,126,524**	**4,891,900**
Adjustments for:			
- Depreciation and amortisation charge	5	2,131,513	2,541,171
- Impairment and gains or losses on disposals of non-current assets	5	3,000,000	-
- Changes in provisions (commercial credit)	14	-	276
- Recognition of grants in profit or loss	10	(54,358)	-
- Finance income		(921,758)	(721,236)
- Finance costs		169,005	145,488
- Other income and expenses			(84,223)
Changes in working capital			
- Inventories		-	-
- Trade and other receivables		(792,966)	(778,053)
- Current prepayments and accrued income		-	(72,951)
- Trade and other payables		4,368,384	1,442,328
- Other current financial assets		3,365	-
Other cash flows from operating activities			
- Interest paid		(105,275)	(145,488)
- Interest received		331,562	721,146
- Income tax paid		-	(1,015,259)
- Other amounts received (Paid)		-	-
CASH FLOWS FROM INVESTING ACTIVITIES (II)		**(3,446,372)**	**(862,808)**
Payments due to investment			
- Related companies		-	-
- Other non-current financial assets		68,735	(53,855)
- Investment property	5	(3,515,107)	(808,953)
- Investment in subsidiaries		-	-
CASH FLOWS FROM FINANCING ACTIVITIES (III)		**(3,053,996)**	**(28,679,725)**
Proceeds and payments relating to equity instruments			
- Proceeds from issue of equity instruments		-	-
- Grants recognised in equity		-	-
Dividends and returns on other equity instruments paid			
- Dividends	9	-	-
Proceeds and payments relating to financial liability instruments			
- Payments for loans granted to Group companies and associates		(2,921,847)	(28,155,592)
- Repayment of borrowings from Group companies and associates		(4,849,798)	-
- Bank borrowings	11	4,664,662	(555,233)
- Other financial liabilities	11	-	-
- Other payables	11	52,987	31,100
NET INCREASE/DECREASE IN CASH AND CASH EQUIVALENTS (I+II+III+IV)		**2,755,628**	**(22,617,434)**
Cash and cash equivalents at beginning of year		225,508	22,863,507
Cash and cash equivalents at end of period		2,981,136	246,073

The accompanying Notes 1 to 19 are an integral part of the half-year consolidated financial statements at 30 June 2013

Notes to the restated interim consolidated financial statements for the period of six months ended 30 June 2013

Note 1 - General information

1.1 Background

Saint Croix Holding Immobilier S.A. (hereafter "the Company") and its subsidiaries (together "the Group") is a real estate group owning a portfolio of real estate in Spain.

The Company is a "Société Anonyme" incorporated on 1 December 2011 for an unlimited period of time an registered in Luxembourg under number B 165 103. The registered office of the Company is established at 9, Boulevard Prince Henri, L 1724 Luxembourg.

The main activity of the Company is the holding of equity interests in Luxembourg and/or foreign Company(ies) and mainly in Spanish Real Estate Investments Companies (Spanish acronym: SOCIMI) or in other companies, whether resident or not in Spain, which have a corporate purpose similar to those of Spanish SOCIMIs and which are subject to earnings distribution requirements that are similar to that established by legal or statutory policy for Spanish SOCIMIs. These SOCIMIs are to be resident in Spain and covered by the special tax regime under the conditions established in the Spain Law 11/2009 of 26 October.

Notwithstanding the foregoing, Law 16/2012 of 27 December (which adopt different taxation measures aimed at consolidating public finances and boost economic activity, in particular its disposal eighth (amendment to the Law 11/2009 of 26 October that regulates the "Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario") was approved on 27 December 2012, whereby various tax measures were adopted aimed at consolidating public finances and promoting economic activities, by introducing certain amendments to the tax and legal regimes of Real Estate Investment Trusts (SOCIMI) and also to investment and other requirements. The most noteworthy amendments to the aforementioned Law, which came into force on 1 January 2013, are as follows:

1. Flexibility of entry and of property-holding criteria: there is no minimum to the number of properties that must be contributed in the incorporation of a REIT, except in the case of housing units, where a minimum contribution of eight is required. Properties must remain on the Company's balance sheet for a minimum period of 3 years, instead of the seven-year period required previously.

2. Lower capital requirements and unrestricted leverage threshold: the minimum capital required has been reduced from EUR 15 million to EUR 5 million, eliminating the restriction on the maximum debt limit of the property investment vehicle.

3. Decrease in distribution of dividends: before this Law came into force, the obligatory distribution of profit was 90%, and this obligation was reduced to 80% from 1 January 2013.

4. A 0% corporate income tax rate was established for REITs. However, when the dividends paid by the REIT to its shareholders with an ownership interest of more than 5% are exempt or taxed at a rate below 10%, the REIT will be subject to a special charge of 19%, which shall be treated as corporate income tax on the amount of the dividend paid to the shareholders. If it applies, this special charge must be paid by the REIT within two months after the dividend payment date.

In addition, as a complementary activity, the Company may further guarantee, grant loans or otherwise assist the Spanish SOCIMIs in which it holds a direct or indirect participation or which form part of the same group of companies as the Company.

The financial year begins on 1 January and ends on 31 December at of each year. Nevertheless, the interim financial information included in this report comprises the period of six months ended 30 June 2013.

All the shares of the Company, (4,452,197 shares) are admitted to trading on the Luxembourg Stock Exchange since 21 December 2011.

This restated version of the half-year consolidated financial statements has been prepared following to the letter of the "Commission de Surveillance du Secteur Financier" dated 10 October 2013. Accordingly, the following parts of the half-year consolidated financial statements have been amended:

- Comparative figures of the statement of comprehensive income;
- Comparative figures of the statement of change in equity;
- Comparative figures of the statement of cash flows;
- Notes 1.1, 2.1.1, 14.1, 14.2, 14.3, 15, 16.1, 16.2 and 18.

The Directors Marco Colomer and Ismael Dian gave their authorization to issue restated interim consolidated Financial Statements as at 30 June 2013 on 15 October 2013.

1.2 Merger of the Subsidiaries

During the Board of Directors Meeting held on 19 June 2013, it was resolved that the merger of the two Spanish SOCIMIS was going to be supported by the Directors of the Company. As result, COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. (CIRU) has been decided to be the absorbed company whilst COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. (CIBRA) is the absorbing one. The merger has been performed and signed through Notary Deed as at 25 June 2013 with retrospective effect from 1 January 2013. Given the nature of the merger performed, and belonging the entire share capital of both companies to the same Shareholder, (absorbing and absorbed one), no swap ratio is to be calculated nor exchange of shares procedure to be carried out. The merger has been based on the Net Audited Equity Value of both companies as at 31 December 2012 without taking into account any potential unrealized gains existing at that date in both companies and linked to the Real Estate Assets property of the companies. Given that the Net Audited Equity of CIRU as at 31 December 2012 amounts to EUR 138,070,233 the capital increase performed in CIBRA (the absorbing company), has amounted EUR 138,070,233. The merger has been carried out by increasing the nominal value (par value) of the shares (1,000,000 shares) of CIBRA (EUR 119.09) by EUR 138.07, which implies a new par value of EUR 257.16 for each of the shares. The resulting new capital share of CIBRA is EUR 257,160,000. Since the number of shares of CIBRA is 1,000,000, and the increase of the par value to ensure the merger of the companies is EUR 138.07 a difference of EUR 233 arises (rounding effect) has been considered as reserves.

The detail of the new Net Equity of CIBRA after the merger is as follows (out of EUR 1,409,251 for capital grants):

	EUR
Capital Share	257,160,000
Reserves	2,808,910
Results (2012 financial year)	199,922
Net Equity (retrospective effect 1 January 2013)	**260,168,832**

Once the merger agreement is approved, the Spanish Companies will exercise the option of applying the tax neutrality regime as per the Chapter VIII, Title VII of the Spanish Legislative Royal Decree 4/2004 dated on 5 March 2013 that approved the revised text of the Spanish Corporate Income Tax Law. The Directors granted a single power to the Sole Administrator of COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. and COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. to implement and carry out the needed measures to perform the described merger before 30 June 2013.

Given the mentioned merger operation, the current interim consolidated financial statements as at 30 June 2013 will be referred to COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. (CIBRA) as the unique Subsidiary of the Company (Saint Croix Holding Immobilier, S.A.) which includes all the activity and operations of COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. since 1 January 2013.

Note 2 - Significant accounting policies

2.1 Basis of preparation

2.1.1 Statement of compliance

The interim consolidated financial statements of the Group have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union by the Company's Management at the Board of Directors Meeting held on 19 December 2011.

Accounting policies and methods of computation followed in the interim consolidated financial statements as at 30 June 2013 are in the same as the ones used in the consolidated annual financial statements as at 31 December 2012.

2.1.2 Income and cash flow statement

The Group has elected to present a single statement of comprehensive income and presents its expenses by nature.

The Group reports cash flows from operating activities using the indirect method.

2.1.3 Preparation of the interim consolidated financial statements

The interim consolidated financial statements have been prepared on a going concern basis, applying a historical cost convention.

The preparation of the financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the financial statements in the period the assumptions changed. Management believes that the underlying assumptions are appropriate. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the Half-Year Consolidated Financial Statements are disclosed in Note 3.

These estimates relate basically to the following:

- The assessment of possible impairment losses on certain assets;
- The useful life of property assets;
- The calculation of provisions;
- The estimation of the corporate income tax.

Changes in accounting estimates would be applied prospectively in accordance with the requirements of IAS 8, recognising the effects of the change in estimates in the consolidated income statement for the years affected.

(a) New and amended standards mandatory for financial year beginning 1 January 2013 and relevant to the Group.

- IFRS 10, 'Consolidated financial statements'. The objective of IFRS 10 is to establish principles for the presentation and preparation of consolidated financial statements when an entity controls one or more other entity (an entity that controls one or more other entities) to present consolidated financial statements. It defines the principles of control, and establishes controls as the basis for consolidation. It sets out how to apply the principle of control to identify whether an investor controls an investee and therefore must consolidate the investee. It also sets out the accounting requirements for the preparation of consolidated financial statements.

- IFRS 12, 'Disclosures of interests in other entities'. IFRS 12 includes the disclosure requirements for all forms of interests in other entities, including joint arrangements, associates, special purpose vehicles and other off balance sheet vehicles.

- IFRS 13, 'Fair value measurement'. IFRS 13 aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across IFRSs. The requirements, which are largely aligned between IFRS and US GAAP, do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within IFRSs or US GAAP.

(b) New and amended standards mandatory for financial year beginning 1 January 2013 but currently not relevant to the Group.

Standards/ Interpretation	Content detail
IFRS 1	Amendment to IFRS 1, 'First time adoption', on government loan
IFRS 7	Amendment to IFRS 7, 'Financial instruments: Disclosures', an asset and liability offsetting
IFRIC 20	Stripping costs in the production phase of surface mine
IAS 19	Amendments to IAS 19, "Employee benefits"

(c) The following new and amended standards have been issued and are mandatory for the group's accounting periods beginning after 1 January 2013 or later periods and are expected to be relevant to the Group:

- Amendment to IAS 1, 'Financial statement presentation', regarding other comprehensive income. The main change resulting from these amendments is a requirement for entities to group items presented in 'other comprehensive income' (OCI) on the basis of whether they are potentially subject to reclassification to profit or loss subsequently (reclassification adjustments). The amendments do not address which items are presented in OCI.

- Amendment to IAS 32, 'Financial instruments: Presentation', on asset and liability offsetting. These amendments are to the application guidance in IAS 32, 'Financial instruments: Presentation', and clarify some of the requirements for offsetting financial assets and financial liabilities on the balance sheet.

- IFRS 9, 'Financial instruments'. IFRS 9 is the first standard issued as part of a wider project to replace IAS 39. IFRS 9 retains but simplifies the mixed measurement model and established two primary measurement categories for financial assets: amortised cost and fair value. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. The guidance as per IAS 39 on impairment of financial assets and hedge accounting continues to apply.

(d) Standards and interpretations not yet effective and which are not expected to be relevant for the group.

