



2/20

MSCI  **European Property Investment Awards WINNER 2020**

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- 01 Highlights
- 02 Covid-19 – Client Management
- 03 Market Update
- 04 Operational performance
- 05 Financial performance
- 06 Non Financial Highlights - ESG
- 07 Prime Positioning enhances Resilience
- 08 Conclusion

01 Highlights



Solid results with resilient Q2



SOLID FIRST HALF RESULTS

- > **Total Shareholder Return 2019 of +8.4% YoY**
- > EPRA NAV of €11.21€ per share: +7% YoY
- > Gross Asset Value of €12.2bn, +4% like-for-like YoY
- > Gross Rental Income of €177m, +1% like-for-like
- > Net Rental Income of €165m, +4% like-for-like
- > Recurring earnings of €83m, +20% YoY
- > **Recurring EPS of €16.24cts. per share, +20%**
- > **Group Net Profit of €(26)m**

SOLID FUNDAMENTALS - RESILIENT PRIME POSITIONING

- > Occupancy of 96%
- > Letting activity ongoing with good terms
- > Positive Release Spreads and Rental Growth
- > Project Pipeline with 33% pre-lets
- > Disposal of non-core assets on track

01 Highlights

Financial Results remain solid in Q2 – Defensive prime positioning

- > Total Annual Shareholder Return of +8.4%, flat in 1H 20
- > Net Asset Value of 11.21€/share +6.5%
- > Recurring EPS of 16.24€Cts/ share, +20%

Total Annual Return - € per share	1H 20	6M	YoY
TOTAL SHAREHOLDER RETURN		(0.5%)	+8.4%
EPRA NAV - €/share growth	11.21	(2.2%)	+6.5%

Strong Capital Value Growth (GAV)	1H 20	6M	YoY
Group like-for-like	€12,164m	(0.2%)	+4%
Madrid like-for-like		(2%)	+1%
Barcelona like-for-like		(2%)	+5%
Paris like-for-like		+1%	+6%

Profit & Loss - €m	1H 20	YoY Var
Gross Rental Income	€177m	+2% LFL
Net Rental Income	€165m	+5% LFL
Recurring Net Profit	€83m	+20%
Recurring EPS	€16.24cts/share	+20%

Balance sheet - €m	1H 20	YoY Var
GAV Group	€12,164m	+4 LFL
EPRA NAV	€5,697m	+6.5%

A solid capital structure	06/20
LTV	36.6%
Liquidity	€2,488m
Rating S&P	BBB+ Stable

Solid fundamentals driving top line growth

- > Outstanding NRI Like for Like growth of +4%
- > Double digit Release Spread & Superior Rental Growth
- > Strong CBD positioning with high Paris exposure

Solid Fundamentals 1H 20

EPRA Vacancy	4%
Volume of sq m signed	42,247
# transactions signed	32

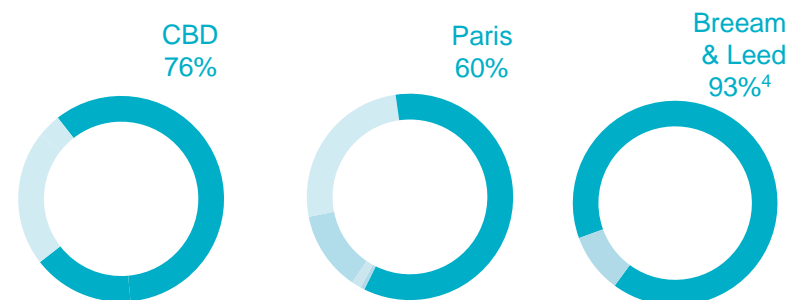
Outstanding GRI like for like 1H 20 YoY Var

Group like-for-like³	€177m	+1%
Offices Like-for-Like^{3&5}	€172m	+3%
Madrid like-for-like ³		+7%
Barcelona like-for-like ³		+9%
Paris like-for-like ³		(0.8%)

Outstanding NRI like for like 1H 20 YoY Var

Group like-for-like³	€165m	+4%
Offices Like-for-Like^{3&5}	€161m	+5%
Madrid like-for-like ³		+16%
Barcelona like-for-like ³		+14%
Paris like-for-like ³		(1%)

Unparalleled Prime Positioning



Capturing Rental Price Increases

Double-digit release Spread¹	+29%
Barcelona	+54%
Madrid	+15%
Paris	+14%

Strong rental growth²	+9%
Barcelona	+8%
Madrid	+6%
Paris	+10%

(1) Rental prices signed vs previous rents

(2) Rental prices signed vs ERV 12/19

(3) EPRA like-for-like variance based on EPRA BPR methodology

(4) Office portfolio in operation with Leed & Breeam certificates

(5) Office portfolio + Prime retail of Galeries Champs Elysées and DAU Pedralbes



Limited Covid-19 impact YTD

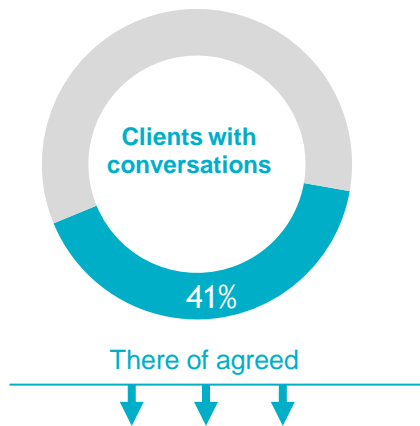
Proactive management in key areas of the company

MARCH	APRIL	MAY	JUNE	JULY
Implementation of covid-19 protocol within our buildings	Increased liquidity through the signature of 200€m sustainable loan	Rating agencies S&P and Moody's confirm credit rating, BBB+ and Baa2	Pre-letting of Marceau Goldman Sachs	Logistics Disposal Settlement of Call Option signed in 2019
Disposal of 2 non-core assets with >20% premium	More than 3,000 sqm signed, +10% vs ERV +50% release spread	500€m of bond issuance, increasing liquidity above €2,500m	Agreements fully reached with clients in Spain, 2% impact of 2020 GRI	Solid Q2 20 Results
Postponement of capex program €60M (Mendez Alvaro)		Release of Q1 results, with vacancy rate at 2%	Stable dividend of 20 €Cts /share approved by AGM	

- > Conversations with circa 41% of clients
- > Agreements almost finalized - Spain with agreements on all files
- > Discounts in very limited cases: 2% impact YTD on annual GRI

STATUS OF CLIENT CONVERSATION

Clients negotiations Status

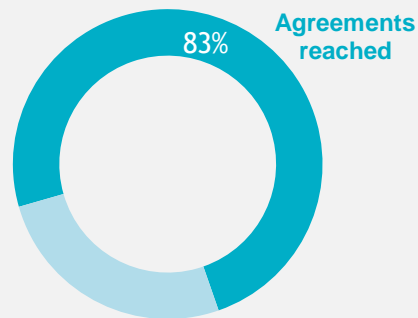


NEGOTIATION RESULTS YTD

Q2 with high levels of rent collection

- > Default of payments below 0.5%
- > Colonial's client base mainly big companies with very limited exposure to small tenants

Agreements reached



Very limited impact on P/L

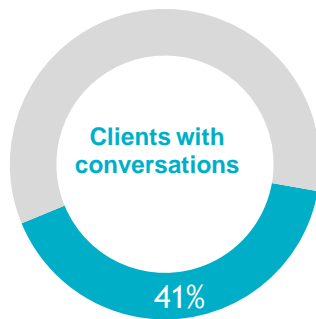
- > 100% of negotiations in Spain finalised
- > Agreements reached YTD with €7m of discount
- > 2% impact YTD on annual Group GRI

Estimate based on current situation and subject to changes in light of crisis evolution

- > Agreements almost finalized - Spain with agreements on all files
- > Deferrals in exchange of longer-term maturities
- > Secured future GRI of €40m YTD through longer maturities

STATUS OF CLIENT CONVERSATION

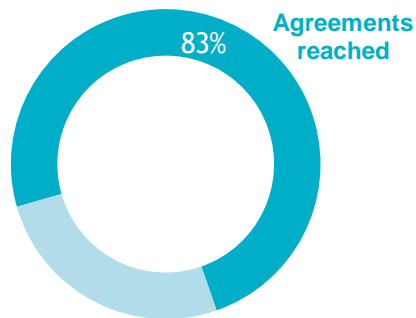
Clients negotiations Status



There of agreed



Agreements reached



NEGOTIATION RESULTS YTD

Short term deferrals in exchange of longer contract maturities

- > Average increase of maturities of 24-36 months
- > Maturity extension of 804 months -> 67 years



Secured future GRI of €40m YTD through longer maturities

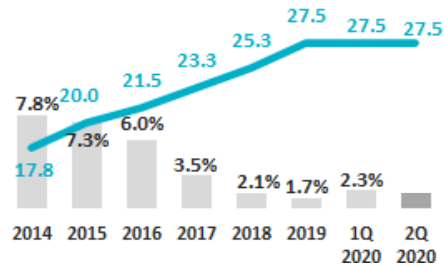


VACANCY %

PRIME ERV

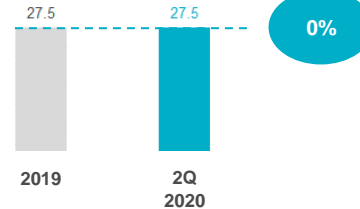
HIGHLIGHTS

BARCELONA



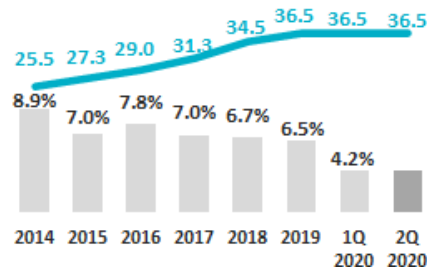
Vacancy CBD(%) Prime Rents CBD (€/sqm/month)

€/sqm/month



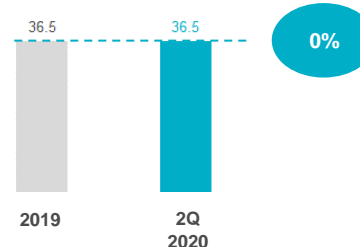
- > CBD vacancy at 2.3% in Q1 20 -> historically low levels
- > CBD / 22@ most dynamic markets
- > Q2 Prime rents at Pre-Covid levels of €27.5/sq m /month

MADRID



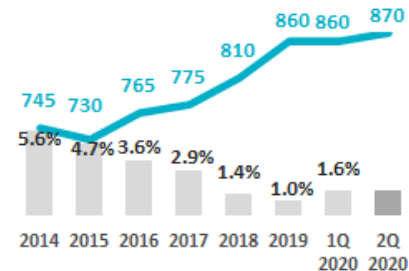
Vacancy CBD(%) Prime Rents CBD (€/sqm/month)

€/sqm/month



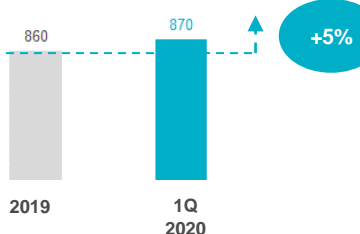
- > CBD vacancy at very low levels of 4.2% at Q1 20
- > Scarce supply of high quality product
- > Q2 Prime rents at 36.5 €/sqm/month well below 2008

PARIS



Vacancy CBD(%) Prime Rents CBD (€/sqm/year)

€/sqm/year















- > CBD vacancy at historical lows: 1.6% at Q1 20
- > Prime rents at €870/sq m /year, +5% YoY
- > CBD take-up less affected than secondary segments

03 Market

CBD Rental Market

- > In the three markets, 2Q 2020 rental prices continued in line with prior quarter for prime location assets
- > CBD rental transactions decreased due to COVID-19 crisis and the scarcity of grade A product

