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2013 GENERAL ORDINARY SHAREHOLDERS' MEETING

Saba plans to focus on growth, geographical diversification, efficiency and business innovation

- Following the introduction of the VIA T electronic access and payment system in its Barcelona car parks, today Saba has launched a mobile application (app) giving Saba car-park networks geolocation services and the possibility of obtaining e-voucher discounts for the VIA T system. In 2013, the company will implement VIA T across the rest of its network, including its car parks in Chile.
- Today, Saba held its General Ordinary Shareholders' Meeting, during which the 2012 results were approved, with an operating income of €196 million (+3%) and Ebitda of €79 million (+4%).
- Saba's most significant 2012 operations in the car-park sector include management contracts for a site on Barcelona's Gran Via de Carles III and the car park at Sant Joan de Déu Hospital in Esplugues de Llobregat (Barcelona), as well as the agreement with the City Council of Rome to extend the Villa Borghese car park.
- As regards logistics parks, in 2012 the project to extend the 20,000 square-metre ZAL Toulouse park by 10,000 square metres was given the green light, and the company agreed to sell its Chilean logistics park, a transaction worth €56 million that will give Saba greater financial capacity to achieve its short-term growth targets.

Barcelona, 19 June 2013

Today, Saba President Salvador Alemany affirmed that "Saba's future success will be determined by growth and diversification of its geographical presence and this will mean moderating risk and lowering exposure to the fluctuations of the economic cycle". The statements came during the Group's General Ordinary Shareholders' Meeting held in Barcelona, during which CEO Josep Martínez Vila acknowledged that "our main challenge is to achieve selective sustainable growth, without compromising our standards".

In the same vein, the President emphasised that the Group is working to create the conditions required to achieve these growth targets and thereby consolidate Saba's position, both globally and internationally, as a leading force in car-park and logistics-park management.

This involves managing the day-to-day business, establishing more efficient processes and a better cost structure, maximising the income from Saba's asset portfolio and transforming the company from within to create an organisation prepared to improve business management and able, in due course, to integrate the expansion projects planned for the future - projects that are already underway today.

In the words of Salvador Alemany: "We cannot foresee when the countries where our activities are, currently, concentrated will emerge from the crisis. But what we can and must affirm is that, as an organisation, we will be in the best position to take advantage of the opportunities for growth that present themselves, and we will have a structure and a set of processes that are responsive and efficient".

Challenges for 2013: New digital application

During his speech, Saba's CEO outlined the company's main objectives, which encompass efficiency, increasing revenue, a proactive sales approach, quality of service, and growth.

Stressing the importance of new products, he referred to the implementation of VIA T across the company network during this year, the car-park self-storage project currently under examination and the urban microdistribution project. He also mentioned the implementation of a digital marketing plan for car parks, which includes a new e-commerce platform and apps.

In line with this strategy, Saba today launched an app available for Android (via Google Play) and Apple (via Apple Store) devices and which provides geolocalisation services and e-voucher discounts for the VIA T system. This new product, which works in the same way as traditional discount vouchers given out in stores and other outlets, makes it easier to use VIA T discounts.

To take advantage of these discounts, the user simply has to open the app or the Saba Parkings website, www.saba.es, and then scan the QR code or enter the numerical reference found inside the voucher. The physical medium is thus eliminated and it is the customer or user who decides when and where to claim the discount without having to pay in cash, and with the option of downloading their electronic receipt from the website. Currently, and following the rollout of the VIA T access and payment system in the Barcelona car parks, 30% of transactions, including both long-term users and individual transactions, are made through VIA T.

Regarding growth, the CEO added that analysing new opportunities, as well as new contracts and renegotiations, is among Saba's priority objectives. Among the important projects currently under way he mentioned the project to extend the 20,000 square-metre ZAL Toulouse park (currently at 100% capacity) by 10,000 square metres (60% which are leased). Saba will invest around €4 million in this project. He also referred to the company's bid to manage a network of shopping centres with 14,000 parking spaces in Santiago de Chile.

Important operations in 2012

During the Shareholders' Meeting, Saba's President and CEO took stock of the company's main accomplishments in 2012.

In terms of car parks, these include:

- The contract to manage a new car park on Barcelona's Gran Via de Carles III, with 1,097 spaces.
- The contract to manage the new car park at Sant Joan de Déu Hospital, Esplugues de Llobregat (Barcelona), with 151 spaces added to the 368 the company already had on the same site.
- The contract for the Blanes "blue zone" (Girona), with 2,597 spaces, for a period of 10 years.
- The agreement signed with the City Council of Rome to extend the Villa Borghese car park, which will turn this site into an urban hub, making it the most innovative project in the sector in Europe.

Saba has already closed several deals in 2013:

- The 9-year contract to manage the car park at Vila Franca de Xira Hospital (Lisbon), with a total of 800 spaces, which brings the company's total number of spaces in Portugal to over 20,000.
- The 15-year contract for two car parks in Castellar del Vallès (Barcelona), and the 9-year contract for the "regulated zone" in La Seu d'Urgell (Lleida) have added another 1,000 spaces to the existing network of car parks.