Standards/ Interpretation	Content detail	Effective date
IFRS 10,11,12	Amendment to IFRSs 10,11 and 12 on transition guidance	1 January 2014
IFRS 11	Joint arrangements	1 January 2014
IAS 27	Separate financial statements	1 January 2014
IAS 28	Associate and joint venture	1 January 2014

(e) Early adoption of standards

The Group did not early adopt any new amended standards in 2013.

2.1.4 Common control using predecessor accounting

The Company has been incorporated on 1 December 2011 by means of a contribution in kind, through which the shareholders contributed all their shares in the subsidiaries mentioned below to the Company.

As a result of the shareholder reorganisation described above and after considering the effects of the merger operation described in Note 1.2, the Company owns 100% of the shares of COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. ("CIBRA")

The above transactions fall within the definition of a common control transaction which is defined within IFRS as being a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the combination, and that such control is not transitory.

IFRS 3 which deals with business combinations does not contain any specific guidance on accounting for common control transactions. In the absence of such guidance, the Board of Directors has proceeded to select an appropriate accounting policy using the hierarchy described in paragraphs 10 - 12 of IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors, and has considered the pronouncements of other standard-setting bodies.

As a consequence, and in order to ensure consistency and comparability of the financial statements, the Board of Directors has elected to apply the pooling method and has hence utilized predecessor accounting for the purposes of accounting for this business combination in the consolidated financial statements as at and for the year ended 31 December 2011.

This treatment has the following implications for the year ended 31 December 2011:

- Full consolidation of the financial information of the controlled subsidiaries prepared under IFRS;
- The consolidated financial statements have been prepared as a continuation of the combined financial statements of CIRU and CIBRA as if the Company had been in existence throughout

the reported periods presented and adjusting the Company's share capital to reflect the legal share capital;

- The consolidated profit and loss account for the period comprises the profit and loss accounts of the previously separate entities (the subsidiaries) combined from the beginning of the period until 1 December 2011 (the date of the incorporation of the Company, by means of the contribution in kind). From 1 December 2011 until 31 December the consolidated profit and loss account comprises the profit and loss accounts of the Company and its subsidiaries;
- No new goodwill arises, and the consolidated financial position is presented as of the statement of balance sheet and other financial information of the Company and its subsidiaries as at the beginning of the period as though the assets and liabilities had been transferred at that date;
- The following adjustment was required in order to reflect the common control presentation of the consolidated financial statements:
  - Elimination of the participation of the Company in the subsidiaries under common control. The remaining difference is recorded in equity as reserve.

2.1.5 Consolidation

Subsidiaries are all entities over which the Group has the power to govern the financial and operating policies generally accompanying a shareholding of more than one half of the voting rights.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

All the group companies have 31 December as their year end. Consolidated financial statements are prepared using uniform accounting policies for all transactions. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Inter-company transactions, balances and unrealized gains on transactions between Group companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Note 3 - Accounting policies and measurement basis

The principal accounting policies applied in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

3.1 Investment property

"Investment Property" in the consolidated balance sheet reflects the carrying amounts of the land, buildings and other structures held either to earn rentals or for capital appreciation as a result of future increases in market prices.

These assets are initially recognized at acquisition or production cost, less any accumulated depreciation and any accumulated impairment losses.

Subsequent to initial recognition, investment property is measured using cost model.

The Group depreciates its investment property by the straight-line method at annual rates based on the years of estimated useful life of the assets, the detail being as follows:

	Years of Estimated Useful Life
Buildings	50
Plant	15-20
Machinery	8
Other fixtures	20
Tools and furniture	10
Other items of property, plant and equipment	6-10

As indicated above, the Group depreciates its assets based on the years of estimated useful life detailed above, taking into consideration as a basis of depreciation the historical cost values of the assets, increased by any new investments when they lead to an increase in the assets' added value or estimated useful life.

The Group invests in different type of assets (hotels, offices and commercial premises). Strategy of investment followed by Management is driven by two main objectives: invest in prime assets, in prime locations and with the intention to hold the assets for a long period (no differentiation is done between assets). On this basis, Management considers that depreciation on 50 years for all type of assets is relevant.

During the financial year 2012, the Subsidiary, COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. ("CIBRA") changed the amortization procedure applied on lease assets until 31 December 2011. The change in the depreciation procedure was adjusted in the Financial Statements of the Subsidiary at 31 December 2012. At this respect:

Procedure applied until 31 December 2011

The Subsidiary was incorporated through a spin off operation of a company named Isla Canela, S.A. This operation took place on 29 December 2009, segregating part of its equity and Real Estate Assets which were transferred in block to the Subsidiary. The Real Estate Assets value was based on an independent external and expert valuator appointed by the Official National

Companies Registrar. The new Company (CIBRA) received, at market value, certain leased assets of Isla Canela, S.A. with a value of EUR 103.84 million.

The detail of assets and its market value in comparison to the cost value (in Isla Canela, S.A.) is the following:

	(1)	(2)		
	Market Value	**Gross Book Value**	**Accumulated Depreciation**	**Net Book Value**
Hotel Iberostar Isla Canela	23,700,000	24,692,846	(6,334,286)	18,358,560
Hotel Playa Canela	15,900,000	20,032,885	(5,047,950)	14,984,935
Hotel Riu Atlántico (Meliá)	29,200,000	26,796,243	(8,128,536)	18,667,707
Hotel Vincci Selección Canela Golf	4,700,000	6,027,947	(1,880,630)	4,147,317
Hotel Barceló Isla Canela	23,700,000	15,344,486	(8,253,750)	7,090,736
Marina Isla Canela Shopping Center	4,700,000	2,125,587	(327,242)	1,798,345
Office at Gran Via 1, Madrid	1,940,000	448,849	(74,195)	374,654
Total	**103,840,000**	**95,468,843**	**(30,046,589)**	**65,422,254**

(1) Data of initial cost in CIBRA at its incorporation date in December 2009 (market value)
(2) Data of exit cost in Isla Canela, S.A. in December 2009 (spin off operation)

Since its incorporation and with accounting effect 1 January 2009 and until 31 December 2011 (three years), the Subsidiary depreciated its assets based on the initial estimated useful life detailed below, taking into consideration, as a basis of depreciation, the historical cost values of the assets (gross book value in Isla Canela, S.A. **(column 2)**, increased by any new investments made by CIBRA, when the mentioned new investments leads to an increase in the assets' added value or estimated useful life. It means that the depreciation cost included in the profit and loss account of CIBRA in 2009, 2010 and 2011 was calculated considering this procedure instead of the new cost (market value) of CIBRA **(column 1)** at its incorporation plus the new investments made.

The depreciation rates used for these purposes were as follows according to the useful life of each asset:

	Years of Estimated Useful Life
Buildings	50
Plant	15 - 20
Machinery	8
Other fix assets	20
Tools and furniture	10
Other items of property, plant and equipment	6 - 10

Procedure applied since 1 January 2012

During 2012, in order to define and calculate as better as possible, the depreciation of every kind of assets in CIBRA, the Subsidiary decided to change its Real Estate Assets depreciation method as follows:

- Accounting effectiveness date: 1 January 2012
- Retrospective calculation effectiveness date: 1 January 2009
- Base of depreciation:
    - Land: The amount corresponding to land is not subject to depreciation in any method
    - Buildings: The market value of the total Real Estate Assets (EUR 103.84 million) at the incorporation of the Subsidiary less the market value of the land (included in the independent valuation) less the gross book value of the rest of assets as they were recorded in Isla Canela, S.A. at the incorporation of the date of the spin off
    - Rest of assets: Gross book value in Isla Canela, S.A.
- Depreciation Rates:
    - Land: Not applicable
    - Buildings: Years of useful life remaining after amortization since its acquisition or construction date. [If at the end of 2011 the remaining useful life of a building is 45 years, it will be amortized during 45 years (on a straight line basis)]
    - Rest of assets: Years of useful life remaining after amortization since its acquisition or construction date. [If at the end of 2011 the remaining useful life of an asset included in this item is 2 years, it will be amortized during 2 years (on a straight line basis)]

Conclusion derived from the change of depreciation procedure applied on Real Estate Assets of the Subsidiary - The final effect in the profit and loss account of the Subsidiary (CIBRA) as result of the change affecting the depreciation method applied was not relevant given that the most part of the revalorization of assets coming from the independent valuation has been focused on the “Land” which is not subject to depreciation. The depreciation cost accounted in the profit and loss account of the Subsidiary (CIBRA) as at 31 December 2012, considering the retrospective effect (since 1 January 2009), amounted up to EUR 1,256,323. Should the change of methodology would not have been applied, the results of the Subsidiary as at 31 December 2012 would have decreased by EUR 662,287 since the depreciation cost would have amounted up to EUR 1,918,610.

As required by IAS 40, the Group periodically determines the fair value of its investment property items. Fair value is taken to be the amount at which two knowledgeable parties would be willing to perform a transaction. This fair value is determined taking as reference values the appraisals undertaken by independent valuators each year, so that at year-end the fair value reflects the market conditions of the property investments at that date. The Group does not use to update theses valuations during the year unless there is an obvious evidence of impairment.

The method used to calculate the aforementioned fair value is as follows:

Impairment of investment property

Whenever there are indications of impairment, the Group tests the investment property for impairment to determine whether the recoverable amount of the assets has been reduced to below their carrying amount. Recoverable amount is the higher of fair value less costs to sell and value in use. The Group commissioned an asset appraisal from independent valuators to determine their value at the end of each year. Last appraisal was issued on 31 January 2013 from an independent valuator, CBRE Valuation Advisory, S.A. (CBRE), to determine the fair value of most of its investment property at year-end (CBRE did not include investment properties acquired during 2012 in their analysis, since these were appraised, by other independent valuators, TasaSur, Sociedad de Tasación, S.A. and TINSA, Tasaciones Inmobiliarias, S.A., specifically appointed for the investment transactions). These appraisals were performed on the basis of the lower of replacement value and market rental value (which consists of capitalizing the net rental income from each property and discounting the future flows). The fair value was calculated by performing discounted cash flow projections using discount rates acceptable to a prospective investor, in line with those used in the market for properties of similar characteristics in similar locations. Depending on type of assets and location, discount rates used in the valuation were close to 11-11.5% in average, and close to 8-8.5% in average for capitalisation rate used to estimate residual value after 10 years. For properties located in Madrid area, in average discount and capitalisation rates were slightly lower and were close in average to respectively 9.25-10% and 6.30-7.40%. The appraisals were conducted in accordance with the Appraisal and Valuation Standards issued by the Royal Institute of Chartered Surveyors (RICS) of the United Kingdom.

Where it is necessary to recognise an impairment loss of a cash-generating unit, the carrying amount of the cash-generating unit's assets is reduced to the limit of the higher value between the following: fair value less costs to sell and value in use.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized in prior years. A reversal of an impairment loss is recognized as income.

3.2 Leases

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards incidental to ownership of the leased asset to the lessee. All other leases are classified as operating leases.

Operating leases

Lease expenses from operating leases are recognized in consolidated statement of comprehensive income on an accrual basis.

A payment made on entering into or acquiring a leasehold that is accounted for as an operating lease represents prepaid lease payments that are amortised over the lease term in accordance with the pattern of benefits provided.

Properties leased out under operating leases are included in investment property in the consolidated balance sheet.

Rental income receivable from operating leases is recognized on a straight line basis over the term of the lease.

The Group does not hold any assets under finance leases.

3.3 Financial instruments

3.3.1 Financial assets

Classification

Financial assets arising from the sale of goods or the rendering of services in the ordinary course of the Group's business, or financial assets which, not having commercial substance, are not equity instruments or derivatives, have fixed or determinable payments and are not traded in an active market and are classified under "Loans and Receivables".

Initial recognition

Financial assets are initially recognized at the fair value of the consideration given, plus any directly attributable transaction costs.

Subsequent measurement

"Loans and Receivables" are measured at amortised cost less provision for impairment.

At least at each reporting date the Group tests financial assets not measured at fair value for impairment. Objective evidence of impairment is considered to exist when the recoverable amount of the financial asset is lower than its carrying amount. When this occurs, the impairment loss is recognized in the consolidated income statement.

In particular, the Group calculates valuation adjustments relating to trade and other receivables by recognising annual impairment losses on balances of a certain age or whose circumstances reasonably support their classification as doubtful debts.

The Group derecognises a financial asset when the rights to the cash flows from the financial asset expire or have been transferred and substantially all the risks and rewards of ownership of the financial asset have also been transferred.