City	Property Name	Rental Price	Area	Property Image	Property Name	Rental Price	Area
BARCELONA	 Diagonal 609 Prime CBD	28 €/sqm/month	1,245 sqm		Diagonal 616 Prime CBD	26 €/sqm/month	1,063 sqm
	 Diagonal 409 Prime CBD	25 €/sqm/month	510 sqm		Diagonal 682 Prime CBD	25 €/sqm/month	322 sqm
	 Velázquez 34 Prime CBD	37 €/sqm/month	968 sqm		Serrano 47 Prime CBD	41.5 €/sqm/month	329 sqm
	 Hermosilla 11 Prime CBD	37 €/sqm/month	196 sqm		Torre Picasso Prime CBD	35 €/sqm/month	330 sqm
PARIS	 83 Marceau Prime CBD	+++ €/sqm/year	6,500 sqm		16 Maignon Prime CBD	860 €/sqm/year	1,500 sqm
	 39 Tour Mabourg Prime CBD	820 €/sqm/year	1,700 sqm		36 La Fayette Prime CBD	760 €/sqm/year	5,400 sqm

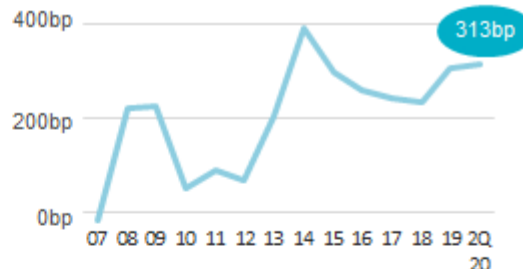
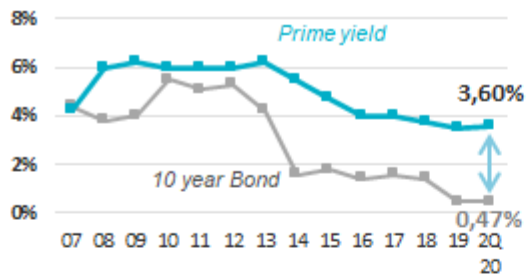
Investment Markets – prime remains resilient

PRIME YIELDS ⁽¹⁾

SPREAD VS 10Y BOND

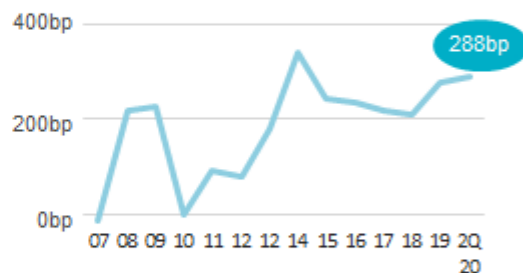
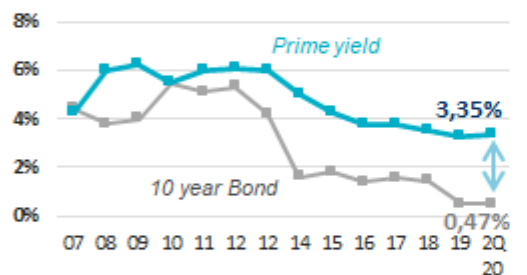
HIGHLIGHTS

BARCELONA



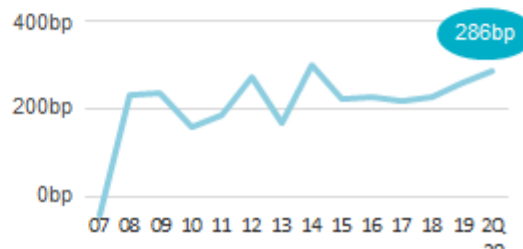
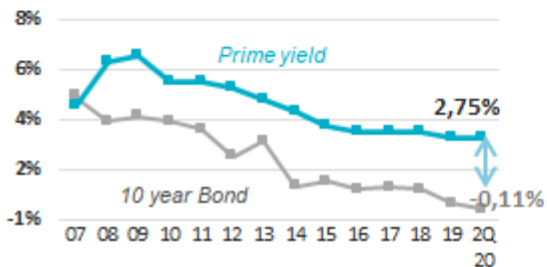
- > 22@ attracting investments focused on grade A assets
- > International investors acquiring turned-key projects
- > Prime yield at 3.60%, with very healthy spread of 313bp vs reference rate

MADRID



- > Healthy spread of 288 bp above 10-year average of 200 bp
- > Investors with strong liquidity for prime yielding assets
- > Prime yield at 3.35%

PARIS



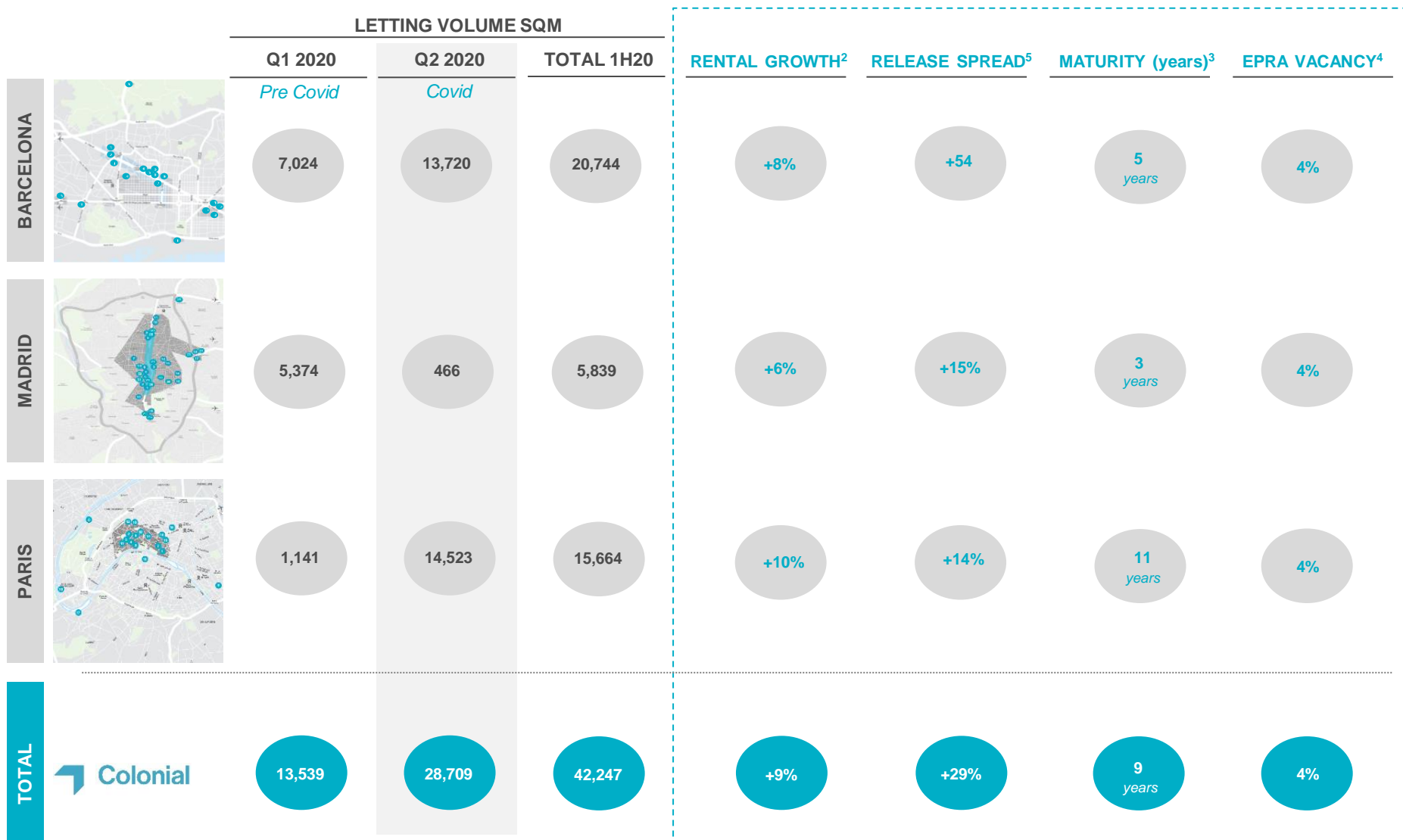
- > Spread at historical highs, 286 bp vs reference rate
- > Investment volume of €7.7bn
- > Prime Yield resilient at 2.75%

(1) Market consultants in Spain report gross yields and in France they report net yields 10 year Bond as of 31 December 2019



Unparalleled exposure to CBD

Letting activity remains solid in Q2 2020 – Contracts signed in good terms



(1) Annualized figures of signed contracts
 (2) Rental prices signed vs ERV 12/19
 (3) Maturity until expiry of the contract
 (4) Financial vacancy calculated according to EPRA methodology
 (5) Rental prices signed vs previous rents

04 Operational performance

Letting activity remains solid in Q2 2020

- > More than 28,000 sqm signed in Q2 2020
- > Covid19 months 2^{on} quarter letting activity higher than 1st quarter (PreCovid)
- > Solid rental levels with healthy maturities

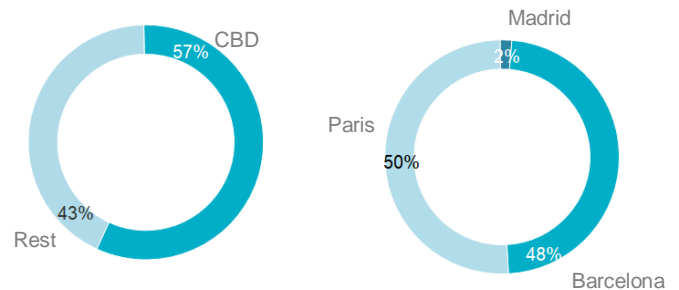
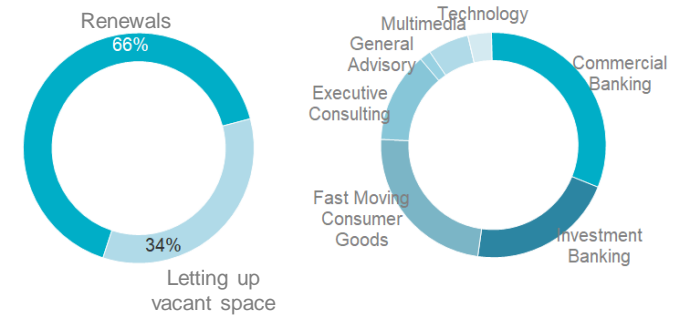
SQM SIGNED 1H 2020

	<u>Madrid & Barcelona</u>	<u>Paris</u>	<u>Group</u>
Q1 2020 – Pre Covid	12,398	1,141	13,539
Q2 2020 – Covid	14,186	14,523	28,709

KPIs Q2 2020

	<u>Madrid & Barcelona</u>	<u>Paris</u>	<u>Group</u>
First Exit	2 years	10 years	6 years
Maturity ¹	3 years	12 years	7 years
Release Spread	+54%	+14%	+32%
ERV Growth	+10%	+12%	+11%