Regarding logistics parks, 2012 was devoted to positioning the new brand and working hard to associate it with quality of service, a strategy that has resulted in adapting service to customer requirements, the strategic location of Saba's assets and an overall occupation of 82%, compared to 78% in 2011.

Among the most notable operations:

- A total of 44 leases were signed with new customers, including French multinational Michelin for 25,000 square metres at the CPL Penedès logistics park (Barcelona).
- The sale of the company's Chilean logistics park - a transaction worth €56 million that will give Saba the financial capacity it needs to reach its short-term growth targets.

2012

Saba's President and CEO made an appraisal of the 2012 financial year, emphasising that, despite the economic downturn, the car-park side of the business managed to contain the fall in operating income (down 2.4% on the previous year), while the logistics-park side of the business ended 2012 on an upward trend, with a 4% increase in operating income during that year.

In summary, Saba's 2012 consolidated revenues came to €196 million (+3%): 77% from car-park operations and the remaining 23% from logistics-park operations. Operating expenses were €117.1 million, while the gross operating profit came to €79 million (+4%), 40.2% of revenue for the period. In geographical terms, 62.4% of revenue came from assets managed in Spain, while 37.6% came chiefly from Italy, Chile and Portugal.

At 31 December 2012, Saba's assets totalled €1,328 million. Consolidated net equity rose to €503 million, while gross borrowing totalled €511 million, 38.5% of total liabilities. Net borrowing came to €389 million, down €81 million on 2011.

Saba is a leader in car-park and logistics-park management. Operating in six countries (Spain, Italy, Chile, Portugal, France and Andorra) and employing around 1,200 staff, the company has been working in car-park management through Saba Parkings since 1966, and in logistics-park management through Saba Parques Logísticos since 1999. Saba manages around 140,000 parking spaces spread over more than 200 car parks and collaborates in the management of 14 logistics parks with a gross area of around 700 hectares and a buildable surface area of around 3 million square metres.

General Meeting Agreements

Among other items, the Ordinary General Shareholders' Meeting approved the company's annual accounts, the proposed distribution of profits from 2012 and the appointment of Estefanía Collados to the Board of Directors by co-optation.

It also agreed to grant the Board of the Directors the power to increase the share capital, in a single or several different operations, by up to 50% for a maximum period which may not exceed the date of the Ordinary General Meeting to be held in 2014.

Finally, it approved a distribution of €9,977,010.07 from the share premium reserve, which is equivalent to €0.0135 gross per share that will be paid out on 18 July. In total, this represents 2.5% of the equity contributed by shareholders. On this subject, Salvador Alemany stressed that "Saba is a infrastructure management company and, with a view to our objective of going public reasonably soon, is committed to following a stable and sustainable dividend-distribution policy dependent on its recurring ordinary profits".

Appendix 1

Saba Aparcamientos*

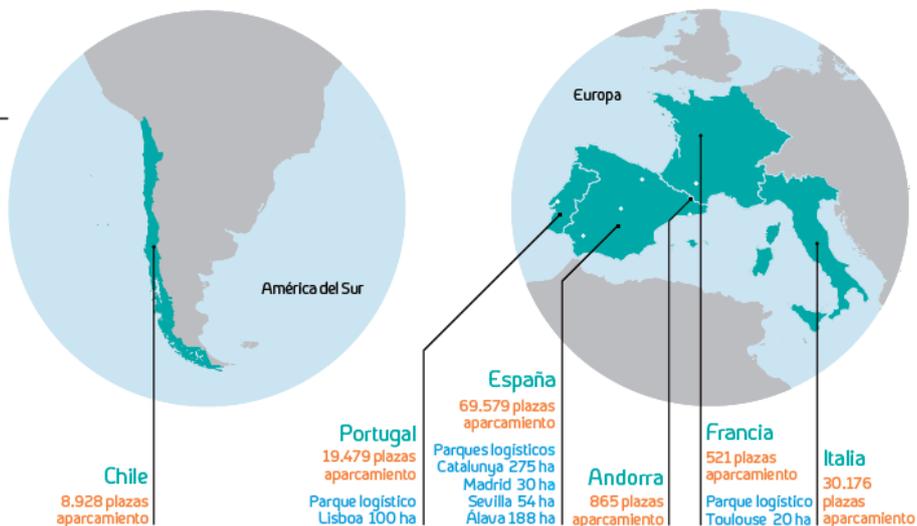
129.548 plazas

Saba Parques Logísticos

667 ha

Cifras a cierre de 2012

(*) Incluye plazas destinadas a rotación, alquiler, cesión de uso y en propiedad. No se incluyen plazas de motos. Se contempla el 50% de las plazas de los aparcamientos de Francia.



Accionariado de Saba



Distribución de la cifra de ingresos por actividad de negocio



Distribución de la cifra de ingresos por ámbito geográfico



Cifras a cierre de 2012