However, the Group does not derecognise financial assets, and recognises a financial liability for an amount equal to the consideration received in transfers of financial assets in which substantially all the risks and rewards of ownership are retained.

3.3.2 Financial liabilities

Financial liabilities include accounts payable by the Group that have arisen from the purchase of goods or services in the normal course of the Group's business and those which, not having commercial substance, cannot be considered to be derivative financial instruments.

Accounts payable are initially recognized at the fair value of the consideration received, adjusted by the directly attributable transaction costs. These liabilities are subsequently measured at amortised cost.

The Group derecognises financial liabilities when the obligations giving rise to them cease to exist.

3.3.3 Classification of balances as current and non-current

Current assets are assets associated with the normal operating cycle, which in general is considered to be one year; other assets which are expected to mature, be disposed of or be realised within twelve months from the end of the reporting period and cash and cash equivalents. Assets that do not meet these requirements are classified as non-current assets.

Similarly, current liabilities are liabilities associated with the normal operating cycle and, in general, all obligations that will mature or be extinguished at short term. All other liabilities are classified as non-current liabilities.

3.3.4 Provisions and contingent liabilities

The Group's financial statements include all the material provisions with respect to which it is considered that it is more likely than not that the obligation will have to be settled. Contingent liabilities are not recognized in the consolidated financial statements, but rather are disclosed, as required by IAS 37.

Provisions, which are quantified on the basis of the best information available on the consequences of the event giving rise to them and are reviewed and adjusted at the end of each reporting period, are used to cater for the specific obligations for which they were originally recognized. Provisions are fully or partially reversed when such obligations cease to exist or are reduced.

In the preparation of the consolidated financial statements, the Management drew a distinction between:

- Provisions: credit balances covering present obligations arising from past events with respect to which it is probable that an outflow of resources embodying economic benefits that is uncertain as to its amount and/or timing will be required to settle the obligations; and
- Contingent liabilities: possible obligations that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more future events not wholly within the control of the Group.

The consolidated financial statements include all the provisions with respect to which it is considered that it is more likely than not that the obligation will have to be settled. Contingent liabilities are not recognized in the consolidated financial statements, but rather are disclosed, unless the possibility of an outflow in settlement is considered to be remote.

3.3.5 Income tax

Tax expense (tax income) comprises current tax expense (current tax income) and deferred tax expense (deferred tax income).

The income tax expense is recognized in the consolidated income statement, unless it arises as a consequence of a transaction, the result of which is recorded directly in equity, in which case the income tax expense is also recognized in equity.

The income tax expense for the year is calculated on the basis of taxable profit for the year. The taxable profit differs from the net profit reported in the consolidated income statement because it excludes income and expense items that are taxable or deductible in other years and also excludes items that will never be taxable or deductible. The Group’s liability for current income tax is calculated using tax rates which have been approved at the consolidated balance sheet date.

Tax credits and other tax benefits, excluding tax withholdings and pre-payments, and tax loss carry forwards from prior years effectively offset in the current year reduce the current income tax expense.

Deferred tax assets and liabilities are the amounts expected to be recoverable or payable on differences between the carrying amounts of assets and liabilities in the consolidated financial statements and their tax bases used in calculating the taxable profit. They are recognized using the balance sheet liability method and are quantified at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled.

Deferred tax assets are recognized to the extent that it is considered probable that the Group will have taxable profits in the future against which the deferred tax assets can be utilised.

The deferred tax assets and liabilities recognized are reassessed at the end of each reporting period and the appropriate adjustments are made to the extent that there are doubts as to their future recoverability.

The special tax regime of the subsidiary (REITs regime) was based on the application of a 19% income tax charge provided that they meet certain requirements. Among these, it is important to note the need for at least 80% of their assets to consist of either urban properties earmarked for lease and taken into full ownership or investments in companies that meet the same investment and profit distribution requirements, whether Spanish or foreign, whether listed or not on organised markets. Also, these entities' main sources of revenue must be the property market, whether through rent, the subsequent sale of properties after a minimum rental period or from income from investments in entities with similar characteristics. However, taxes are accrued in proportion to the dividends distributed by the subsidiaries. Dividends received by the Group are tax-exempt, unless the recipient is an individual subject to income tax or a permanent establishment of a foreign entity, in which case a tax credit will be taken on the gross tax payable such that the income will be taxed at the rate applicable to the shareholder. However, all other income will not be taxed provided that it is not distributed to shareholders.

An amendment of Spanish Law 11/2009, of 26 October, regulating Spanish Real Estate Investments Companies (SOCIMI) has been approved on 28 December 2012 effective for tax years beginning on or after 1 January 2013. The new amendment is regulated by the Law 16/2012, of 27 December 2012. One of the most relevant changes is the following: it establishes a tax rate of 0% for the SOCIMI with respect of the income coming from the development of its corporate purpose and specific purpose.

3.3.6 Revenue and expense recognition

Revenue and expenses are recognized on an accrual basis.

Specifically, revenue is measured at the fair value of the consideration received or receivable and represents the amounts receivable for the goods and services provided in the normal course of business, net of discounts, VAT and other sales-related taxes.

Rental income is recognized on an accrual basis and incentives and the initial lease costs are allocated to income on a straight-line basis.

Interest income is accrued on a time proportion basis, by reference to the principal outstanding and the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts over the expected life of the financial assets to the asset's carrying amount.

Provisions are measured at the present value of the best possible estimate of the amount required to settle or transfer the obligation, taking into account the information available on the event and its consequences. Where discounting is used, adjustments made to provisions are recognized as interest cost on an accrual basis.

3.3.7 Termination benefits

Under current legislation in Spain, the subsidiary is required to pay termination benefits to employees terminated under certain conditions. Therefore, termination benefits that can be reasonably quantified are recognized as an expense in the year in which the decision to terminate the employment relationship is taken and valid expectations are created on the part of third parties. At 30 June 2013, no terminations were expected to make it necessary to recognize a provision in this connection.

3.3.8 Statement of cash flows

The following terms are used in the statement of cash flows with the meanings specified:

- Cash flows: inflows and outflows of cash and cash equivalents;
- Operating activities: the principal revenue-producing activities of the Group and other activities that are not investing or financing activities;
- Investing activities: the acquisition and disposal of long-term assets and other investments not included in cash and cash equivalents;
- Financing activities: activities that result in changes in the size and composition of the Group's equity and borrowings.

For the purposes of preparing the statement of cash flows, "Cash and cash equivalents" were considered to be cash, demand deposits and highly liquid short-term investments that can be easily realized in cash and are not subject to significant changes in value.

3.3.9 Government grants, donations or gifts and legacies received

The Group measures grants at the fair value of the amount or the asset received by the Group, based on whether or not they are monetary grants, and they are taken to income in proportion to the period depreciation taken on the assets for which the grants were received or, where appropriate, on disposal of the asset or on the recognition of an impairment loss, except for grants received from shareholders or owners, which are recognized directly in equity and do not give rise to the recognition of any income.

The income generated by Government grants are disclosed in a dedicated caption in consolidated statement of comprehensive income: "Allocation to profit and loss of grants related to non-financial non-current assets".

At this respect the Group applies the IAS 20 and particularly:

"Government grants related to assets (or capital), including non-monetary nature, are valued at their fair value on the balance sheet. Given that, at this respect, IAS 20 allows two different types of presentation, the Group has chosen to present the grants as a deferred income and not deducting the grants from the value of assets related. It implies that the grant is presented as a deferred income which is recognized as income in the profit and loss account of the Group during the different financial years based on a systematic and rational basis, over the useful life of the assets related."

3.3.10 Borrowing costs

Borrowing costs are charged to consolidated income statement in the period in which they are incurred.

3.3.11 Profit from operations

Profit from operations is presented before finance investment income and finance costs.

3.3.12 Related party transactions

The Group performs all its transactions with related parties on an arm's-length basis. Also, the transfer prices are adequately supported and, therefore, the Group's Management considers that there are no material risks in this connection that might give rise to significant liabilities in the future.

3.3.13 Costs relating to issuing and equity transactions

Costs related to the issuing costs and equity transactions expenses are classified in equity as consolidation reserve.

Note 4 - Segmental information

4.1 Basis of segmentation

For investment property, discrete financial information is provided on a property-by-property basis to the board of Directors, which is the chief operating decision maker. Consequently, each investment property is viewed as a reportable segment.

The most part of revenues generated by the investment properties relates to rental income (99.44%). The investment properties, as disclosed under Note 5 "Investment Property", are located in Spain. In that sense, the split of revenues per location is as follows:

Location	EUR (2013)	EUR (2012)	% (2013)	% (2012)
Madrid	3,895,679	7,737,336	57%	47%
Huelva	2,007,544	7,290,267	30%	44%
Castellón	771,055	1,188,626	11%	7%
Cáceres	141,068	276,241	2%	2%
Total	**6,815,346**	**16,492,470**	**100%**	**100%**

As shown in above table, the Group locate the most part of the activity in Madrid and Huelva (87% in 2013 versus 91% in 2012). The weight of Huelva as revenues generator has decreased in

2013 (six first months) increasing the weight of Madrid and Castellón in the total. Cáceres is keeping the position around 2% of share.

In addition, from a type of asset point of view it is interesting to point out the occupancy rate of the different kind of real estate assets:

Type of asset	2Q 2013		2012	
	Square meters	Occupancy rate (*)	*Square meters*	*Occupancy rate (*)*
Hotels	118,457	100.00%	*118,457*	*100.00%*
Offices	24,362	36.15%	*24,488*	*35.91%*
Commercial premises	21,666	60.14%	*21,666*	*60.14%*
Total	**164,485**	**85.38%**	***164,611***	***85.22%***

(*) Total occupancy rate is calculated as an average

The following table shows the **geographical breakdown of rental revenue and total assets (net book value)**, as reported under Note 5 "Investment property" for 2013 (six months) and 2012.

	2Q 2013			2012		
	Revenues	%	N.B.V.	Revenues	%	N.B.V.
Barceló Isla Canela Hotel	993,242	14.63%	21,213,449	1,930,500	11.71%	21,428,937
Meliá Atlántico Hotel	-	-	28,994,001	1,840,774	11.16%	28,653,000
Iberostar Isla Canela Hotel	645,000	9.50%	23,135,753	1,938,043	11.75%	21,411,927
Playa Canela Hotel	252,500	3.72%	13,799,902	1,024,553	6.21%	13,878,000
Isla Canela Golf Hotel	50,000	0.37%	3,532,683	274,291	1.66%	3,555,000
Marina Isla C. Shop. Center	66,802	0.98%	2,587,810	257,430	1.56%	2,614,000
Huelva	**2,007,544**	**29.20%**	**93,263,598**	**7,265,591**	**44.05%**	**91,540,864**
Tryp Cibeles Hotel	577,086	8.50%	19,416,226	1,139,826	6.91%	19,678,000
Tryp Atocha Hotel	695,396	10.24%	22,168,606	2,482,026	15.05%	20,520,966
Gran Vía 34	1,269,375	18.69%	20,352,567	1,749,500	10.61%	24,015,000
Sanchinarro V	-	-	641,485	1,472,017	8.93%	16,571,000
Sanchinarro VI	1,200	0.02%	10,065,667	226,609	1.37%	2,614,000
Sanchinarro VII	3,000	0.04%	7,763,562	83,485	0.51%	1,480,230
Vallecas Comercial I	3,600	0.05%	3,884,005	112,993	0.69%	1,778,000
Vallecas Comercial II	82,800	1.22%	3,643,479	90,032	0.55%	1,865,770
Coslada III	906	0.01%	6,693,393	74,677	0.45%	1,725,000
Pradillo 42	753,180	11.09%	16,430,391	-	-	644,450
Albalá 7	115,301	1.70%	2,591,626	-	-	10,396,703
Gran Vía 1-2º Right	55,629	0.82%	1,844,738	-	-	8,010,247
Gran Vía 1-1º Right	49,748	0.73%	1,703,109	1,200	0.01%	3,910,085
Gran Vía 1-2º Left	47,076	0.69%	1,880,000	13,800	0.08%	3,660,342
Gran Vía 1-1º Left	51,000	0.75%	1,758,152	-	-	6,740,472
Caleruega	50,400	0.74%	565,775	96,400	0.58%	975,064
Rutilo	40,704	0.60%	1,035,572	80,896	0.49%	1,046,000
Dulcinea 4	61,344	0.90%	1,346,761	113,875	0.69%	1,359,000
Madrid	**3,857,745**	**56.81%**	**123,785,114**	**7,737,336**	**46.91%**	**126,990,329**
San Antón 25 and 27	141,068	2.08%	3,418,405	276,241	1.67%	3,451,000
Cáceres	**141,068**	**2.08%**	**3,418,405**	**276,241**	**1.67%**	**3,451,000**
Premises Pza. España	771,055	11.36%	10,980,672	1,188,626	7.21%	11,082,000
Castellón	**771,055**	**11.36%**	**10,980,672**	**1,188,626**	**7.21%**	**11,082,000**
Other revenues	37,934	0.56%	-	24,677	0.15%	-
Total Revenues	**6,815,346**	**100.00%**	**231,447,789**	**16,492,471**	**100.00%**	**233,064,193**

The following table shows **the breakdown per type of assets of rental revenue and total assets (net book value)**, as reported under Note 5 "Investment property" " for 2013 (six months) and 2012.