LETTING MIX Q2 2020



Instant Offices



DUFF & PHELPS
Protect, Restore and Maximize Value



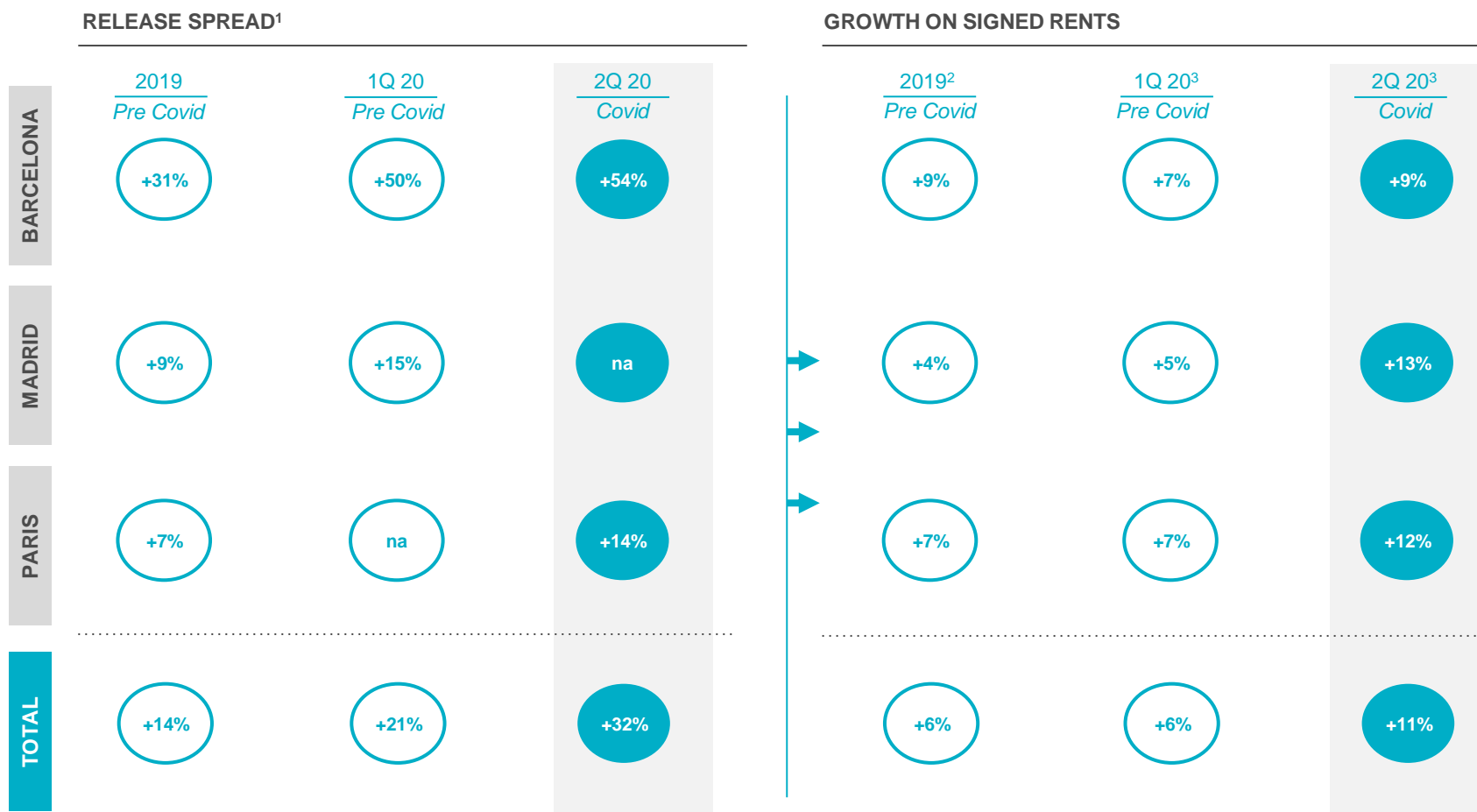
(1) Maturity until contract expiry date

04 Operational performance

Rental Price levels remain solid in 2Q 2020

- > Price levels remain solid in every segment
- > Releases Spreads double digit in Spain & France
- > Rental Prices +11% vs ERV 12/19

SOLID INCREASE IN RENTAL PRICES



(1) Signed rents vs previous contracts (renewals)
 (2) Signed rents vs 12/18 ERV (new lettings & renewals)
 (3) Signed rents vs 12/19 ERV (new lettings & renewals)

04 Operational performance

Rental Price levels remain solid in 2Q 2020

GROWTH ON SIGNED RENTS¹

Diagonal 609



Marceau



RELEASE SPREAD²

Via Augusta



Sant Cugat



Torre BCN



Diagonal 609-615



Castellana 163



Washington Plaza



Washington Plaza



(1) Signed rents vs 12/19 ERV (new lettings & renewals)
(2) Signed rents vs previous contracts (renewals)

04 Operational performance

Letting activity remains solid in April & May 2020

- > Unique asset in Paris Prime location
- > Project design with the highest environmental standards
- > Pre-let of more than 6,000 sqm with AAA tenants

PRIME ASSET IN PRIME POSITION



RESILIENT PRODUCT ATTRACTING TOP TENANTS

Top Tenants

- > More than 6,000 pre-let with Goldman Sachs for its Paris HQ
 - 12 years lease with 9 years with mandatory compliance
 - Remarkable transaction with very satisfactory terms
 - Unique/ flexible product to attract and retain talent
- > Just 1,400 sqm left available, project delivery in 2H 2021

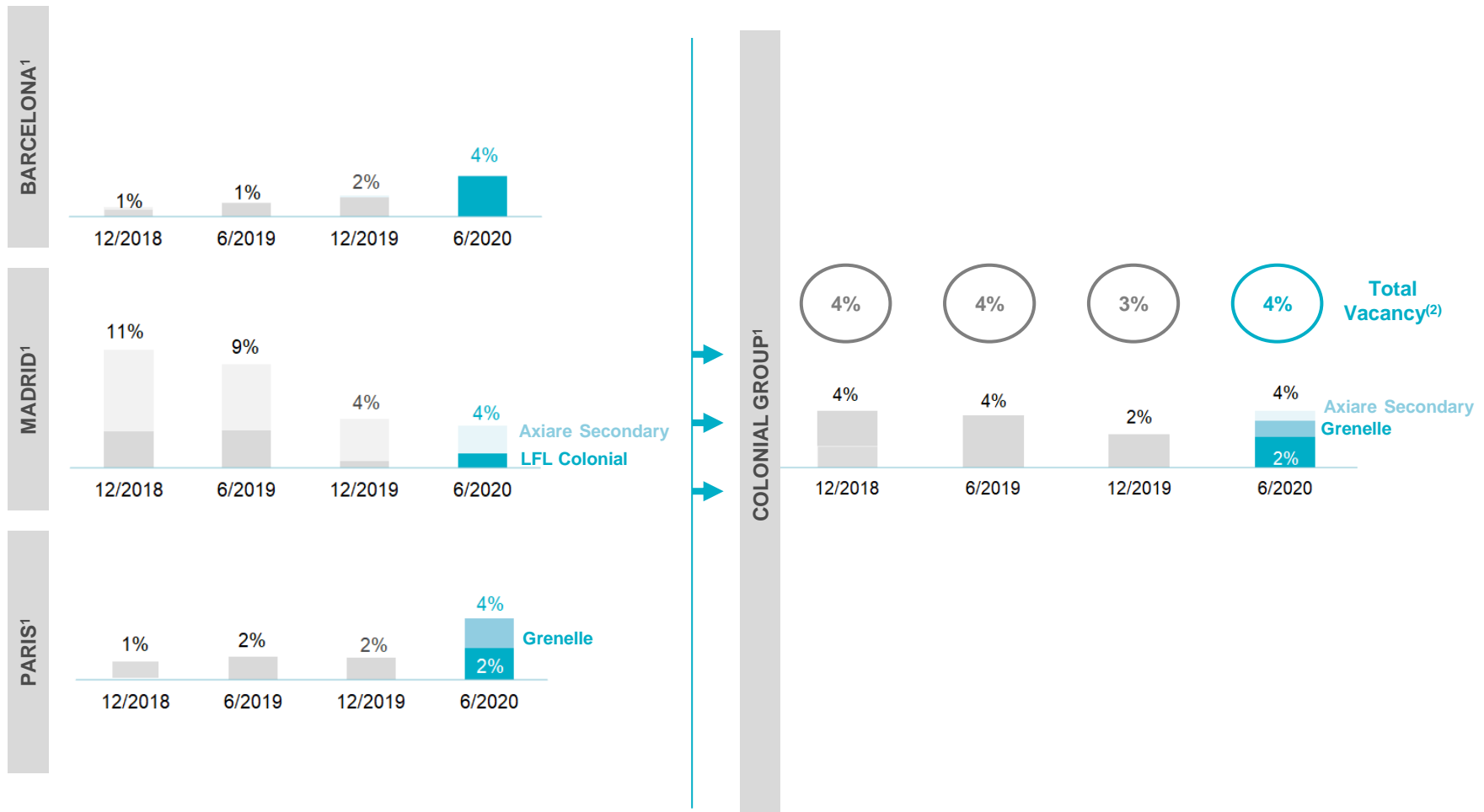
The Best Product

- > Unique location, at 150 meter from Place de l'Étoile.
- > Fully redesigned by French talented Dominique Perrault's architect.
- > Six-storey property features an interior courtyard and terraces offering outstanding views of the Arc de Triomphe.
- > Hybrid building offering meeting areas and high-quality services
- > Best environmental standards with highest technical performances.

Vacancy at very healthy levels in every segment

- > Group & Office portfolio vacancy at a healthy 4%
- > Paris at 2% excluding 103 Grenelle entry into operation
- > Group at 3% vacancy excluding 103 Grenelle entry into operation

EPRA VACANCY



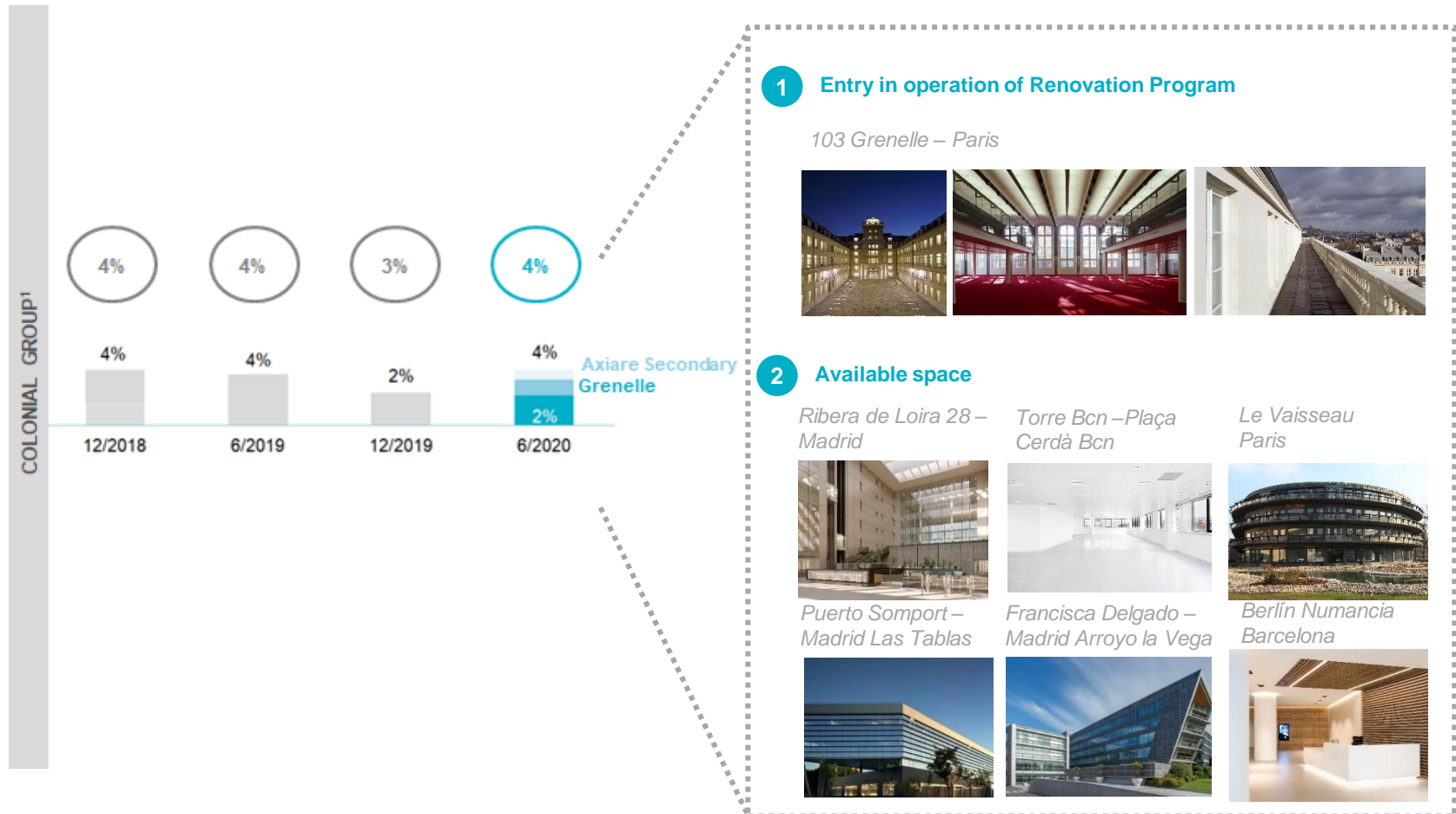
(1) EPRA Vacancy office portfolio
 (2) EPRA Vacancy including all uses

