



ALBA: PORTFOLIO AND THIRD QUARTER 2007 RESULTS

I. THIRD QUARTER TRANSACTIONS

The largest investment undertaken in the third quarter of the year was the acquisition, through a capital increase, of 26.09% of Isofotón, for 150 M€ This investment was carried out through Deyá Capital SCR, the development capital subsidiary of Corporación Financiera Alba. Isofotón, whose majority shareholder is Grupo Bergé, is one of the world's leading companies in the photovoltaic solar energy sector, with excellent technological positioning and proven experience.

During Q3, Alba also increased its stake in the capital of Prosegur by 1.4%, with an investment of 21.7 M€ at an average price of 25.48 €per share. This investment sees the holding in this company rise to 10.0%; Prosegur was included in Alba's consolidated accounts, by the equity method, at the beginning of the year.

Elsewhere, Alba now has a 5.6% interest in Clínica Baviera after purchasing a further 0.6% during the quarter, for 2.1 M€, at an average price of 21.12 €per share.

Also during this period, given the heavy discount on the net asset value of its shares, Alba acquired 0.9% treasury stock for 28.7 M€, at an average price of 46.77 €per share. As at 30 September, this purchase has increased treasury stock to 1.06% of the share capital.

II. PORTFOLIO

Alba's portfolio on the 30th of September, 2007 was as follows:

<u>Listed holdings</u>	<u>% Stake</u>	<u>Book value Million €</u>
Acerinox	23.0	879.9
ACS	22.1	1,722.2
Antevenio	20.5	0.8
Clínica Baviera	5.6	20.5
Prosegur	10.0	137.1
Total book value		2,760.5
Total market value (30-09-07)		4,463.8
Unrealised capital gains		1,703.3

<u>Unlisted holdings</u>	<u>% Stake</u>	<u>Book value Million €</u>
Isofotón	26.1	150.0
March Unipsa Correduría de Seguros	35.0	2.6
March Gestión de Fondos	35.0	1.7
March Gestión de Pensiones	35.0	1.0
Total book value		155.3
Real estate		273.2