	2Q 2013			2012		
	Revenues	**%**	**N.B.V.**	**Revenues**	**%**	**N.B.V.**
Barceló Isla Canela Hotel	993,242	14.63%	21,213,449	1,930,500	11.71%	21,428,937
Meliá Atlántico Hotel	-	-	28,994,001	1,840,774	11.16%	28,653,000
Iberostar Isla Canela Hotel	645,000	9.50%	23,135,753	1,938,043	11.75%	21,411,927
Tryp Cibeles Hotel	577,086	8.50%	19,416,226	1,139,826	6.91%	19,678,000
Tryp Atocha Hotel	695,396	10.24%	22,168,606	1,749,500	10.61%	24,015,000
Playa Canela Hotel	252,500	3.72%	13,799,902	1,024,553	6.21%	13,878,000
Isla Canela Golf Hotel	50,000	0.37%	3,532,683	274,291	1.66%	3,555,000
Hotels	**3,213,224**	**46.95%**	**132,260,620**	**9,897,487**	**60.01%**	**132,619,864**
Pradillo 42	753,180	11.09%	16,430,391	1,472,017	8.93%	16,571,000
Gran Vía 1-2º Right	55,629	0.82%	1,844,738	83,485	0.51%	1,480,230
Gran Vía 1-1º Right	49,748	0.73%	1,703,109	90,032	0.55%	1,865,770
Gran Vía 1-2º Left	47,076	0.69%	1,880,000	74,677	0.45%	1,725,000
Sanchinarro V	-	-	641,485	-	-	644,450
Sanchinarro VI	1,200	0.02%	10,065,667	-	-	10,396,703
Sanchinarro VII	3,000	0.04%	7,763,562	-	-	8,010,247
Vallecas Comercial I	3,600	0.05%	3,884,005	1,200	0.01%	3,910,085
Coslada III	906	0.01%	6,693,393	-	-	6,740,472
Offices	**914,339**	**13.47%**	**50,906,350**	**1,721,411**	**10.44%**	**51,343,957**
Marina Isla C. Shop. Center	66,802	0.98%	2,587,810	257,430	1.56%	2,614,000
Gran Vía 1-1º Left	51,000	0.75%	1,758,152	112,993	0.69%	1,778,000
Vallecas Comercial II	82,800	1.22%	3,643,479	13,800	0.08%	3,660,342
Caleruega	50,400	0.74%	565,775	96,400	0.58%	975,064
Rutilo	40,704	0.60%	1,035,572	80,896	0.49%	1,046,000
Pza. España	771,055	11.36%	10,980,672	1,188,626	7.21%	11,082,000
Dulcinea 4	61,344	0.90%	1,346,761	113,875	0.69%	1,359,000
Albalá 7	115,301	1.70%	2,591,626	226,609	1.37%	2,614,000
Gran Vía 34	1,269,375	18.69%	20,352,567	2,482,026	15.05%	20,520,966
San Antón 25 and 27	141,068	2.08%	3,418,405	276,241	1.67%	3,451,000
Commercial premises	**2,649,849**	**39.02%**	**48,280,819**	**4,848,896**	**29.40%**	**49,100,372**
Other revenues	37,934	0.56%	-	24,677	0.15%	-
Total Revenues	**6,815,346**	**100.00%**	**231,447,789**	**16,492,471**	**100.00%**	**233,064,193**

The split of each type of asset value within the total **fair market value and net book value** of the Company is shown as follows (June 2013 in comparison to 2012*):*

	2Q 2013		2012	
Type of asset	**F.V.**	**N.B.V.**	**F.V.**	**N.B.V.**
Hotels	51,49%	57.14%	51.45%	56.90%
Offices	19,62%	22.00%	19.47%	22.03%
Commercial premises	28,90%	20.86%	29.08%	21.07%
Total	**100,00%**	**100.00%**	**100.00%**	**100.00%**

Finally, the following tables show **the contribution of each type of asset in the result of the year** (2Q 2013 and 2012):

2Q 2013	**Hotels**	**Offices**	**Commercial**	**Others**	**Total**
Revenues	3,213,224	914,339	2,649,849	37,934	6,815,346
Overheads	(886,215)	(267,599)	(208,783)	(1,825)	(1,364,421)
EBITDA	**2,327,009**	**646,740**	**2,441,066**	**36,109**	**5,450,925**
% on revenues	**72.42%**	**70.73%**	**92.12%**	**95.19%**	**79.98%**
Depreciation and amortisation charge	(1,358,596)	(359,800)	(413,117)	-	(2,131,513)
Allocation of grants	54,359	-	-	-	54,359
Result from operations I	**1,022,772**	**286,940**	**2,027,949**	**36,109**	**3,373,771**
% on revenues	**31.83%**	**31.38%**	**76.53%**	**95.19%**	**49.50%**
Impairment losses	(3,000,000)	-	-	-	(3,000,000)
Result from operations II	**(1,977,228**	**286,940**	**2,027,949**	**36,109**	**373,771**
Financial result	296,364	107,571	348,818	-	752,753
Income tax	(1,387)	(387)	(1,416)	(21)	(3,210)
Net result	**(1,682,251)**	**394,125**	**2,375,352**	**36,088**	**1,123,314**
% on revenues (1)	**41.01%**	**43.10%**	**89.64%**	**95.13%**	**60.50%**

(1) *Excluding impairment losses effect*

2012 financial year	**Hotels**	**Offices**	**Commercial**	**Others**	**Total**
Revenues	9,897,487	1,721,411	4,848,896	24,677	16,492,471
Overheads	(2,786,202)	(193,297)	(337,875)	(999)	(3,318,373)
EBITDA	**7,111,285**	**1,528,114**	**4,511,021**	**23,678**	**13,174,098**
% on revenues	***71.85%***	***88.77%***	***93.03%***	***95.95%***	***79.88%***
Depreciation and amortisation charge	(2,320,337)	(453,036)	(800,592)	-	(3,573,965)
Allocation of grants	108,717	-	-	-	108,717
Result from operations I	**4,899,665**	**1,075,078**	**3,710,429**	**23,678**	**9,708,850**
% on revenues	***49.50%***	***62.45%***	***76.52%***	***95.95%***	***58.87%***
Impairment losses	(6,556,877)	(1,824,848)	(5,819,139)	-	(14,200,864)
Result from operations II	**(1,657,212)**	**(749,770)**	**(2,108,710)**	**23,678**	**(4,492,014)**
Financial result	1,097,143	424,760	406,200	-	1,928,103
Income tax	(18,766)	(3,264)	(9,194)	(47)	(31,270)
Net result	**(578,835)**	**(328,273)**	**(1,711,704)**	**23,631**	**(2,595,181)**
% on revenues (1)	***60.40%***	***86.94%***	***84.71%***	***95.76%***	***70.37%***

(1) *Excluding impairment losses effect*

Note 5 - Investment property

The changes in "Investment Property" in the balance sheet during the first six months of 2013 and the most significant information affecting this line item were as follows (in euro):

2013:

	EUR			
Investment property	**Balance as at 31.12.12**	***Additions***	***Disposals/ reversals***	**Balance as at 30.06.13**
Cost: Properties for rental/lease	269,545,434	3,999,348	(485,323)	273,059,459
Total cost	**269,545,434**	**3,999,348**	**(485,323)**	**273,059,459**
Accumulated depreciation: Properties for rental/lease	(17,434,430)	(2,131,513)	1,082	(19,564,861)
Total accum. depreciation	**(17,434,430)**	**(2,131,513)**	**1,082**	**(19,564,861)**
Accumulated impairment losses: Properties for rental/lease	(19,046,809)	(3,000,000)	-	(22,046,809)
Total impairment losses	**(19,046,809)**	**(3,000,000)**	**-**	**(22,046,809)**
Investment property, net	**233,064,195**	**(1,132,165)**	**(484,241)**	**231,447,789**

"Investment Property" includes the carrying amount of the properties that are ready for their intended use and are leased through one or more operating leases and of vacant properties earmarked for lease through one or more operating leases.

Additions: The main additions recognized in "Investment Property" in 2013 relate to certain overhaul and refurbishing costs in hotels (Meliá EUR: 2,150,376 and Iberostar EUR: 1,848,975). No investments (new acquisitions have been performed during this period). These works were contemplated within the frame of the lease contract signed between the Subsidiary and the tenant.

Disposals: During the first six months of 2013, CIBRA has sold two offices, one in Sanchinarro VI and one in Sanchinarro VII for a total amount of EUR 421,200 with no relevant effect in the results of the Company (losses for EUR 63,041).

In addition, the consolidated amortization cost of the Group during the first six months of the year has amounted up to EUR 2,131,513.

During the period of six months ended 30 June 2013, the Group has recognized impairment losses for the amount of EUR 3,000,000 on its investment properties based on internal assumptions given that, as explained above, the Group appraises its real estate properties once at the end of the financial year unless there are evidences of impairment losses during the financial year.

The detail of the square meters of the investment property owned by the Group is as follows:

Properties	Square meters
Meliá Atlántico Hotel	30,311
Iberostar Isla Canela Hotel	27,500
Barceló Isla Canela Hotel	20,494
Playa Canela Hotel	20,050
Isla Canela Golf Hotel	4,378
Tryp Atocha Hotel	9,229
Pradillo, 42	7,252
Tryp Cibeles Hotel	6,495
Marina Isla Canela shopping Centre	6,119
Coslada III	4,499
Sanchinarro VI	4,204
Vallecas Comercial II	3,370
Plaza de España	3,350
Sanchinarro VII	3,341
Vallecas Comercial I	3,282
Gran Vía, 34	3,231
San Antón, 25 and 27	1,736
Albalá, 7	1,522
Dulcinea, 4	922
Rutilo	593
Gran Vía, 1 – 1º Right	554
Gran Vía, 1 - 2º Right	530
Gran Vía, 1 – 1º Left	461
Office at Gran Vía 1	430
Caleruega	362
Sanchinarro V	270
Total square metres	**164,485**

The five first hotels detailed in the foregoing table are located in Isla Canela (Huelva) and were mortgaged at 30 June 2013 for EUR 39,803,804, relating to five bank loans granted to Isla Canela, S.A., a related party, which is the single debtor of the principal obligations under these loans. CIBRA was incorporated as the non-debtor owner of the aforementioned registered properties.

On 1 January 2010, Isla Canela, S.A. and CIBRA entered into a "Mortgage Service Agreement" whereby the latter will provide the mortgage service to the former. In this respect, the hotels owned by the latter will be liable for the repayment by the former of the mortgage loans arranged with banks, in accordance with the covenants entered into in the mortgage deeds, until each loan has been definitively repaid. Isla Canela S.A. is obliged to make all the timely repayments and settle any ancillary costs that might arise until the mortgage loans have been definitively repaid. In relation to the provision of the service described, Isla Canela, S.A. will pay CIBRA a fee of an annual lump sum equal to 0.25% of the annual average outstanding balance of the mortgage loans, calculated at 31 December of each year, which will be billed and paid on the last day of each calendar year. This amount may be modified annually by agreement between the parties in order to adapt it to the average market price to be paid by CIBRA for the provision of bank guarantees (bank guarantees and insurance) by financial institutions.