04 Operational performance

Vacancy at very healthy levels in every segment

- > Group & Office portfolio vacancy at 4%
- > 1% of new vacancy due to entry in operation of Renovation Program asset Grenelle
- > Available space in Madrid and Barcelona, mainly in secondary locations

EPRA VACANCY

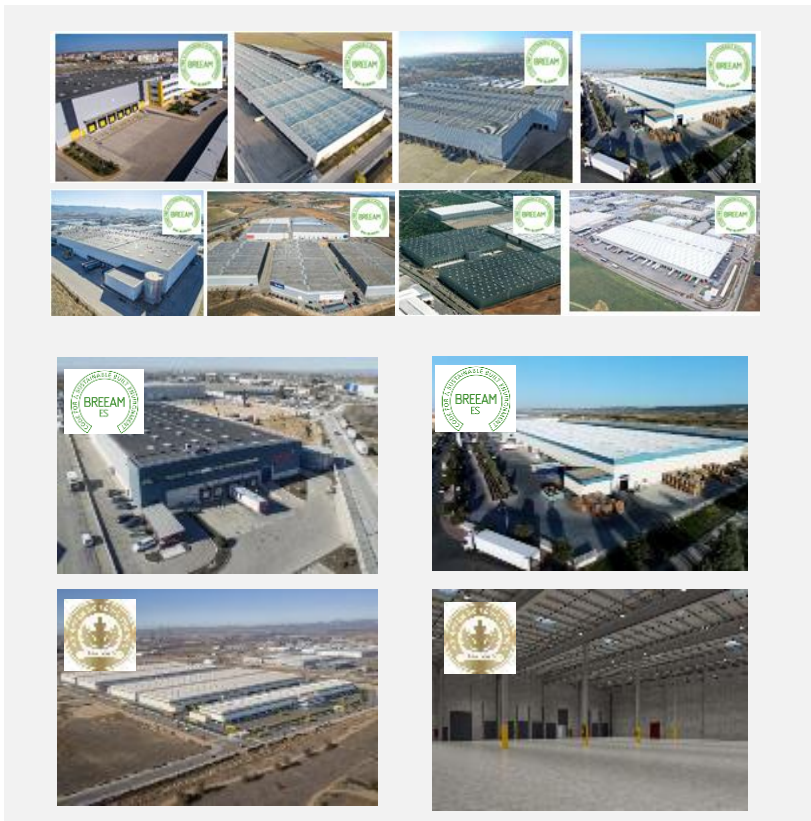


(1) EPRA Vacancy office portfolio
(2) EPRA Vacancy including all uses

Logistics disposal – Execution of Call Option confirmed

- > Settlement of Call Option signed in 2019
- > €100m cash proceeds in July
- > €64m cash proceeds in Q4 2020

LOGISTICS PORTFOLIO DISPOSAL



LOGISTICS PORTFOLIO DISPOSAL – SECOND PHASE

In August 2019 Colonial signed the disposal of its logistics portfolio which included a call option for part of them

In July 2020, the call option has been executed:

- > It includes 7 assets with 159,000 sqm in the first and second ring of Madrid
- > The assets include more than 150 decks, cross docking warehouses and more than 1,000 parking units
- > The 7 assets have Bream or Lead energy efficiency certificates

Settlement of Call Option signed in 2019

- > €100m cash proceeds in July 2020
- > €64m cash proceeds in Q4 2020



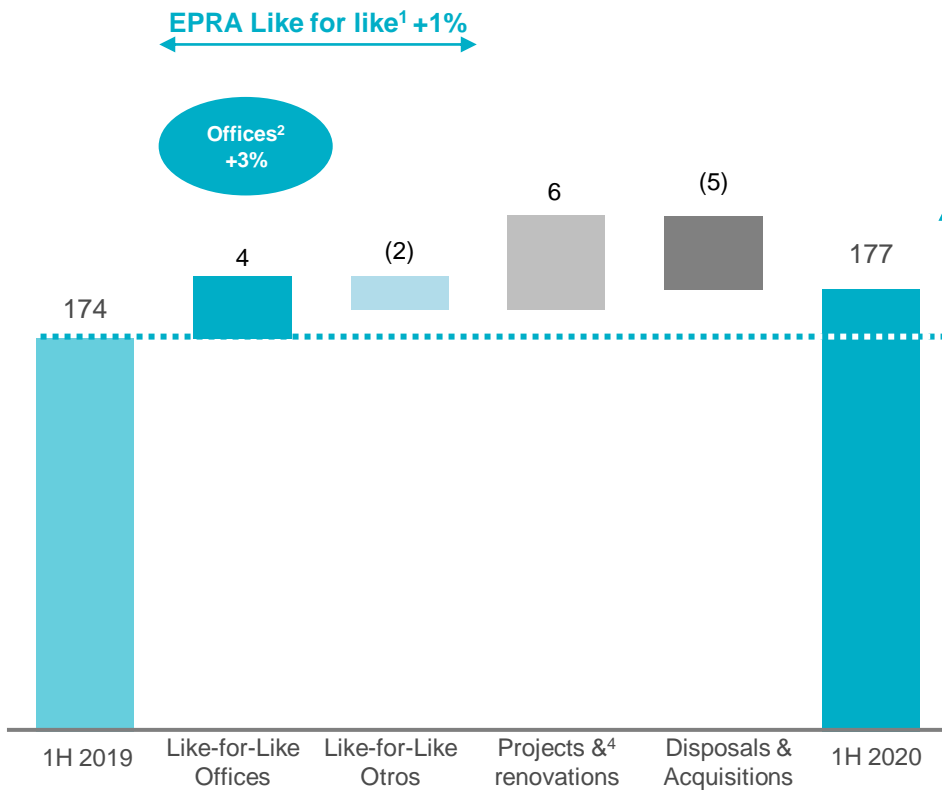
A good start into the year 2020 with solid financials

05 Financial performance

Strong top line growth

- > Gross Rental Income +2% and +1% like for like
- > Office portfolio GRI +7% and +3% like for like
- > Madrid and Barcelona outstanding GRI growth

GROSS RENTAL INCOME - €M



	TOTAL	EPRA like-for-like ¹	Projects & renovations ⁴	Disposals & Acquisitions
BCN	+11%	+9%	(3%)	+5%
MADRID	+31%	+7%	+24%	(1%)
PARIS	(5%)	(0.8%)	(4%)	0%
OFFICES ²	+7%	+3%	+3%	+1%
OTHERS ³	(62%)	(30%)	0%	(32%)
GROUP	+2%	+1%	+3%	(3%)

1) Like-for-like calculated following EPRA BPR recommendations
 2) Office Portfolio including Retail Prime CBD of Galeries des Champs Elysées and Pedralbes Centre
 3) Logistic Portfolio, Axiare Retail Secondary and Hotel Indigo in Paris
 4) Including indemnities

Like-for-like rental growth price driven

- > Like-for-like growth largely driven by rental price increases
- > Barcelona fully price driven
- > Madrid growth driven by a combination of price and volume

GROSS RENTAL INCOME - €M

STRONG EPRA LIKE-FOR-LIKE GROWTH

GRI LIKE-FOR-LIKE OF +1%

- > Madrid with +7% like-for-like
Important rental price increases combined with solid letting up of vacant spaces
- > Barcelona with +9% like-for-like
Fully rental price driven
- > Paris with (1%) like-for-like
Rental price compensates volume decrease

	EPRA like-for-like ¹	Price	Volume
TOTAL	+1%	+1.8%	(0.7%)
OFFICES ²	+3%	+2.1%	+0.5%
BCN	+9%	+7.4%	+1.8%
MADRID	+7%	+3.0%	+4.2%
PARIS	(0.8)	+0.7%	(1.5%)

¹ Like-for-like variance calculation based on EPRA best practice methodology

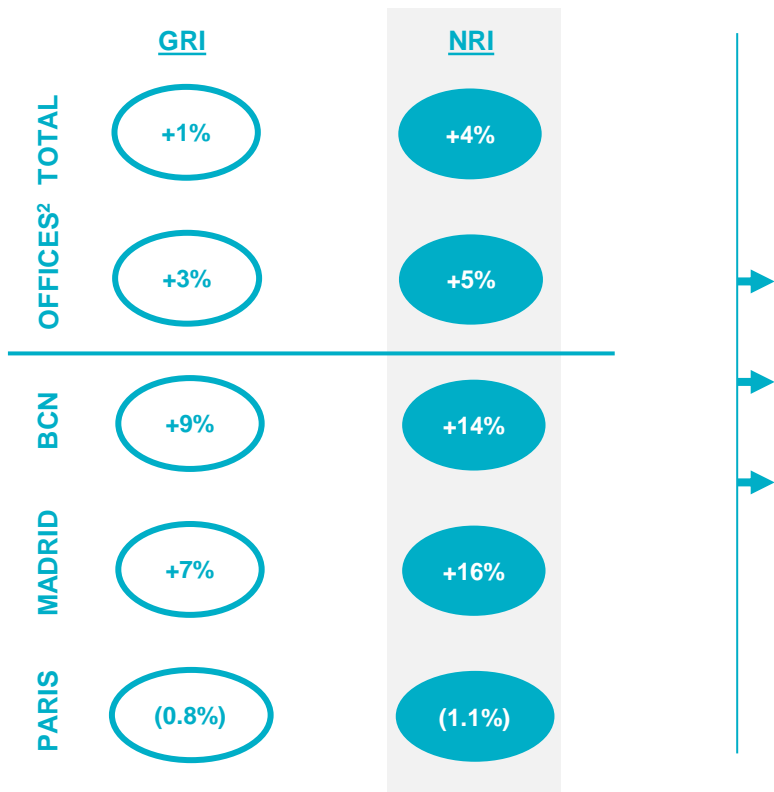
² Office portfolio + Prime retail of Galeries Champs Elysées and Pedralbes Centre

NRI like for like growth at +5% like for like

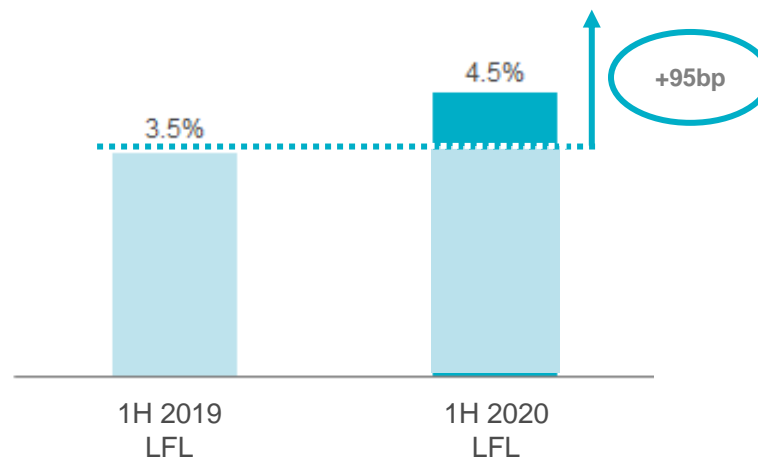
- > Net Rental Income like-for-like increase at +4%, +5% like for like
- > Barcelona and Madrid with outstanding NRI growth
- > Like-for-like growth in 1H20 accelerating by 95 bp YoY