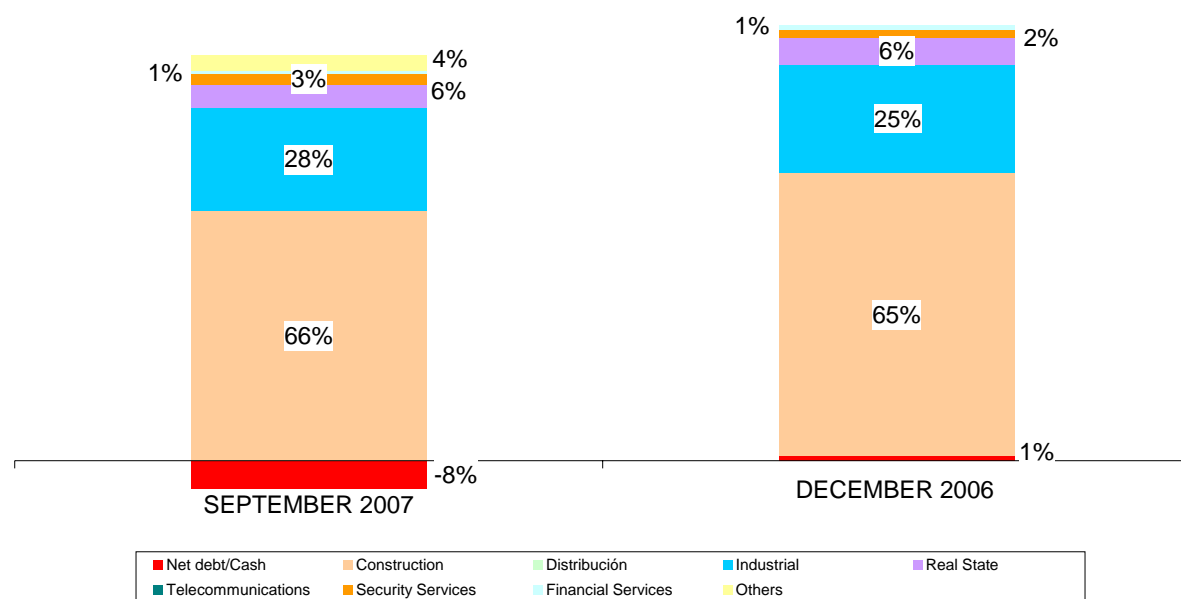
III. NET ASSET VALUE

The key figure for gauging the value of a company such as Alba is its Net Asset Value. Calculated according to internal methods consistent with those normally used by equity analysts, on the 30th of September 2007 Alba's net asset value was estimated at 4,568 M€ or 72.02 € per share, after deducting own shares held as Treasury Stock.

Million euros

Listed holdings	4,463.8
Unlisted holdings and real estate	477.2
Other assets and debt	(373.3)
Net asset value	4,567.8
Million shares (minus Treasury Stock)	63.43
Net asset value / share	72.02 €

IV. BREAKDOWN OF NET ASSET VALUE BY SECTOR



The 66% represented by the Construction sector reflects the investment in ACS. Given ACS's broad diversification, in order to provide a clearer picture of the distribution of Alba's portfolio by sector, this 68% has been broken down between the following sectors¹:

Construction	20%
Industrial Services	17%
Electricity	16%
Urban Services	10%
Concessions	3%
	<hr/>
	66%

¹ Breakdown reflects each sector's contribution to the net profit of ACS for 2007 according to Alba's internal forecast.

V. RESULTS

Alba's consolidated *net profit* for the nine first months of 2007 was 416.9 M€ compared with 706.8 M€ for the same period the previous year. This drop was due to a less amount disinvestments during these nine months. The earnings per share in this period were €6.59.

Rental Income includes the IslaLink submarine cable exploitation of 2.7 M€

Net profits from affiliates, which comprises a proportion of the profits of affiliate companies based on Alba's holdings, increased considerably from 170.6 M€ to 393.5 M€, mainly due to the strong performance of the investee companies, Alba's larger stakes in ACS and Acerinox and the addition to the scope of consolidation of Prosegur in 1 January 2007. This item contains the main source of recurrent income for Alba in the long term, apart from any one-off disinvestments that may be carried out.

Income from shares, an item which mainly comprises capital gains generated from disinvestments during the financial year, stood at 22.4 M€, compared with 531.5 M€ the previous year (which largely consisted of capital gains obtained from the sale of the stake in Carrefour). The irregular nature of this item should be highlighted, as it includes capital gains derived from portfolio management.

The increase in *Financial Expenses*, which rose from 1.0 M€ to 13.5 M€ is due to the bigger debt because of the investments made in the period.

VI. CONSOLIDATED BALANCE SHEET

Consolidation of the recently acquired IslaLink by the full consolidation method explains the appearance in the third quarter 2007 accounts of Income and Expenses to be Distributed and Minority Shareholders as well as the majority of the increase in Fixed Assets.

RESULTS

	Million euros	
	30/09/2007	30/09/06
Net profits from associates consolidated by the equity method	393.5	170.6
Rental income	14.2	11.8
Results from current assets	22.4	531.5
Financial Income	13.6	15.0
	443.7	728.9
Overheads	(11.8)	(20.6)
Financial expenses	(13.5)	(1.0)
Depreciation	(1.7)	(0.7)
Corporate income tax	0.0	0.2
Minority shareholders	0.2	0.0
	(26.8)	(22.1)
Net profit	416.9	706.8
EPS (€)	6.59	10.81