The other investment properties described above are located mainly in Madrid, Castellón and Cáceres.

The Group has taken out insurance policies that cover the possible risks to which all its investment property is subject.

In 2013 (six months) and 2012, the rental income earned from investment property owned by the Group amounted to EUR 6,777,412 and EUR 16,467,793 respectively (see Note 14.1).

At the end of the second quarter 2013 there were no restrictions on making new investment property investments, on the collection of rental income there from or in connection with the proceeds to be obtained from a potential disposal thereof.

There were no investment property purchase commitments or investment properties located abroad at 30 June 2013.

Note 6 - Operating leases

At 30 June 2013, the Group had arranged the following minimum lease payments with its lessees, based on the agreements currently in force, disregarding any passed-on common expenses, future CPI-linked increases and future contractually-stipulated rent reviews. The most significant operating leases relate to the lease of properties, which constitutes the base of the Group's activities, the detail of the related minimum lease payments being as follows (in EUR):

Minimum operating lease payments	Nominal value	Nominal value
	30.06.2013	**31.12.2012**
Within one year	13,752,076	14,163,980
Between one and five years	50,727,477	52,247,891
After five years	28,081,171	28,922,825
Total (*)	**92,560,724**	**95,334,696**

(*) It includes additions of investment property in the year and excluding possible lease renewals and annual CPI revisions.

The main leases in force at 30 June 2013 are the following:

- Lease of **Playa Canela Hotel**: the lease commenced on 15 July 2002, expires on 31 October 2022, and is renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of **Barceló Isla Canela Hotel**: the lease commenced on 1 March 2006, expires on 31 December 2022, and is renewable at the discretion of the parties. Also, the parties may terminate the agreement without incurring any penalties in 2017. In relation to future rental income, the agreement provides for annual CPI-linked increases.
- Lease of **Meliá Atlántico Hotel**: the lease will commence in April 2013 for a term of ten years and the parties may terminate it in 2017 without incurring any penalties, provided that certain conditions are met. The lease provides for annual CPI-linked increases.

- Lease of **Iberostar Isla Canela Hotel**: the lease commenced on 1 December 2007 and was renewed in 2012. It expires on 31 October 2022 and is renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of **Isla Canela Golf Hotel**: the lease was arranged on 31 December 2012 with the related company Isla Canela, S.A., to commence activities on or after 14 January 2013. The term of the lease was extended until 31 December 2014. However, once the initial term has expired, the lease may be extended by three-year periods, provided that an agreement has been reached beforehand by the parties. The lease provides for annual CPI-linked increases.
- Lease of **Tryp Atocha Hotel**, Madrid: the lease commenced on 4 June 1999 and expired on 4 June 2009, and was subsequently extended until 24 March 2022, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of **Tryp Cibeles Hotel**, Madrid: the lease commenced on 10 February 1998 and expired on 10 February 2008. It was subsequently extended until 15 March 2020, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of premises at **Albalá, 7**, Madrid: the lease commenced on 31 July 2002 and expires on 31 July 2027. The lessee may terminate the lease in 2016 provided that twelve months' notice is given. The lease provides for annual CPI-linked increases.
- Lease of premises at **Dulcinea, 4**, Madrid: the lease commenced on 17 February 2003 and expires on 17 February 2018, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of a building at **Pradillo, 42**, Madrid: the lease commenced on 27 February 2009 and expires on 27 February 2019, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of premises at **Gran Vía, 34,** Madrid: the lease commenced on 24 April 2000 and expires on 3 May 2025. It is renewable at the discretion of the parties and can be terminated in 2020. The lease provides for annual CPI-linked increases.
- Lease of premises at **Plaza de España 5**, Castellón: the lease commenced on 1 July 2007 and expires on 18 November 2023, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.
- Lease of premises at **San Antón 25**, Cáceres: the lease commenced on 15 July 2005 and expires on 15 December 2035, renewable at the discretion of the parties. The lease provides for annual CPI-linked increases.

There was no contingent rent at 30 June 2013.

Note 7 - Financial assets, non-current and current loans to related companies and associates

The Group generates surplus cash through ordinary trading operations arising from its main line of business. In this regard, as a result of this and in order to maximize the return on its positive cash flows, the Group has entered into various financing agreements with related parties on an arm's length basis (see Note 16). These amounts are disclosed in the consolidated balance sheet in "Loans to related companies" for the current portion and in "Investments in Group companies and associates" for the non-current portion (assets and liabilities).

"Financial assets" includes the guarantees received from customers and deposited in the Madrid Institute for Housing (IVIMA) in relation to the leases indicated in Note 6. The balance of this item as at 30 June 2013 amounts up to EUR 1,158,461.

As at 30 June 2013, the detail of the current and non-current loans to related companies and associates is as follows:

	Non-current assets	**Current assets**	**Non-current liabilities**
Cogein, S.L.	43,755,904	-	-
Promociones y Construcciones, PYC, Pryconsa, S.A.	-	-	5,132,124
Isla Canela, S.A.	-	-	7,221
Codes Capital Partners, S.A.	-	124,289	-
Total	**43,755,904**	**124,289**	**5,139,345**

Exceptionally, at 30 June 2013 and as a result of having acquired various property assets in certain property developments from the related company Promociones y Construcciones, PYC, PRYCONSA, S.A. (see note 16.1), CIBRA has an account payable to that company, within the financing framework mentioned previously, totaling EUR 5,107,681, which is recognized under "Non-Current Liabilities – Investments in Group Companies and Associates" in the accompanying consolidated balance sheet.

Note 8 - Information on the nature and level of risk of financial instruments

The Group's financial risk management is centralized in the Group's Financial Department and has established the mechanisms required to control exposure to exchange rate fluctuations and credit and liquidity risk. There has not been any change in the objectives, policies and process to manage risks compared to last year. The main financial risks affecting the Group are as follows:

8.1 Credit risk

The Group's credit risk is mainly due to the loan to the related company COGEIN, S.L. (see note 16.1). The corporate purpose of this company is mainly real estate and financial investments. It makes its investment activities, promotion and development with a proven track record for over 30 years, also continuing to work with banks on a regular basis. The Company is solvent and generates positive cash flow in the development of its activities. For these reasons, Group management considers that credit risk is very low or nonexistent.

The Group's credit risk is also attributable to its trade receivables which are reflected net of allowances for doubtful debts, estimated by Group management based on prior years' experience and on its assessment of the current economic environment.

The Group's financing needs are covered in the short term, due to its capacity to generate cash through ordinary trading operations arising from its rental assets management business and the possibility of financing with related companies. Additionally, the leases are arranged with entities of acknowledged solvency and are billed on a monthly or quarterly basis.

8.2 Liquidity risk

Liquidity risk is due to the timing mismatches between the funds required to cater for commitments relating to working capital requirements and the funds obtained from the Company's ordinary business activities.

The Management considers that the financing needs envisaged for 2013 are sufficiently covered due to the Group's capacity to generate cash through ordinary trading operations (projected rental income) and, accordingly, he does not expect any liquidity risks to arise that have not already been taken into account in the cash projections.

8.3 Foreign currency risk

At 30 June 2013, the Group did not have any significant assets or liabilities denominated in foreign currencies and, accordingly, there is no foreign currency risk.

8.4 Interest rate risk

The Company did not have any borrowings at 30 June 2013. The Subsidiary lends its cash surplus to related companies in accordance with the financing conditions agreed upon with these companies by virtue of certain financing agreements (three-month EURIBOR plus a spread of 1.25%). In addition, CIBRA has bank borrowings relating to loans arranged with CaixaBank (short and long term). The purpose of one of the loans from CaixaBank was to finance the investment in new premises located in Castellón, which were acquired in 2011. Moreover, the subsidiary has signed in 2013 a new credit line (short term) with CaixaBank in order to finance the VAT recovery.

Nevertheless, the loans described above are not significant considering the financial position of the Group (total bank debt amounts up to EUR 14,491,320). Also, the Management of the Group does not consider that the evolution of the interest rate in the future will have a relevant negative impact in the results of the Group.

For this reason, the Management of the Group decided to not enter into interest rate hedges. Management of the Group continues however to monitor on a regular basis fluctuation of interest rates.

Interest rate sensitivity analysis

Considering the weighted average financial debt of the Company (related and non-related to Group) during 2013, should interest rates have been higher by 100 basis points with all other variables constant, the decrease on the Group's net result would amount to KEUR 20.

8.5 Property business risks

Changes in the economic situation, both in Spain and internationally, rates of growth in occupancy, employment and interest rates, tax legislation and consumer confidence all have a considerable impact on property markets. Any adverse effect on these or other economic, demographic or social variables in Europe and Spain in particular could cause a downturn in the property business in these countries. The cyclical nature of the economy has been proven statistically, as has the existence of micro- and macroeconomic factors that have a direct or indirect impact on the performance of the property market and, in particular, the rental market which represents the Group's principal investment activity.

Management's strategy is to invest in core assets located in well located areas. Considering the quality of the assets held by the Group, Management considers that the variation in the valuations of the Group's assets should not be relevant and therefore should not significantly affect its results.

Note 9 - Equity and shareholders' equity

9.1 Registered share capital

As described in Note 1, shareholder structure has been reorganized in 2011. The Company, being the sole shareholder of CIBRA and CIRU (recently absorbed by CIBRA in June 2013), has been incorporated on 1 December 2011 with a share capital amounted to EUR 227,440,516.80, represented by 3,784,368 fully subscribed and paid shares of EUR 60.10 par value each, all of the same class and carrying the same rights and obligations.

On 15 December 2011, the shareholders of the Company resolved to increase the Company's share capital by EUR 40,136,523, which was paid through monetary contributions by the issuance of 667,829 new registered shares with a par value of EUR 60.10. As result, the share capital of the Company is represented by 4,452,197 shares with a par value of EUR 60.10 which represent an amount of EUR 267,577,039.70.

All the Company's shareholders fully subscribed and paid both of the share capital increases in the proportion that corresponds to each of them.

As a result of the common control presentation described in Note 2.1.4, the increase in share capital on a consolidation basis as presented in the consolidated statement of changes in equity for 2011, amounts to EUR 55,876,832, as the prior year balance represents the combined share capital of the subsidiaries prior to the incorporation of the Company.

On 21 December 2011, all the shares of the Company were admitted to trading on the Luxembourg Stock Exchange. The opening share price was EUR 60.10. The share price at 30 June 2013 was EUR 58.90 (2012: EUR 60.76).

9.2 Legal reserve

For the Subsidiary, incorporated under the laws of Spain, 10% of the net profit for each year must be transferred to the legal reserve until the balance of this reserve reaches at least 20% of the share capital. The legal reserve can be used to increase capital provided that the remaining reserve balance does not fall below 10% of the increased share capital amount. Otherwise, until the legal reserve exceeds 20% of share capital, it can only be used to offset losses, provided that sufficient other reserves are not available for this purpose.

The Company, incorporated under the laws of Luxembourg, is required to allocate a minimum of 5% of its annual net income to the legal reserve, until this reserve equals 10% of the subscribed share capital. This reserve may not be distributed.

9.3 Consolidation reserve

In order to reflect the common control presentation, a consolidation reserve is presented in the interim consolidated financial statements as at 30 June 2013. This consolidation reserve is the result of an adjustment performed in the year 2011 as a result of the common control transaction described in note 2.1.4.

- The elimination of the participation of the Company in the subsidiaries (CIBRA and CIRU), amounting to a total of EUR 270,809,147 as at 31 December 2012 (2011: EUR 266,940,517) against the share capital of the subsidiaries amounting to a total of EUR 257,828,807 as at 31 December 2012 (2011: EUR 253,960,177). The remaining difference of EUR 12,980,340 has been recorded in equity as consolidation reserve. The merger described in note 1.2 does not have any impact on this consolidation reserve.