LIKE-FOR-LIKE VARIANCE¹ – NRI

LFL IN NET RENTAL INCOME FURTHER STRENGTHENED



NRI LFL GROWTH ACCELERATING



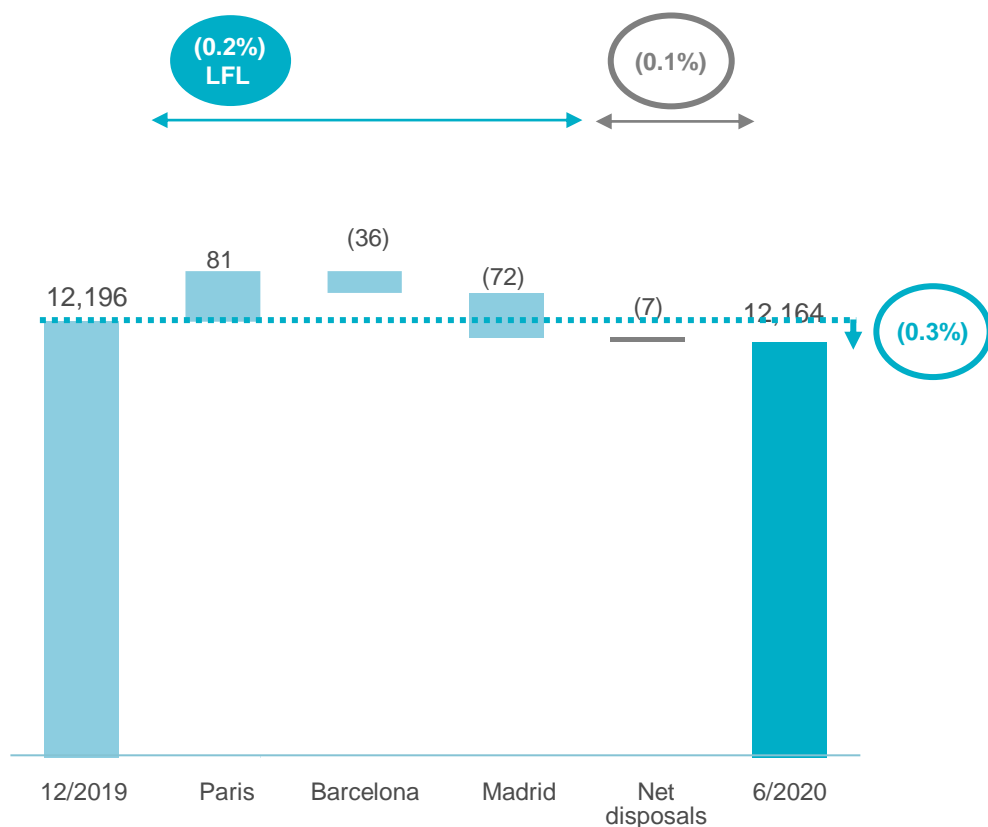
¹ Like-for-like variance calculation based on EPRA best practice methodology

² Office portfolio + Prime retail of Galeries Champs Elysées and Dau Pedralbes

Strong underlying growth in Asset Values

- > Gross Asset Value of €12,164m (€12,773m including transfer costs)
- > +4% like for like YoY growth, flat in 6 months
- > Paris outstanding with +6% like for like YoY (+1% in 6 months)

GAV 1H 2020 GROWTH – 6 months



GAV VARIANCE

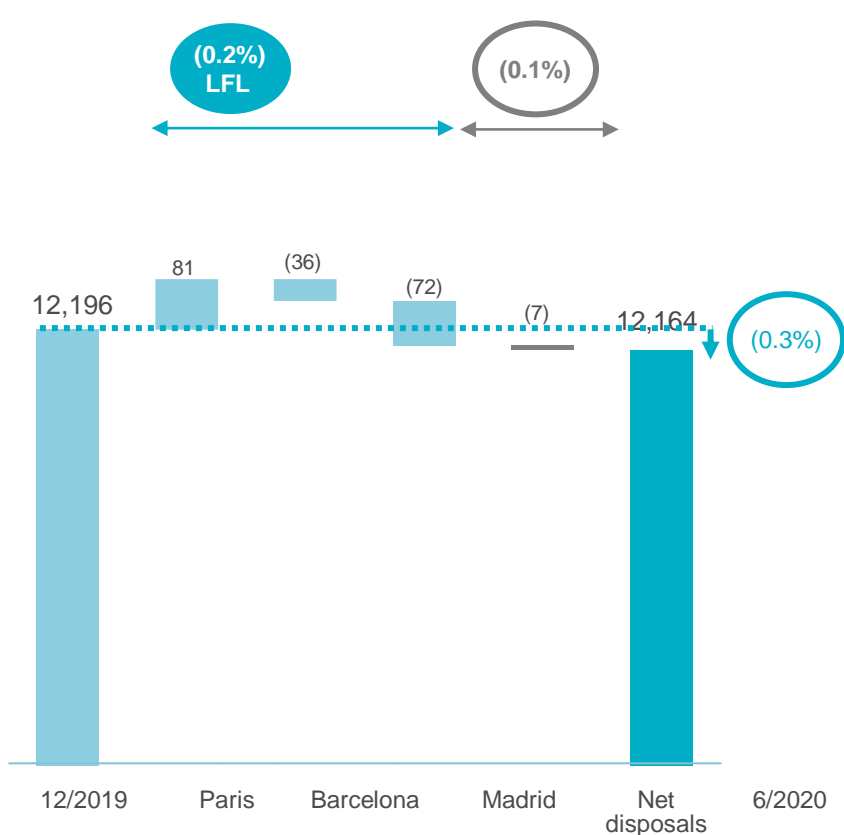
	6 months	12 months
PARIS	+1%	+6%
BARCELONA	(2%)	+5%
MADRID	(2%)	+1%
GROUP LFL	(0.2%)	+4%
NET DISPOSALS	(0.1%)	(1%)
GROUP TOTAL	(0.3%)	+3%

05 Financial performance

Strong underlying growth in Asset Values

- > (0.2%) like for like Capital Value Growth in 1H 2020
- > Positioning in Paris CBD offsetting slight decline in Spain
- > Strong Alpha component of +1.2% (Project Delivery)

GAV 1H 2020 GROWTH – 6 months



LIKE FOR LIKE VARIANCE 6 months

	6 months	Project delivery	ERV	Yield	Growth Profile
PARIS	+1.1%	+1.9%	(0.6%)	+0.3%	(0.5%)
BARCELONA	(2.3%)	(0.1%)	+0.7%	(0.6%)	(2.3%)
MADRID	(2.2%)	0.2%	(0.5%)	+0.1%	(1.8%)
GROUP LFL	(0.2%)	+1.2%	(0.4%)	+0.1%	(1.1%)
NET DISPOSALS	(0.1%)				
GROUP TOTAL	(0.3%)				

05 Financial performance

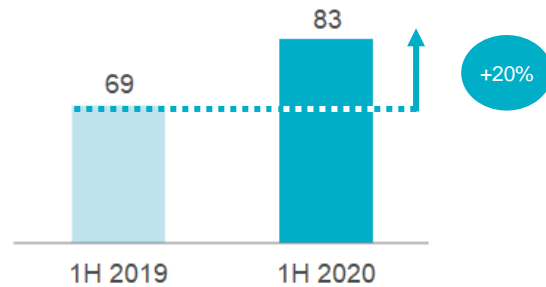
Profitable growth with enhanced quality

- > High double digit recurring EPS growth
- > NRI growth the main profit driver
- > Non-Core Disposals enhancing the quality of returns

STRONG EPS GROWTH

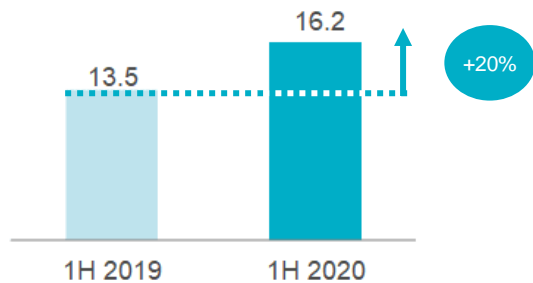
RECURRING RESULT

€m

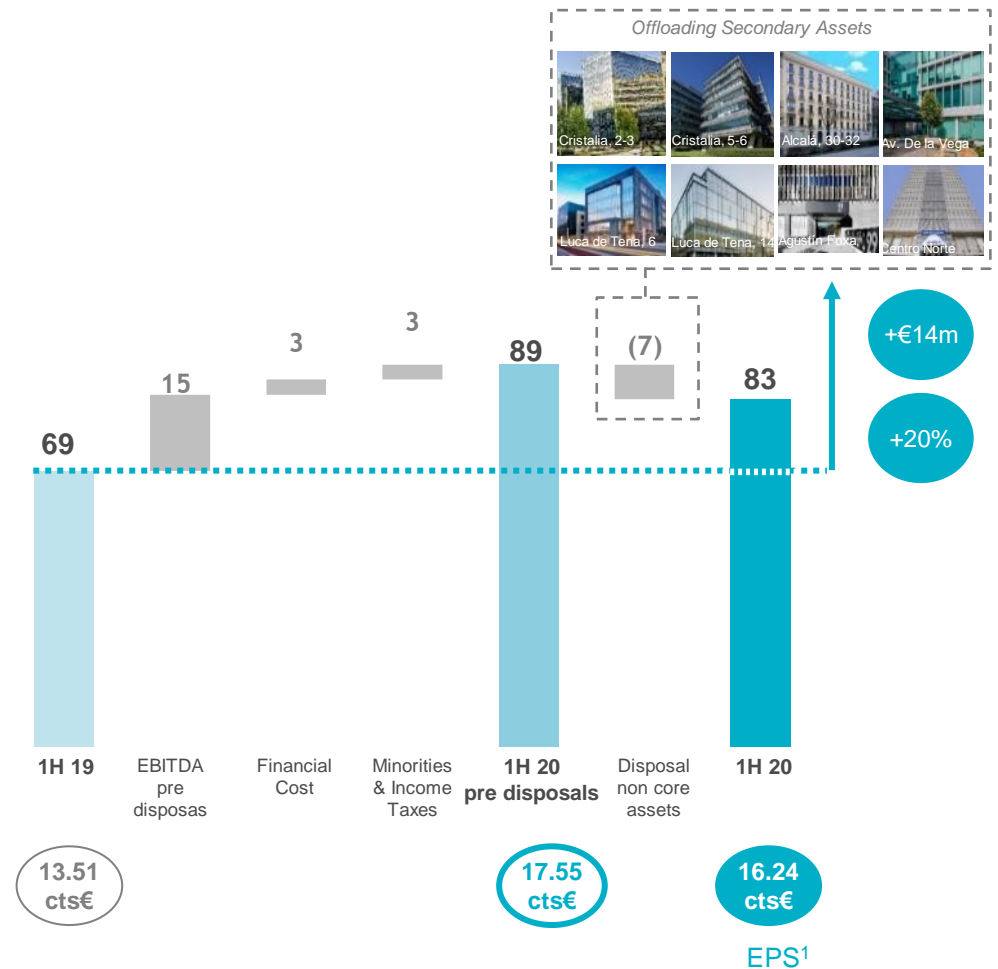


RECURRING EPS

Cts€/share



RECURRING EARNINGS – VARIANCE ANALYSIS



(1) Recurring EPS

05 Financial performance

Profitable growth with enhanced quality

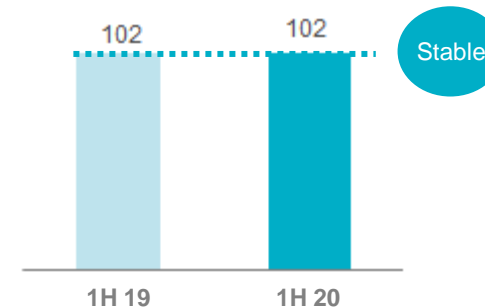
- > Recurring Earnings is high double digits
- > Stable dividend based on strong cash flow generator
- > Net profit at €(26)m driven by asset revaluation

PROFIT & LOSS ACCOUNT

Results analysis - €m	1H 2020	1H 2019	Var.
Gross Rents	177	174	2%
Recurring EBITDA	146	138	6%
Recurring financial result	(42)	(45)	
Income tax expense & others - recurring	(5)	(6)	
Minority interests - recurring	(17)	(19)	
Recurring Earnings	83	69	20%
Asset revaluation & Capital Gains	(105)	361	
Non-recurring financial result & MTM	(3)	(8)	
Income tax & others - non-recurring	(3)	(25)	
Minority interests - non-recurring	2	(59)	
Profit attributable to the Group	(26)	338	(108%)
<hr/>			
Recurring Earnings - €m	83	69	+20%
Nosh (mm)	508	508	-
EPS recurring - Cts€/share	16.24	13.51	+20%