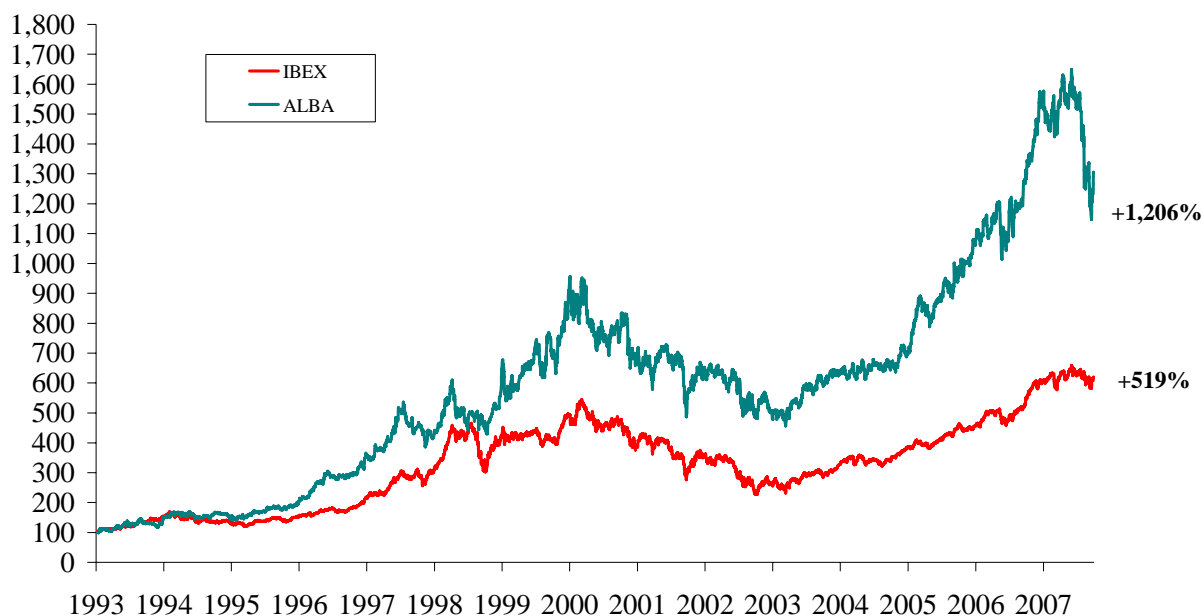
CONSOLIDATED BALANCE SHEETS

<u>Assets</u>	Million euros		<u>Liabilities</u>	Million euros	
	30-9-07	31-12-06		30-9-07	31-12-06
<i>Real Estate Investments</i>	261.9	276.8	<i>Share capital (2)</i>	64.1	65.1
<i>Other fixed assets</i>	35.2	12.5	<i>Reserves</i>	2,351.3	1,398.2
Tangible fixed assets	297.1	289.3	<i>Profits for the year</i>	416.9	918.3
<i>Investments in Associates</i>	2,915.9	1,947.9	<i>Minority interests</i>	5.0	-
<i>Available for sale securities I.t.</i>	0.0	76.7	Shareholders equity	2,837.3	2,381.6
<i>Other financial investments</i>	3.8	1.9			
Financial investments	2,919.7	2,026.5	Income to be distributed	26.5	-
Expenses to be distributed	19.1	-	Provisions	39.0	41.0
Available for sale securities s.t.	1.0	16.7	Long-term creditors	2.0	2.1
Financial investments	101.0	261.5	Financial debt	411.1	148.2
Debtors and other assets	9.2	1.9	Current liabilities	31.2	23.0
Total assets	3,347.1	2,595.9	Total liabilities and shareholders equity	3,347.1	2,595.9

(1) Year 2007 unaudited

(2) The share capital at 30/09/07 is composed of 64,100,000 shares with a nominal value of 1 € each

VII. STOCK MARKET PERFORMANCE



- Corporación Financiera Alba is listed on the Spanish Stock Exchanges, and during the first nine months of 2007 had an average daily trading volume of 8.26 M€
- During the first three quarters of 2007, the value of Alba shares descended by 15.0%, from €56.55 to €48.05 per share.

VIII. DIVIDEND

On the 8th of November Alba will pay an interim dividend of 0.06 € per share, representing a 6% of the nominal value of the shares.

(22nd of October 2007)