9.4 Distribution of profit to the Company

CIBRA is regulated by Spanish Real Estate Investment Trusts Law 11/2009, of 26 October. REITs are required to distribute in the form of dividends to shareholders, once the related corporate obligations have been met, the profit obtained in the year, the distribution of which must be approved within six months of each year-end, as follows:

- At least 90% of distributable profits before taxes not arising from the transfer of property, shares or investments to which the company object refers and of profits relating to income from ancillary activities.
- At least 50% of the profits arising from the transfer of property, shares or investments to which the company object refers. The remainder of these profits should be reinvested in other buildings or investments related to the performance of this object within three years from the transfer date. Otherwise these profits should be distributed in full together with any profit arising in the year in which the reinvestment period expires. If the items subject to reinvestment are transferred before the maintenance period, the related profits must be distributed in full together with any profits arising in the year in which they were transferred. The distribution obligation does not extend to the portion of these profits, if any, assignable to years in which the company did not file tax returns under the special tax regime established in Law 11/2009.
- All of the profit arising from dividends or shares of profits distributed by the entities to which Article 2.1 of Law 11/2009 refers. The dividend must be paid within one month from the dividend declaration date. The payment obligation does not extend to the portion of profit arising from income subject to the standard tax rate.

When dividends are distributed with a charge to reserves out of profit for a year in which the special tax regime had been applied, the distribution must be approved subject to the conditions set out in the preceding paragraph.

The legal reserve of companies which have chosen to avail themselves of the special tax regime established in Law 11/2009 must not exceed 20% of the share capital The bylaws of these companies may not establish any other restricted reserve.

9.5 Management of capital

The Company is admitted to trading on the Luxembourg Stock Exchange. It may raise funds by issuing new shares on the market.

The Subsidiary is financed mainly by equity. They may only raise funds on the credit markets in the case of new investments, by financing the acquisition of these investments through mortgage loans.

CIRU and CIBRA are obliged to distribute at least 90% of its profits in the form of dividends to the Sole Shareholder in accordance with the legal obligation in force through the application of Law 11/2009. In this respect, the new updated regulatory requirements should be considered from 1 January 2013 (Note 1).

9.6 Voluntary reserve

Voluntary reserve is composed by the reserves of CIBRA generated since the incorporation of the companies in 2009 and are created as a 10% of the net profit after 10% of legal reserve allocation.

The balance relating to voluntary reserves is recognized gross since these reserves are not taxed. When the voluntary reserves are distributed, a 19% withholding tax is applied to the recipients.

Note 10 - Grants related to assets

The changes in "Grants Related to Assets" in the first six months of 2013 are as follows (in EUR):

	31.12.12	Amounts used	Additions	30.06.13
Grants related to assets	1,739,816	54,359	-	1,685,457
Total	**1,739,816**	**54,359**	**-**	**1,685,457**

All the grants have been awarded to CIBRA in prior years relating to the Directorate General of Regional Economic Incentives for KEUR 3,180 to develop the area. The collection of grants included the following:

- Grant from the Directorate General of Regional Economic Incentives, amounting to KEUR 1,550 and corresponding to 10% of the investment made in a hotel in Ayamonte (Huelva).
- Grant from the Directorate General of Regional Economic Incentives, amounting to KEUR 1,106 and corresponding to 10% of the investment made in a hotel in Ayamonte (Huelva).
- Grant from the Directorate General of Regional Economic Incentives, amounting to KEUR 490 and corresponding to 14% of the investment made in a hotel in Ayamonte (Huelva).
- Grant from the Directorate General of Regional Economic Incentives, amounting to EUR 34 thousand to improve the facilities of Barceló Isla Canela Hotel in Ayamonte, (Huelva).

Except for the grant awarded to Barceló Isla Canela Hotel in 2011, the aforementioned grants above were transferred to CIBRA from Isla Canela, S.A., since all these grants were associated with the business that was transferred. Due to the fact that the aforementioned partial spin-off transaction was carried out on 1 January 2009 for accounting purposes, CIBRA recognized the allocation of the amounts of the transferred grants to profit or loss from that date.

In this regard, in 2013, EUR 54,359 was recognized as income under "Allocation to profit or loss of grants related to non-financial non-current assets and other grants" in the statement of comprehensive income (2012: EUR 108,717).

Grants are due upon completion of the constructions subject to the grant. All the conditions have been fulfilled and there are no contingencies with regards to the money already received by CIBRA.

Note 11 - Other financial liabilities

The detail of "Other financial liabilities" at 30 June 2013 and 31 December 2012 is as follows (in EUR):

	EUR	
	30.06.13	**31.12.2012**
Non-current bank borrowings	6,364,394	8,611,106
Guarantees and deposits	1,851,539	1,798,552
Total non-current payables	**8,215,933**	**10,409,658**
Current bank borrowings	8,126,926	1,215,551
Total current payables	**8,126,926**	**1,215,551**

The borrowing costs incurred on the bank borrowings in 2013 (six months) amounted to EUR 105,275 (2012: EUR 248,593) and are recognized under "Finance Costs" in the accompanying consolidated income statement. The interest rates on the loans are set at market rates plus a fixed spread.

"Non-current bank borrowings" relates to the loan arranged with CaixaBank. This relates to a loan taken out to invest in the new premises acquired in Castellón in 2011. Due to the ordinary repayment schedules of these loans, the repayments envisaged in 2013, amounting to EUR 1,126,926, were classified at short term.

Within "Current bank borrowings", out of the amount of EUR 1,126,926 (short term amount of the CaixaBank loan), is included a credit line also signed with CaixaBank for an amount of EUR 7,000,000. The purpose of this short term credit line is to finance the VAT of CIBRA that is expected to be recovered from the Spanish Tax Authorities before the end of 2013.

Finally, as at 31 December 2012, there was a loan from Liberbank (former Caja Extremadura) related to a mortgage on the property located at San Antón, in Cáceres. On 8 February 8 2013, the mentioned mortgage loan amounting EUR 1,769,030 (capital + interest) has been canceled in advance for an amount of EUR 1,450,605. The positive effect in the profit and loss account of the Subsidiary has amounted EUR 318,425 (financial and extraordinary income).

The detail of the operation is as follows:

	Nominal Amount	Effective amount (after 18% discount)	Positive Effect
Capital	1,767,079	1,449,005	318,074
Interest	1,951	1,600	351
Total	**1,769,030**	**1,450,605**	**318,425**

"Guarantees and Deposits" includes the rent deposits received from customers. The balance as at 30 June 2013 amounts up to EUR 1,851,539.

Note 12 – Guarantee commitments to third parties

The detail, by maturity, at 30 June 2013 is as follows (in EUR):

	2014	2015	2016	2017	2018 and subsequent years	Total
Non-current payables	-	1,257,202	1,278,541	1,295,457	2,533,194	6,364,394
Current payables	8,126,926	-	-	-	-	8,126,926
Rent deposits	-	-	-	-	1,851,539	1,851,539
Total	**8,126,926**	**1,257,202**	**1,278,541**	**1,295,457**	**4,384,733**	**16,342,859**

At 30 June 2013, the Group had not provided any guarantees to third parties.

As indicated in Note 5, the five hotels owned by CIBRA are mortgaged for EUR 39,803,804, relating to five bank loans granted to Isla Canela, S.A. which is the sole debtor for the principal related obligations. This amount relates to the outstanding balance at 30 June 2013 of the aforementioned five long-term mortgage loans corresponding to each hotel. In this regard, as indicated in Note 5, CIBRA entered into a mortgage guarantee agreement with Isla Canela, S.A. whereby CIBRA became liable for the repayment by Isla Canela, S.A. of the mortgage loans on the hotels owned by CIBRA until the loans have been definitively repaid. CIBRA charged a fee equal to 0.25% of the average annual outstanding balance of the guaranteed mortgage loans.

Note 13 - Tax matters

13.1 Current tax receivables and payables

The detail of the current tax receivables and payables is as follows:

Tax receivables:

	EUR	
	30.06.13	**31.12.12**
Current:		
VAT refundable	8,551,994	7,972,881
Income Tax refundable	474,658	322,332
Tax withholdings and prepayments	930,282	811,899
Total	**9,956,934**	**9,107,212**

Tax payables:

	EUR	
	30.06.13	**31.12.12**
Current:		
Personal income tax withholdings payable	305,334	11,416
Accrued social security taxes payable	19,996	1,215
Total	**325,330**	**12,631**

13.2 Years open for review and tax audits

Under current legislation in Spain, taxes cannot be deemed to have been definitively settled until the tax returns filed have been reviewed by the tax authorities or until the four-year statute-of-limitations period has expired. At 30 June 2013, CIBRA and CIRU (absorbed by CIBRA) have all years since inception open for review for all taxes applicable to it. The Management considers that the tax returns for the aforementioned taxes have been filed correctly and, therefore, even in the event of discrepancies in the interpretation of current tax legislation in relation to the tax treatment afforded to certain transactions; such liabilities as might arise would not have a material effect on the accompanying financial statements. The shareholders that incorporated the Company on 1 December 2011 have committed to indemnify the Company should any additional liability arise in relation to any tax contingency in the frame of the Subsidiaries with regards to the special tax regime applied by the Subsidiaries since 1 January 2009 to 1 December 2011, the date of incorporation of the Company.

Note 14 - Income and expenses

14.1 Rental of properties

The detail of “Revenue” at 30 June 2013 and 30 June 2012 is as follows (in EUR):

	2Q 2013	2Q 2012
Barceló Isla Canela Hotel	993,242	970,493
Meliá Atlántico Hotel	-	257,943
Iberostar Isla Canela Hotel	645,000	1,033,217
Tryp Cibeles Hotel	577,086	566,326
Tryp Atocha Hotel	695,396	869,245
Playa Canela Hotel	252,500	505,000
Isla Canela Golf Hotel	50,000	102,859
Hotels	**3,213,224**	**4,305,083**
Pradillo 42	753,180	733,122
Gran Vía 1-2º Right	55,629	41,652
Gran Vía 1-1º Right	49,748	35,215
Gran Vía 1-2º Left	47,076	37,258
Sanchinarro V	-	-
Sanchinarro VI	1,200	-
Sanchinarro VII	3,000	-
Vallecas Comercial I	3,600	-
Coslada III	906	-
Offices	**914,339**	**847,247**
Marina Isla C. Shop. Center	66,802	-
Gran Vía 1-1º Left	51,000	41,772
Vallecas Comercial II	82,800	-
Caleruega	50,400	-
Rutilo	40,704	-
Pza. España	771,055	541,663
Dulcinea 4	61,344	-
Albalá 7	115,301	112,413
Gran Vía 34	1,269,375	1,241,099
San Antón 25 and 27	141,068	137,667
Commercial premises	**2,649,849**	**2,074,614**
Other revenues	37,934	266,774
Total Revenues	**6,815,346**	**7,493,718**

14.2 Other operating expenses

Other operating expenses are composed by “Outside Services” and “Taxes Other than Income Tax” in 2013 (six months) and 2012 (six months) which can be detailed as follows (in EUR):

	2Q 2013	2Q 2012
Rent and royalties	2,625	2,560
Repairs and upkeep	220,914	285
Independent professional services	359,954	171,642
Insurance premiums	67,434	79,832
Banking and similar services	-	5,000
Advertising, publicity and public relations	110,242	457
Utilities	48,338	248
Other services	5,080	81,168
Donations	-	-
Taxes other than income tax	-12,421	15,232
Total operating expenses	**801,806**	**356,424**

14.3 Staff and employee benefit costs

The detail of “Staff and employee benefit costs” in 2013 (six months) and 2012 (six months) is as follows (in EUR):

	2Q 2013	2Q 2012
Staff costs	88,026	39,146
Employer social security costs	111,153	12,359
Total	**199,179**	**51,505**

Note 15 - Earning per share

Basic earnings per share are calculated by dividing the net profit (loss) attributable to shareholders by the weighted average number of ordinary shares outstanding during the year.

	2Q 2013	2Q 2012	2012	2011	2010
Net profit (loss) attributable to shareholders	1,123,314	4,239,178	(2,595,181)	5,284,024	- (*)
Weighted average number of ordinary shares in issue	4,452,197	4,452,197	4,452,197	4,118,282	- (*)
Basic earnings per share	**0.25**	**0.95**	**(0.58)**	**1.28**	**- (*)**

(*) Following the reorganisation of the shareholder structure described in Note 1, Management decided to present the earnings per share after the reorganisation only.

The Company has no dilutive potential ordinary shares. The diluted earnings per share are the same as the basic earnings per share.