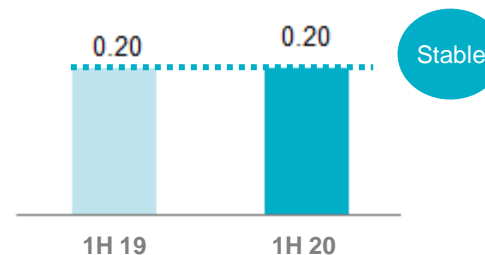
STRONG DPS GROWTH

DIVIDEND
€m



DIVIDEND PER SHARE

Cts€/share



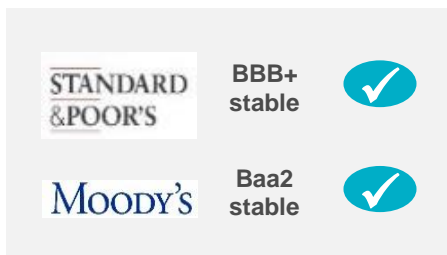
Ongoing access to debt markets and liquidity

- > Investment Grade Rating confirmed
- > €200m of ESG loan signed in Spain and €150m in France
- > €500m successful bond issuance in France

Investment Grade Rating Confirmed

Credit Rating confirmed

- ✓ S&P maintains rating at BBB+
- ✓ Moody's maintains rating at Baa2



New loans signed

New ESG loan in Spain – €200m

- ✓ Top tier international banks
- ✓ All in cost of 137 bp
- ✓ Linked to GRESB rating



Revolving Credit Facility in France - €150m

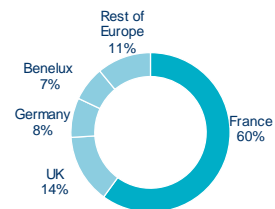
- ✓ Increased amount with €150m
- ✓ Extension of maturity until 2025
- ✓ Unsecured debt

Bond issuance in France

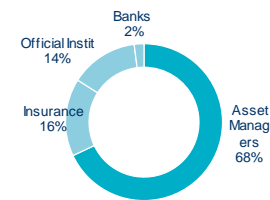
Successful issuance in bond market

- ✓ €500m
- ✓ 1.5% fixed coupon
- ✓ 7 years maturity
- ✓ 4x oversubscription
- ✓ 60% allocation in France

By country



By investor type



05 Financial performance

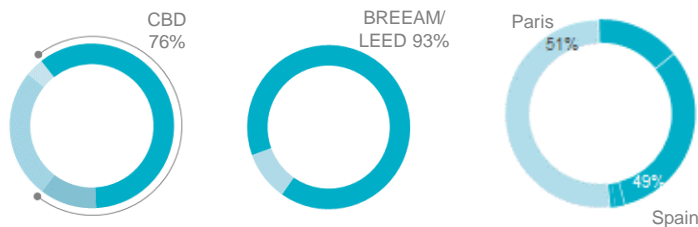
A solid capital structure

- > An unparalleled high-quality collateral diversified in three cities
- > A solid financial structure with competitive financing costs
- > A strong credit profile

FIRST CLASS COLATERAL

More than €12bn of high quality assets

1. Strong CBD exposure with prime product
2. Highest sustainability standards
3. Adequate diversification



Strong credit profile with solid investment grade rating



Rating Standard & Poor's
BBB+ Stable Outlook



Rating Moody's
Baa2 Stable Outlook

A SOLID CAPITAL STRUCTURE

	<u>31/12/2019</u>	<u>30/06/2020</u>
GAV	€12,164m	€12,196m
Cash	€217m	€773m
Net Debt	€4,609m	€4,644m
Group LTV	36.1%	36.6%

Debt Maturity Group	4.8 years
Debt Maturities 2020-21 - €m	€352m ⁽¹⁾
Non-Mortgage debt	95%
Cost of Debt Group	1.69%

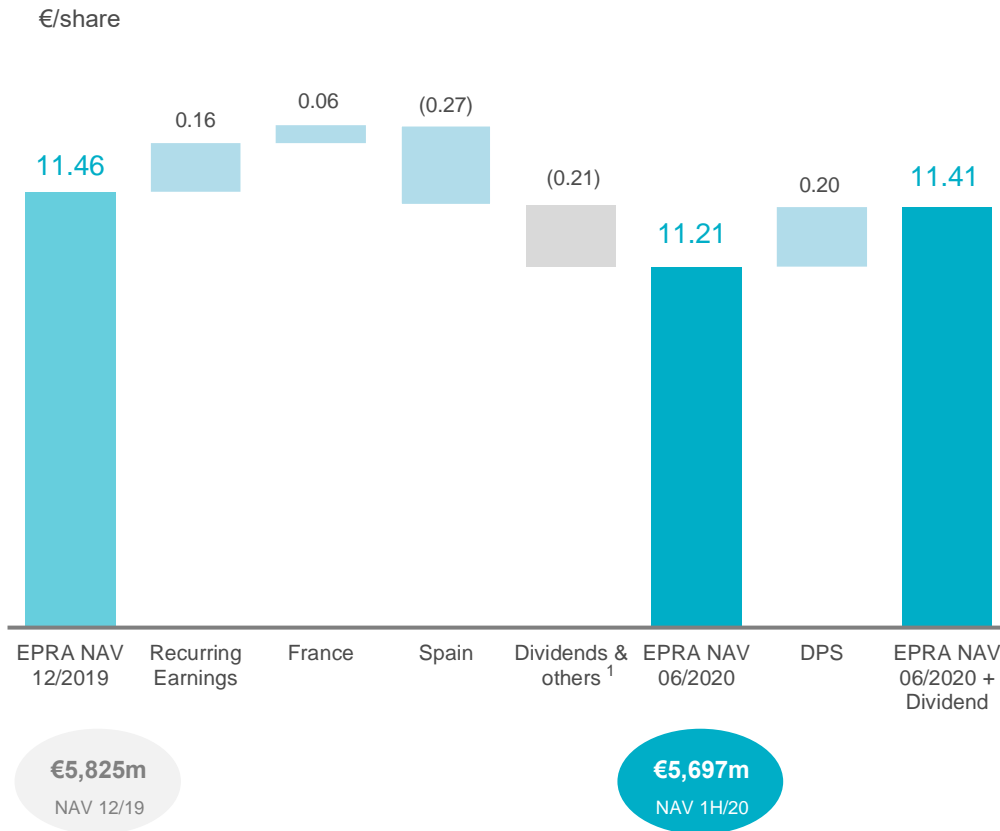
Cash	€773m
<u>Undrawn Balances</u>	<u>€1,715m</u>
Liquidity	€2,488m
Debt coverage 20/21	6x

⁽¹⁾ Excluding ECP Program

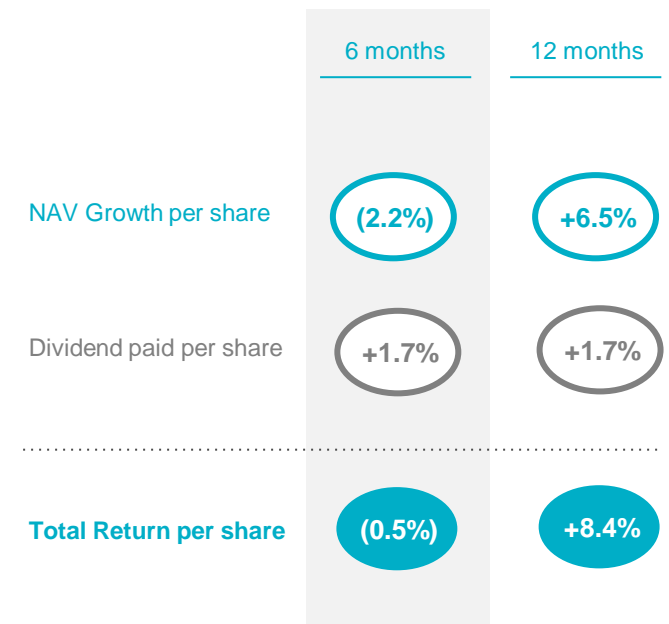
Solid Total Shareholder Return

- > +8.4% Total Annual Shareholder Return YoY, flat in 6 months
- > EPRA NAV of 11.21 €/share, +6.5% YoY
- > EPRA NAV per dividend of 11.41€/share, flat vs 12/19

STRONG MOMENTUM IN NAV GROWTH



TOTAL SHAREHOLDER RETURN



Total Shareholder Return= NAV growth per share + dividends

1- Dividends paid and others

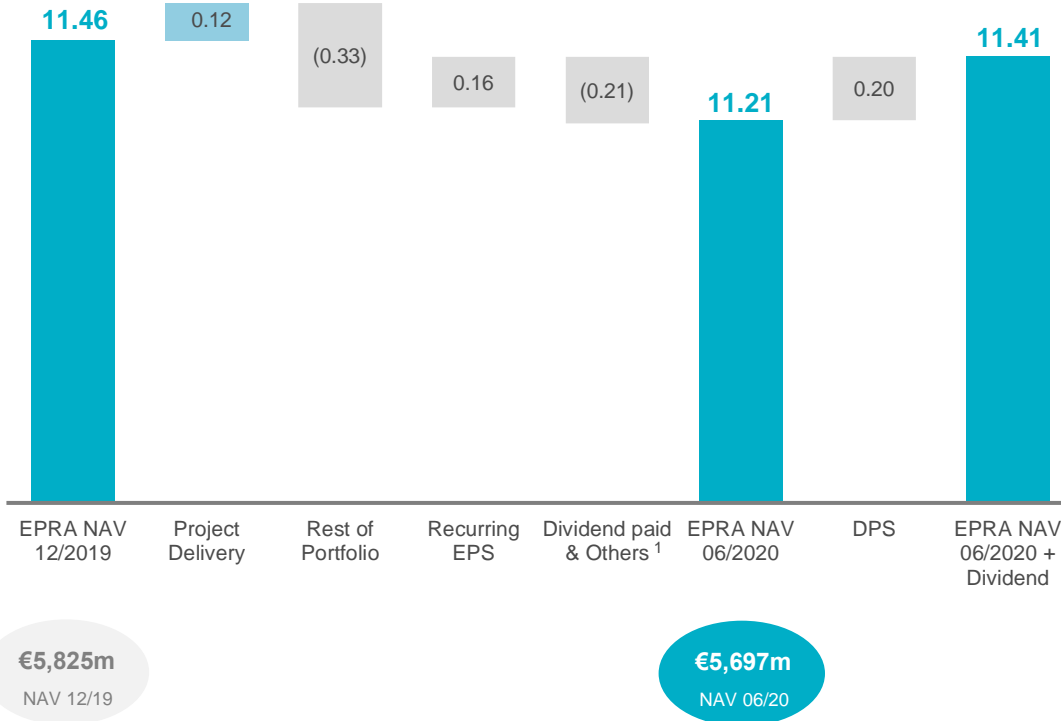
05 Financial performance

“Alpha” approach providing resilience in downturns

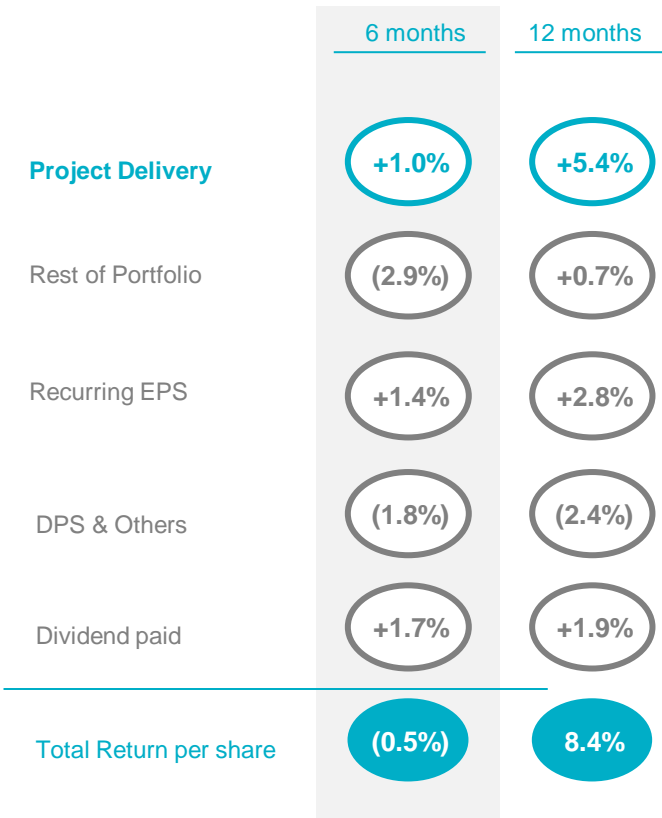
- > Total Return (NAV pre dividend) almost flat vs 12/19 and +8,4% YoY
- > Project Delivery providing asset value growth +5% YoY and +1% vs 12/19
- > Recurring EPS providing cash flow base for dividend

TOTAL SHAREHOLDER RETURN

€/share



TOTAL SHAREHOLDER RETURN



Total Shareholder Return= NAV growth per share + dividends

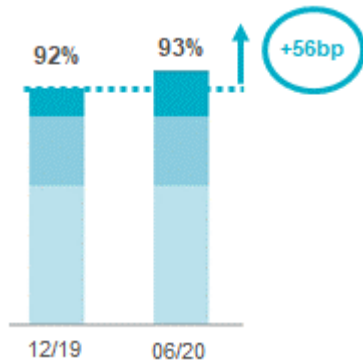
1- Dividends paid and others



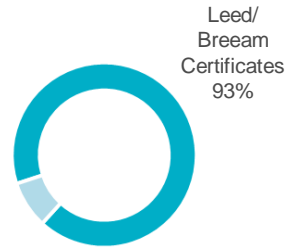
Strong Commitment on ESG & Decarbonization

MAXIMUM ENERGY EFFICENY STANDARDS

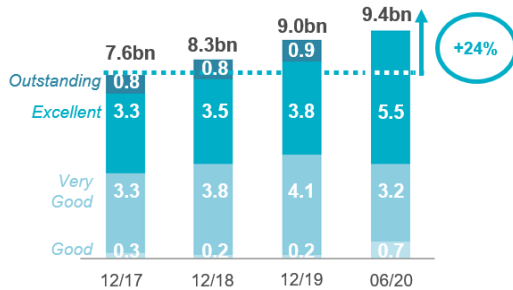
Portfolio with Leed/Breem¹ – value



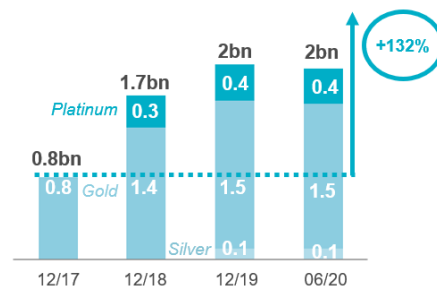
Portfolio with Leed / Breem¹ 2019



Breem Certificates – Value



Leed Certificates – Value



GREEN FINANCING

More than €350m of ESG loans

- > Thanks to its high standards in sustainability, in April 2020 Colonial formalized a sustainable loan for €200m with the margin linked to its GRESB rating.



- > Together with the sustainable loans from 2019 which amount to €151m, to date Colonial has issued €351m of sustainable financing.



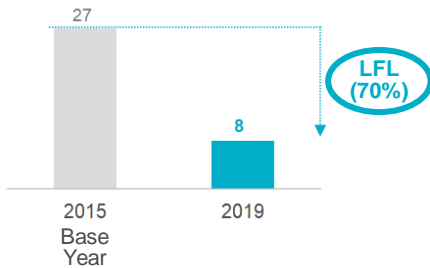
(1) GAV Office Portfolio in operation

COLONIAL ALIGNED WITH PARIS AGREEMENT

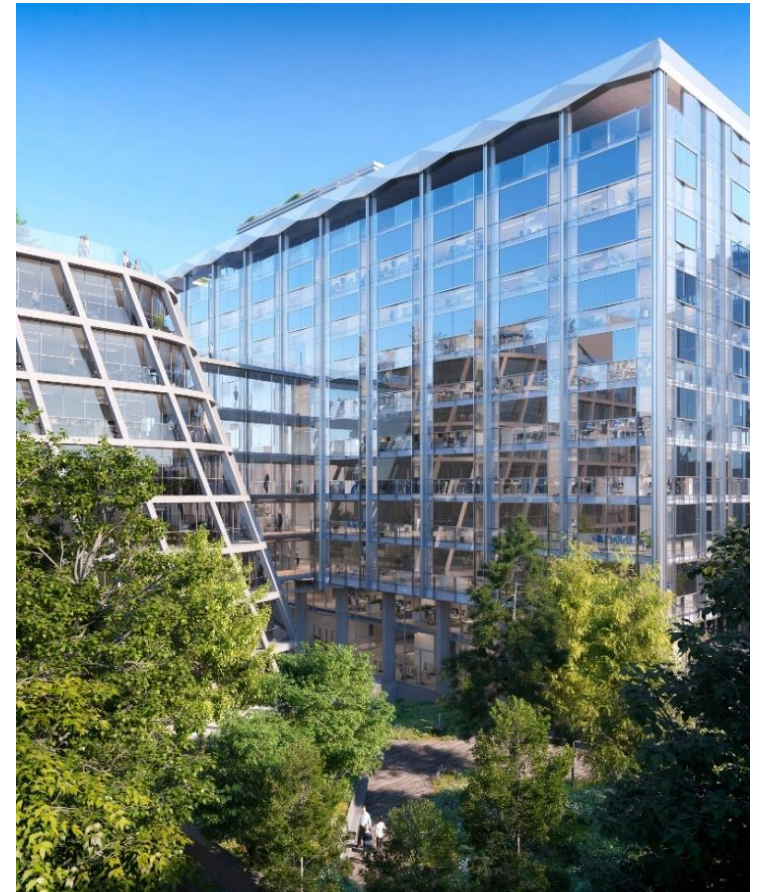
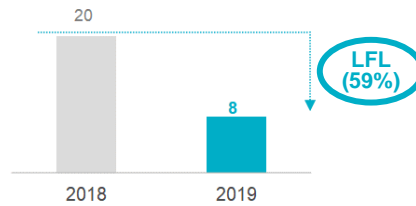
- > Objective of carbon neutral portfolio in 2050
- > Objective of a 75% carbon reduction until 2030¹

CARBON EMISSIONS – PORTFOLIO LIKE FOR LIKE

2015 – 2019
(KgCo2e/sqm)



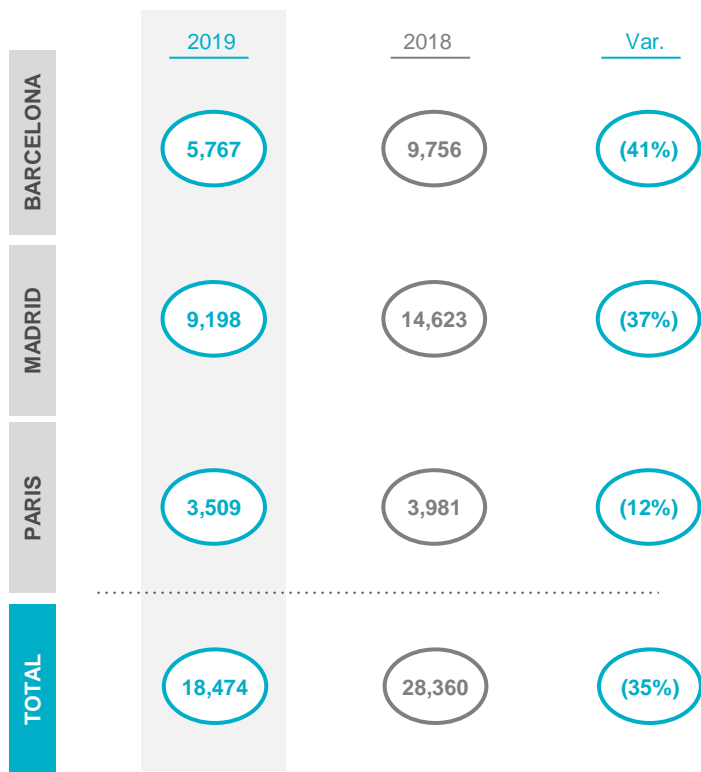
2018 – 2019
(KgCo2e/sqm)



¹ Reduction Scope 1 & 2 like for like from base year 2015

SIGNIFICANT REDUCTION OF THE CARBON FOOTPRINT

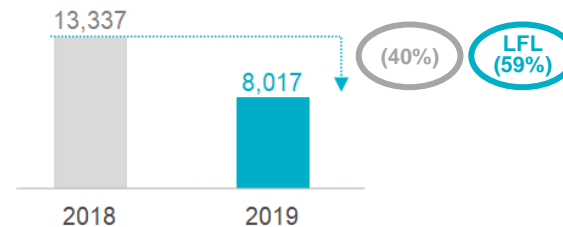
SCOPE 1, 2 & 3 – ABSOLUTE FIGURES- (tCO₂e)



Office portfolio in operation

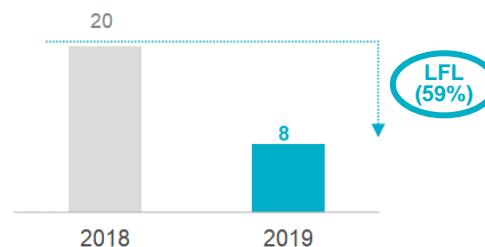
SCOPE 1 & 2 – FIGURES LIKE FOR LIKE

CARBON EMISSIONS - (tCO₂e)



CARBON EMISSIONS- (KgCo₂e/sqm)

Portfolio like for like

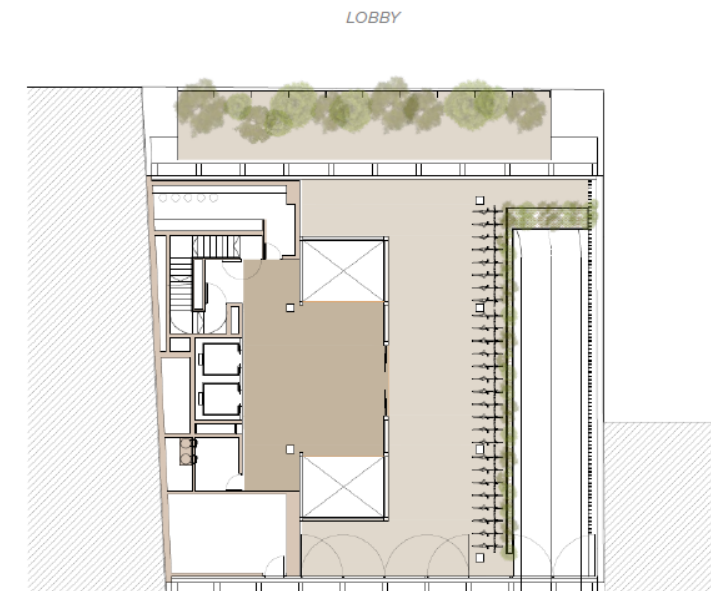
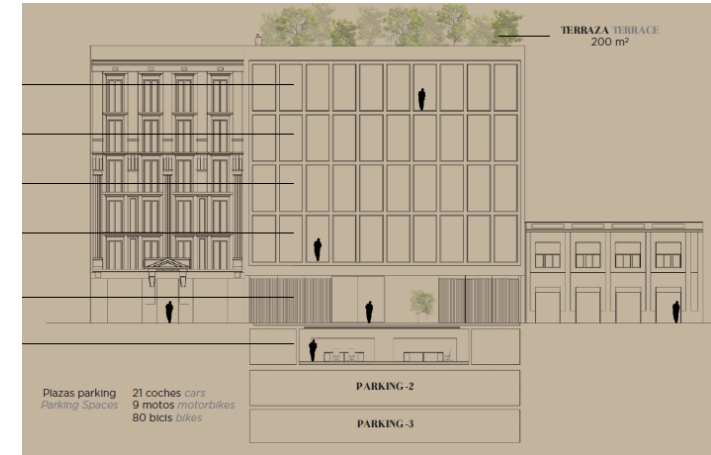