Note 16 - Related party transactions and balances

16.1 Related party transactions

The detail of the related party transactions and balances in June 2013 and June 2012 is as follows (in EUR):

2013:

	2Q 2013				
	Loan to related companies	**Payable to Group Companies**	**Lease rent**	**Finance income /(expense)**	**Service costs**
Cogein, S.L.	43,755,904	-	-	540,196	-
Promociones y Construcciones, PYC, Pryconsa, S.A.	-	5,132,124	-	(63,174)	(15,000)
Isla Canela, S.A.	-	7,221	50,000	49,445	(37,250)
Codes Capital Partners, S.A.	124,289	-	-	-	-
Total	**43,880,193**	**5,139,345**	**50,000**	**526,467**	**(52,250)**

2012:

	Loans to related companies 31.12.2012	**Payable to Group Companies 31.12.2012**	**Finance Income 30.06.2012**
Isla Canela, S.A.	44,414	14,784	26,471
PRYCONSA, S.A.	-	10,440,266	274,423
COGEIN, S.L.	40,897,787	-	420,252
Total	**40,942,201**	**10,455,050**	**721,146**

Related parties are the following:

- Promociones y Construcciones, PYC, PRYCONSA, S.A.: It has:
  - 18.00000% of interest in Isla Canela, S.A.
  - 11.19357% of interest in the Company
- COGEIN, S.L.: It has:
  - 2.71843% of interest in Promociones y Construcciones, PYC, PRYCONSA, S.A.
  - 9.15520% of interest in Isla Canela, S.A.
  - 9,65335% of interest in the Company

As at 30 June 2013, the following contracts are in force with regards to the Subsidiaries and related parties:

a) In 2010 Isla Canela, S.A. and CIBRA entered into a financing agreement whereby the latter financed the former with the cash surplus it generated, at market rates. The term of the agreement is three years, automatically renewable for further three-year periods. The financing agreement with Isla Canela, S.A. accrues interest at three-monthly

EURIBOR plus a spread similar to the variable portion of the spread of the mortgage loans of Isla Canela, S.A. (see Note 12). There has been no financial interest recorded in CIBRA during 2013 given that there is no balance due associated to this financial source.

b) In 2010 a financing agreement was arranged between PRYCONSA and CIBRA, through which CIBRA will transfer its cash surpluses to PRYCONSA. The agreement is due in 1 January 2013, but is automatically renewable for further three-year periods until 1 January 2016. It accrues interest at three-month EURIBOR plus 1.25% on the average balance for the year. The financial expense recorded in CIBRA during 2013 (six months) has amounted EUR 63,174 in comparison to EUR 274,423 of financial income 2012 (six months).

c) As indicated in Note 7, CIBRA (before CIRU) arranged a financing agreement on January 2010 with the related company COGEIN, S.L. on an arm's-length basis. The purpose of this agreement is that, provided that CIBRA has covered the financial needs arising from its activities, the latter is committed to finance COGEIN's financial needs arising from its normal activity and corporate purpose. Interest are calculated based on a legal interest of 4% as determined by the State Budget (Government) and published in the Official Gazette, on the outstanding balance and are due on a quarterly basis. The term of the agreement is set to two years automatically renewable for periods of two years unless expressly terminated by parties. The financial income recorded in CIBRA during 2013 (six months) has amounted EUR 540,196 in comparison to EUR 420,252 in 2012 (six months).

d) On 1 June 2012, Isla Canela S.A. and CIBRA signed a contract to provide services related to the maintenance of the hotels owned by CIBRA. Isla Canela S.A. provides a full preventative maintenance service in exchange for an economic compensation equivalent to EUR 74,500 per year increased annually by the CPI. The contract does not expire, is annual and renewable by the parties tacitly although, at any time, either party may terminate it. The expense recorded in the income statement of CIBRA in 2013 (six months) for this concept amounted up to EUR 37,250.

e) Additionally, this mentioned contract signed on 1 June 2012 includes a management service addendum with regards to the reforms that CIBRA is entitled to perform in the hotels owned and subject to maintenance. Isla Canela S.A., under this addendum, acts as the project manager of the reform works. The financial compensation for Isla Canela S.A. in exchange for this service is a 5% of the value of works performed in relation to these reforms. The expense recorded in the income statement of CIBRA in 2012 for this concept has been *EUR 15,000*. The amount corresponding to 2013 will be invoiced and accrued after the finalization of the works associated to the reforms (expected in 3Q 2013).

f) The five hotels owned by CIBRA were mortgaged at 31 December 2012 for EUR 39,803,804, relating to five bank loans granted Isla Canela, S.A. which is the single debtor of the principal obligations under these loans. CIBRA was incorporated as the non-debtor owner of the aforementioned registered properties. On 1 January 2010, Isla Canela, S.A. and CIBRA entered into a "Mortgage Service Agreement" whereby the latter will provide the mortgage service to the former. In this respect, the hotels owned by the latter will be liable for the repayment by the former of the mortgage loans arranged with banks, in accordance with the covenants entered into in the mortgage deeds, until each loan has been definitively repaid. Isla Canela S.A. is obliged to make all the timely repayments and settle any ancillary costs that might arise until the mortgage loans have been definitively repaid. In relation to the provision of the service described, Isla Canela, S.A. will pay CIBRA a fee of an annual lump sum equal to 0.25% of the annual average outstanding balance of the mortgage loans, calculated at 31 December of each year, which will be billed and paid on the last day of each calendar year. This amount may be modified annually by agreement between the parties in order to adapt it to the average market price to be paid by CIBRA for the provision of bank guarantees (bank guarantees and insurance) by financial institutions. The financial income recorded in CIBRA during 2013 (six months) has amounted EUR 50,000.
g) On January 1, 2010, PRYCONSA and CIBRA signed a contract to provide administration services by which PRYCONSA provides to CIBRA certain minimum administration services. The contract is signed on an annual basis and tacitly renewed by the companies in exchange of a compensation equivalent to EUR 30,000 per year increased by the annual CPI from the first year of the contract. The expense recorded in CIBRA due to this administration service contract in 2013 (six months) has been EUR 15,000 (2Q 2012: EUR nil).
h) Lease of Isla Canela Golf Hotel: the lease was arranged on 31 December 2012 with the related company Isla Canela, S.A., to commence activities on or after 14 January 2013. The term of the lease was extended until 31 December 2014. However, once the initial term has expired, the lease may be extended by three-year periods, provided that an agreement has been reached beforehand by the parties. The lease provides for annual CPI-linked increases. The lease rent on an annual basis amounts up to EUR 100,000. During the first six months of 2013, the rent income accrued amounts up to EUR 50,000.

Related parties PRYCONSA and COGEIN also rendered some administrative and other services during the year to the Company without remuneration. The counterparts confirmed that there is no claim for remuneration in relation to the services rendered.

16.2 Remuneration of directors and senior executives

In 2013 (until June 2013) the Group has recognised and accrued the prorated amount in relation to the remuneration or other benefits earned by the Board of Directors according to the articles of association or the company. In addition, it has no pension or life insurance premium payment obligations to former or current directors. Additionally, there were no termination benefits or equity instrument-based payments.

The remuneration for 2013 of the Directors approved in the Annual General Meeting of the Company that took place on 19 June 2013 is as follows:

- Director A: EUR 12,000 *(2012: EUR 12,000)*
- Director B: EUR 6,048 in total *(2012: EUR 3,688 in total)*

No advances or loans were granted to senior executives or Board members.

16.3 Other related parties

Other related parties include Marco Colomer Barrigón, who has significant influence over the Company, given that he is a Director of the Company and also has a 12.8127079% interest in the share capital of the Company. Marco Colomer Barrigón and José Luis Colomer Barrigón are brothers and related parties because they are close family members of Colomer Family.

Apart from the mentioned interest, there were no transactions with these related parties during the year, other than the directors fees paid.

Note 17 - Other contingent liabilities

In 2011 Vincci Hoteles, S.A., the lessee of Vincci Selección Canela Golf Hotel abandoned the building and ceased to pay the quarterly rent maturing on 15 October 2011. Accordingly, the Company was obliged to instigate the necessary legal contractual mechanisms in view of the breach by the lessee. In 2012 the Company executed the guarantee provided by the lessee, and recognised under "Revenue - Revenue of Properties" in the accompanying income statement the rental income that would correspond up until the date of termination of the agreement. The Company recognised the guarantee surplus of EUR 179,094 under "Other Operating Income - Non-Core and Other Current Operating Income" in the accompanying income statement.

The management and its legal advisors do not consider there to have been any breach of the lease agreement and, accordingly, declare that the termination of the lease is groundless and, consequently, not effective. Furthermore, since the management considers that it was Vincci Hoteles, S.A. that breached the payment obligation of its rental income, use of the property and term of the aforementioned agreement, the Company filed a court claim against them on 12 March 2012 and on 26 December 2012, for additional compensation of EUR 947,732.

The management does not expect any significant liabilities to arise from this possible litigation.

Note 18 - Other disclosures

18.1 Headcount

The average number of employees in 2013, by category, was as follows:

Category	2Q 2013	2Q 2012
Management	1	2
Line personnel and middle management	-	-
Clerical staff	1	-
Operative staff	3	-
Total	**5**	**2**

Note 19 – Events after the reporting period

Dividends: Pursuant to Article 9.2 of Real Estate Investment Trusts Law 11/2009, of 26 October, tax self-assessments are performed on the basis of the proportion of taxable profit for the tax period that corresponds to dividends distributed out of profit for the year. During the two quarters of 2013, the Company has not obtained dividends from the Subsidiaries. Only one of the Subsidiaries (CIBRA) obtained a positive Net Result at the end of 2012 (EUR 199,922). According to the local regulatory requirements, a net amount of EUR 156,295 has been distributed to the Company in 2013 as dividends according to the AGM of the Subsidiary (June 2013). Nevertheless, the mentioned dividend has been paid as at 12 July 2013.

Treasury Shares: As at 23 July 2013 one of the shareholders of the Company, Barmar Siete, S.L. has sold 1,700 shares of the Company for a total amount of EUR 100,164 through the Luxembourg Stock Exchange. The total number of shares has been acquired by the Company itself.

Restated Half-Year Consolidated Management Report

As at 30 June 2013

Restated Half-Year Consolidated Management Report

As at 30 June 2013

The Directors have pleasure in presenting their report, which constitutes the management report ("Management Report") as defined by Luxembourg Law, together with the half year financial report as of 30 June 2013.

1. Activity and highlights of the Company (consolidated figures – Half Year 2013)

The Company activity includes the holding of equity interests in Luxembourg and/or foreign companies and mainly in Spanish Real Estate Investments Companies ("Sociedades Anónimas Cotizadas de Inversión en el Mercado Inmobiliario" (hereinafter referred under the Spanish acronym "SOCIMI") or in other Companies, whether resident or not in Spain, which have a corporate purpose similar to those of Spanish SOCIMIs and which are subject to earnings distribution requirements that are similar to that established by legal or statutory policy for Spanish SOCIMIs. As at 30 June 2013, the Company owns 100% of a SOCIMI incorporated under Spanish law, COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. ("CIBRA") being hereinafter collectively referred to the Subsidiary (together with the Company referred to as "the Group"). As at 31 December 2012, the Company owned 100% of two SOCIMIs, the one already mentioned and COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. ("CIRU").

During the Board of Directors Meeting held on 19 June 2013, it was resolved that the merger of the two Spanish SOCIMIS was going to be supported by the Directors of the Company. As result, COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. (CIRU) has been decided to be the absorbed company whilst COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. (CIBRA) is the absorbing one. The merger has been performed and signed through Notary Deed as at 25 June 2013 with retrospective effect from 1 January 2013. Given the nature of the merger performed, and belonging the entire share capital of both companies to the same Shareholder, (absorbing and absorbed one), no swap ratio is to be calculated nor exchange of shares procedure to be carried out. The merger has been based on the Net Audited Equity Value of both companies as at 31 December 2012 without taking into account any potential unrealized gains existing at that date in both companies and linked to the Real Estate Assets property of the companies. Given that the Net Audited Equity of CIRU as at 31 December 2012 amounts to EUR 138,070,233 the capital increase performed in CIBRA (the absorbing company), has amounted EUR 138,070,233. The merger has been carried out by increasing the nominal value (par value) of the shares (1,000,000 shares) of CIBRA (EUR 119.09) by EUR 138.07, which implies a new par value of EUR 257.16 for each of the shares. The resulting new capital share of CIBRA is EUR 257,160,000. Since the number of shares of CIBRA is 1,000,000, and the increase of the par value to ensure the merger of the companies is EUR 138.07 a difference of EUR 233 arises (rounding effect) has been considered as reserves. The detail of the new Net Equity of CIBRA after the merger is as follows (out of EUR 1,409,251 for capital grants):

	EUR
Capital Share	257,160,000
Reserves	2,808,910
Results (2012 financial year)	199,922
Net Equity (retrospective effect 1 January 2013)	**260,168,832**

Once the merger agreement is approved, the Spanish Companies will exercise the option of applying the tax neutrality regime as per the Chapter VIII, Title VII of the Spanish Legislative Royal Decree 4/2004 dated on 5 March 2013 that approved the revised text of the Spanish Corporate Income Tax Law. The Directors granted a single power to the Sole Administrator of COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. and COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. to implement and carry out the needed measures to perform the described merger before 30 June 2013.

Given the mentioned merger operation, the Management Report as at 30 June 2013 will be referred to COMPAÑÍA IBÉRICA DE BIENES RAÍCES 2009, SOCIMI, S.A.U. (CIBRA) as the unique Subsidiary of the Company (Saint Croix Holding Immobilier, S.A.) which includes all the activity and operations of COMPAÑÍA IBÉRICA DE RENTAS URBANAS 2009, SOCIMI, S.A.U. since 1 January 2013.

Given the corporate purpose of the Company, holding of shares, the company is the result of the consolidation of two investments in Spanish companies (“The Subsidiaries”), whose main purposes are the acquisition and/or construction of real-estate assets for lease.

Explanation of the consolidated figures as at 30 June 2013

Below are shown the consolidated salient figures of the Group as at 30 June 2013 in comparison to 31 December 2012:

Balance Sheet	**31-12-12**	**30-06-13**	**+ / -**
Investment property (net)	233,064,195	231,447,789	(1,616,406)
Investments in Group companies and associates	30,487,151	38,740,848	8,253,697
Net equity	260,102,668	261,225,982	1,123,314

Profit and Loss Account	30-06-12	30-06-13
Revenues	7,493,718	6,815,346
Gross margin	7,181,395	6,451,910
% / revenues	*95,83%*	*94,67%*
EBITDA	**6,857,413**	**5,450,925**
% / revenues	*91.51%*	*79.98%*
Depreciation & amortisation (net)	(2,541,171)	(5,077,154)
Financial result	575,658	752,753
EBT	**4,891,900**	**1,126,524**
% / revenues	*65.28%*	*16.53%*
Income tax	(652,722)	(3,210)
Net Result	**4,239,178**	**1,123,314**
% / revenues	*56.57%*	*16.48%*

- At the closing date of 30 June 2013, the Net Balance of Consolidated Investment Property amounts up to EUR 231.45 million in comparison to EUR 233.06 million as at 31 December 2012. It means an decrease of EUR 1.62 million between periods mainly due to the amortization of assets between the period of 6 months (EUR 2.08 million), impairment losses recorded in 2013 totaling EUR 3.00 million and new investments carried out during this period of 6 months (EUR 4.00 million) mainly due to reforms and overhauls in hotels. The main additions recognized in "Investment Property" in 2013 (six months) relate to certain overhaul and refurbishing costs in hotels such as Meliá for the amount of EUR 2.15 million and Iberostar for the amount of EUR 1.85 million. No investments (new acquisitions have been performed during this period). These works were contemplated within the frame of the lease contract signed between the Subsidiary and the tenant. During the first six months of 2013, CIBRA has sold two offices, one in Sanchinarro VI and one in Sanchinarro VII for a total amount of EUR 0.42 million with no relevant effect in the results of the Company. During the period of six months ended 30 June 2013, the Group has recognized impairment losses for the amount of EUR 3.00 million on its investment properties based on internal assumptions given that the Group appraises its real estate properties once at the end of the financial year unless there are evidences of impairment losses during the financial year.
- The Subsidiary generates cash as result of its rental real estate activity. The amount of excess of cash is borrowed to Group companies at market conditions. The increase in the balance of investment in Group companies and associates (6 months) amounts up to EUR 8.25 million. The balance of loans to Group as at 30 June 2013 amounts up to EUR 38.74 million.
- Income for the half year 2013 amounts to EUR 6.82 million. All revenues come from the rental activity of the real estate investment properties.

- During the half year 2013, the gross margin of the Group amounts up to EUR 6.45 million. It means 94.67 % of the revenues in comparison to the 95.83% in June 2012. It implies that the gross margin of the Group remains stable, slightly below the prior year mainly due to the decrease of rents in Meliá (new contract with an important variable rent effect).
- At the end of the half year 2013, EBITDA amounts EUR 5.45 million, 79.98% on revenues in comparison to 91.51% on revenues in June 2012. No important change has been produced between periods.
- As result of the above explanations, the Group obtained in the half year 2013 a Net Profit after taxes of EUR 1.12 million. It means 16.48% on revenues in 2013 in comparison to 56.57% in June 2012. In June 2012, no provisions of impairment losses were recorded but EUR 3.00 million has been recorded in June 2013.

The detail of revenues until 30 June 2013 and net book value of the Real Estate Assets at that date is as follows:

	2Q 2013		
	Revenues	**%**	**N.B.V.**
Barceló Isla Canela Hotel	993,242	14.63%	21,213,449
Meliá Atlántico Hotel	-	-	28,994,001
Iberostar Isla Canela Hotel	645,000	9.50%	23,135,753
Playa Canela Hotel	252,500	3.72%	13,799,902
Isla Canela Golf Hotel	50,000	0.37%	3,532,683
Marina Isla C. Shop. Center	66,802	0.98%	2,587,810
Huelva	**2,007,544**	**29.20%**	**93,263,598**
Tryp Cibeles Hotel	577,086	8.50%	19,416,226
Tryp Atocha Hotel	695,396	10.24%	22,168,606
Gran Vía 34	1,269,375	18.69%	20,352,567
Sanchinarro V	-	-	641,485
Sanchinarro VI	1,200	0.02%	10,065,667
Sanchinarro VII	3,000	0.04%	7,763,562
Vallecas Comercial I	3,600	0.05%	3,884,005
Vallecas Comercial II	82,800	1.22%	3,643,479
Coslada III	906	0.01%	6,693,393
Pradillo 42	753,180	11.09%	16,430,391
Albalá 7	115,301	1.70%	2,591,626
Gran Vía 1-2º Right	55,629	0.82%	1,844,738
Gran Vía 1-1º Right	49,748	0.73%	1,703,109
Gran Vía 1-2º Left	47,076	0.69%	1,880,000
Gran Vía 1-1º Left	51,000	0.75%	1,758,152
Caleruega	50,400	0.74%	565,775
Rutilo	40,704	0.60%	1,035,572
Dulcinea 4	61,344	0.90%	1,346,761
Madrid	**3,857,745**	**56.81%**	**123,785,114**
San Antón 25 and 27	141,068	2.08%	3,418,405
Cáceres	**141,068**	**2.08%**	**3,418,405**
Premises Pza. España	771,055	11.36%	10,980,672
Castellón	**771,055**	**11.36%**	**10,980,672**
Other revenues	37,934	0.56%	-
Total Revenues	**6,815,346**	**100.00%**	**231,447,789**

Earnings per share as at 30 June 2013

The detail of the earning per share is as follows:

	2Q 2013	2Q 2012
Net profit (loss) attributable to shareholders	1,123,314	4,239,118
Weighted average number of ordinary shares in issue	4,452,197	4,452,197
Basic earnings per share	**0.25**	**0.95**

The Company has no dilutive potential ordinary shares. The diluted earnings per share are the same as the basic earnings per share.

2. Future development / evolution of the Group

The Company, through its Subsidiary, will continue its activity of real estate rental business as well as analyze new opportunities of investments in real estate assets that will be able to generate at least a 7% of annual yield in prime zones. In addition, given the long term rental contracts of the Subsidiaries, the Group will keep the current lease contracts to generate the expected revenues. The dividend policy of the subsidiaries guarantees incomes for the Company in the future. At this respect, as at 13 July 2012, CIBRA paid to the Holding Company the dividend of the 2012 financial totaling EUR 156,295.

In view of the activity carried on by the Company and its subsidiaries with long-term rental assets, the Board of Directors forecasts are positive, due to the existence of long-term agreements with high-ranking lessees in the Spanish hotel sector, which guarantee the medium-term viability of the business, together with new lease agreements for commercial premises with lessees that have good solvency ratings.

Due to the real estate business of the Group there is no specific research which is conducted other than explained above.

3. Main risks of the Group

In general, the Group is exposed to a series of risks and uncertainties. The financial risks include notably:

- **Credit risk:** the Group's principal financial assets are cash and cash equivalents, trade and other receivables and investments, which represent the maximum exposure to credit risk in relation to financial assets. The Group's credit risk is attributable mainly to trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful debts, estimated by Group management based on prior experience and its assessment of the current economic environment.
- **Interest rate risk:** the Group has several long term borrowings which are financing long term assets. Although the Group does not arrange interest rate hedges, the management of the Group does not consider that the evolution of the interest rate in the future will have a relevant negative impact in the results of the Group.

- **Liquidity risk:** taking into consideration the current situation of the financial market and management's estimates of the Group's cash-generating capacity, the Group estimates that it has sufficient capacity to obtain third-party financing if it were required for new investments. Accordingly, in the medium term, there are no indications that the Group will have liquidity problems. Liquidity is provided by the nature of the investments made, the high creditworthiness of the lessees and the guarantees of collection in place in the agreements in force.
- **Valuation risk:** Given the Group's core business, i.e., investment in real estate for rental, most of the assets of the Group consist of such assets that are exposed to fluctuations in the valuations that the market can make based on changes in certain indexes that influence these ratings. Nevertheless, given the quality of the Group's assets and long-term lease contracts associated to them, the Group's management considers that the variation in the valuations of the Group's assets should not be relevant and therefore should not significantly affect its results.
- **Eurozone risk:** All the Group's assets that generate income in the Group are located within the European Union. Consequently, any factor that could affect politics and the economy of the EU could have an effect on the ability to generate revenues and results of operations.

Other market risks to which the Group is exposed are:

- **Regulatory risks:** the Group is subject to compliance with the various applicable regulations in force, both general and specific (legal, accounting, environmental, labour, tax, data protection regulations, among others). Any regulatory changes occurring in the future could have a positive or negative effect on the Group.
- **Tourism risk:** An important part of the Group's assets (mainly hotels) are significantly linked to tourism sector. Any decline in tourism activity in the cities where these hotels are located, could have a negative effect on the use and occupation of the hotels. This could, as a consequence, have a negative effect in the profitability and yield of these assets if the tenants renegotiate current leases contracts.

Lastly, it is important to note that there are other risks to which the Group is exposed: (i) environmental risks; (ii) risks from damage occurring in the workplace; and (iii) risks relating to occupational risk prevention.

By order of the Board of Directors

Marco Colomer Barrigón	Ismael Dian
Director	*Director*

Director’s Responsibility Statement

As at 30 June 2013

SAINT CROIX
HOLDING IMMOBILIER, S.A.

Director's responsibility statement

As at 30 June 2013

We confirm to the best of our knowledge that:

1. The Interim Consolidated Financial Statements as at 30 June 2013 of SAINT CROIX HOLDING IMMOBILIER, S.A., presented in the Half-Year Report as at 30 June 2013 and established in conformity with International Financial Reporting Standards as adopted in the European Union give a true and fair view of the assets, liabilities, financial position and results of SAINT CROIX HOLDING IMMOBILIER, S.A. and the undertakings included within the consolidation taken as a whole; and

2. The Half-Year Management Report as at 30 June 2013 includes a fair review of the development and performance of the business and position of SAINT CROIX HOLDING IMMOBILIER, S.A. and the undertakings included within the consolidation taken as a whole, together with a description of the principal risks and uncertainties they face.

By order of the Board of Directors on 15 October 2013

Marco Colomer Barrigón
Director

Ismaël Dian
Director