Opportunity to build the 1st Wood Office Building in Spain

- > Small premise of 2,500sqm above ground
- > Good location in the 22@ area of Barcelona
- > JV partnering with Family Office of Barcelona, current owner of the land & project

ESG Investment – “Decarbonization Laboratory”

- > A building of wood has significant advantages in reducing the carbon footprint
 - Circa 50% in carbon emissions during construction
 - Waste reduction – modular property with many prefabricated parts
 - Significant carbon storage (through wood structure)
 - Reduced mass to be heated / cooled
- > Trade-off Decarbonization vs. Economics
 - A wood building seems to have higher construction costs
 - However, construction should be faster
 - Clear economic trade-off



ESG Investment to accelerate Colonial's Decarbonization Strategy

Located in 22@, one of the fastest-growing business districts in Spain

WittyWood - Barcelona 22@

- > First office building built entirely of wood in Spain
- > Located in 22@, Barcelona's burgeoning technological district, home to over 8,800 firms
 - > Plot is situated in one of Barcelona's 22@ most dynamic areas: Poblenou's Rambla
 - > Surrounded by multinational companies (e.g. Glovo, General Electric) and flex Buildings
- > Excellent public transport services and amenities in the vicinity



06 Non Financial Highlights - ESG
Building the 1st Wood Office Building in Spain





A diversified Core CBD Portfolio with a strong balance sheet



RESILIENCE THROUGH PRIME POSITIONING

- 1 A super Core CBD Portfolio
- 2 AAA Clients with strong solvency
- 3 A defensive Project Pipeline
- 4 Flight to quality

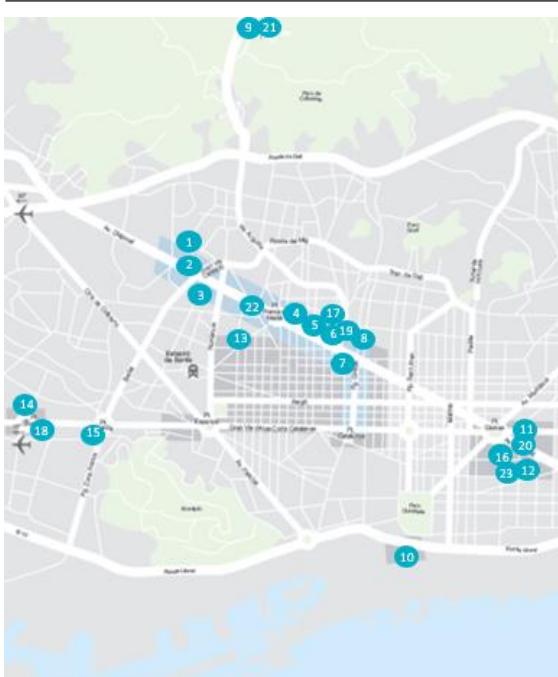
07 Defensive Prime Positioning

1 A Super Core CBD Portfolio

- > Colonial as largest office owner in the City Center of Madrid, Barcelona and Paris
- > Strong market share in CBD
- > Prime positioning enhances resilience

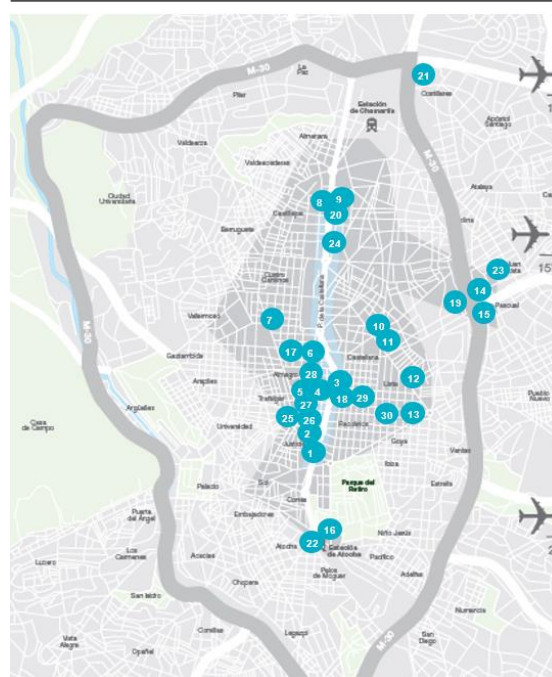
BARCELONA

Colonial Portfolio - max rent signed



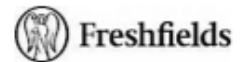
MADRID

Colonial Portfolio - max rent signed



PARIS

Colonial Portfolio - max rent signed

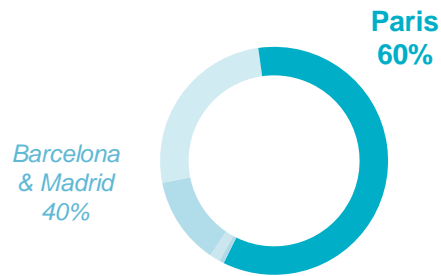


07 Defensive Prime Positioning

1 A Super Core CBD Portfolio in Paris

- > Strong footprint in Paris through SFL
- > Unparalleled CBD exposure, far beyond any other peer
- > Strong fundamentals in the city centre of Paris with significant lack of supply

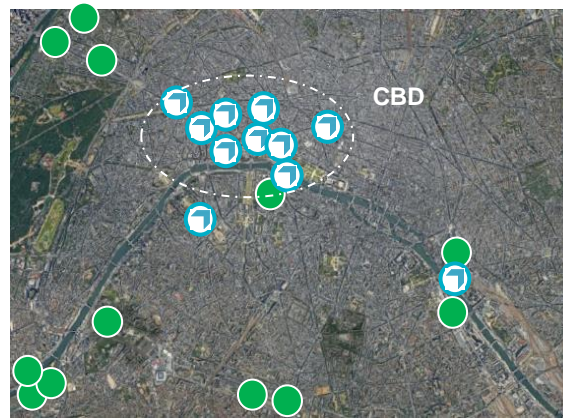
STRONG FOOTPRINT IN PARIS ...



- > €7,2Bn exposure to super prime
- > 98,5% of portfolio inside Paris city centre

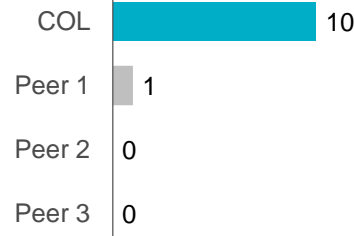


WITH UNPARRALLELED CBD EXPOSURE ...



SFL portfolio Peers

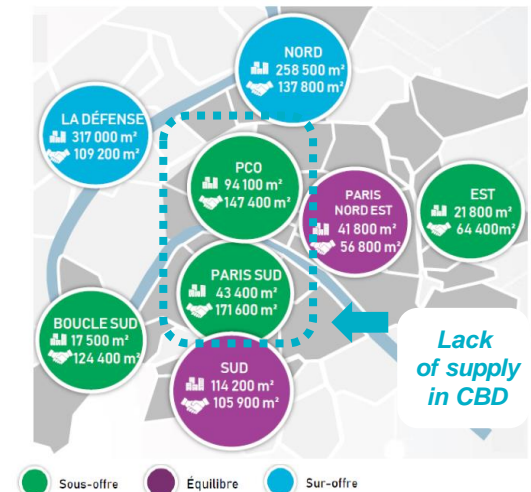
Assets in CBD > 15,000 sqm



BENEFITTING FROM STRONG FUNDAMENTALS

- > Paris CBD market with 1.6% vacancy
- > Less than 150.000 sqm of high quality supply in the City Center
- > Long term take-up well above current supply

Equilibres et tensions sur les marchés d'IDF



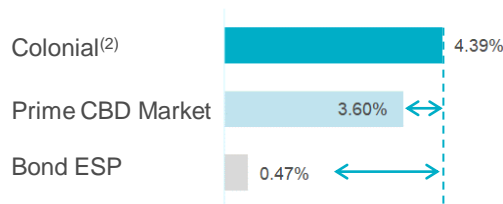
Volume d'offres >5 000m² neuves / restructurées livrées en 2020-2021
 Volume moyen (2010-2019) de transactions >5 000m² neuves / restructurées sur 2 ans

1 A Super Core CBD Portfolio with solid valuationn levels

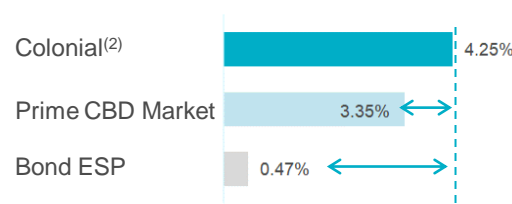
- > Prime Yields at very attractive spreads compared to reference rates
- > Colonial portfolio at prudent valuation levels
- > Prime product with defensive metrics

VALUATION YIELDS (1)

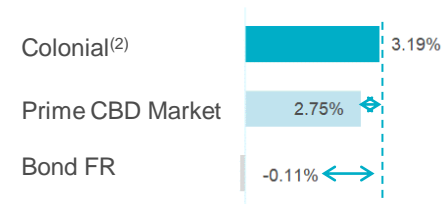
BARCELONA



MADRID

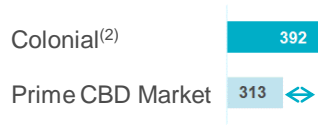


PARIS



SPREAD VALUATION YIELDS (1)

BARCELONA



MADRID



PARIS



CAPITAL VALUE - €/sq m

BARCELONA



MADRID









PARIS



(1) Market consultants in Spain report gross yields and in France they report net yields
 (2) Portfolio in operation (3) According to JLL

1 A Super Core CBD Portfolio – Investment transactions since Covid-19 crisis

- > Investment market for CBD Offices remains active
- > Markets continues with solid transaction prices YTD

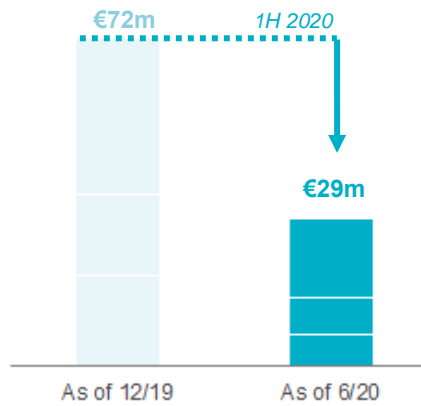
City	Address	Category	Price	Area	Yield / Price per sqm
PARIS	 7 rue de Téhéran	CBD Prime	€210m	7,000 sqm	2.6% Yield
	 46 av. Grande-Armée	CBD	€200m	7,600 sqm	€26,000/sqm
	 8 rue Saint-Sabin	CBD	€115m	4,900 sqm	3.15% Yield
		Strong activity with 4 prime CBD deals in the market	Core / Core + Value Add	Americans and long term German investors with high willingness to pay	Yields ≈2.6%
MADRID	 Velázquez 34 (incl. retail areas)	CBD Prime	€120m	7,535 sqm	€15,928/sqm
	 Fernando El Santo 20	CBD	€42m	3,798 sqm	€11,058/sqm

2 AAA Clients with strong solvency

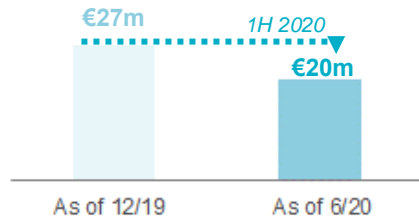
CONTRACT PORTFOLIO 2020 MATURITIES – DELIVERY YTD ON TRACK

SIGNIFICANT IMPROVEMENT YTD

Pending maturities 2020

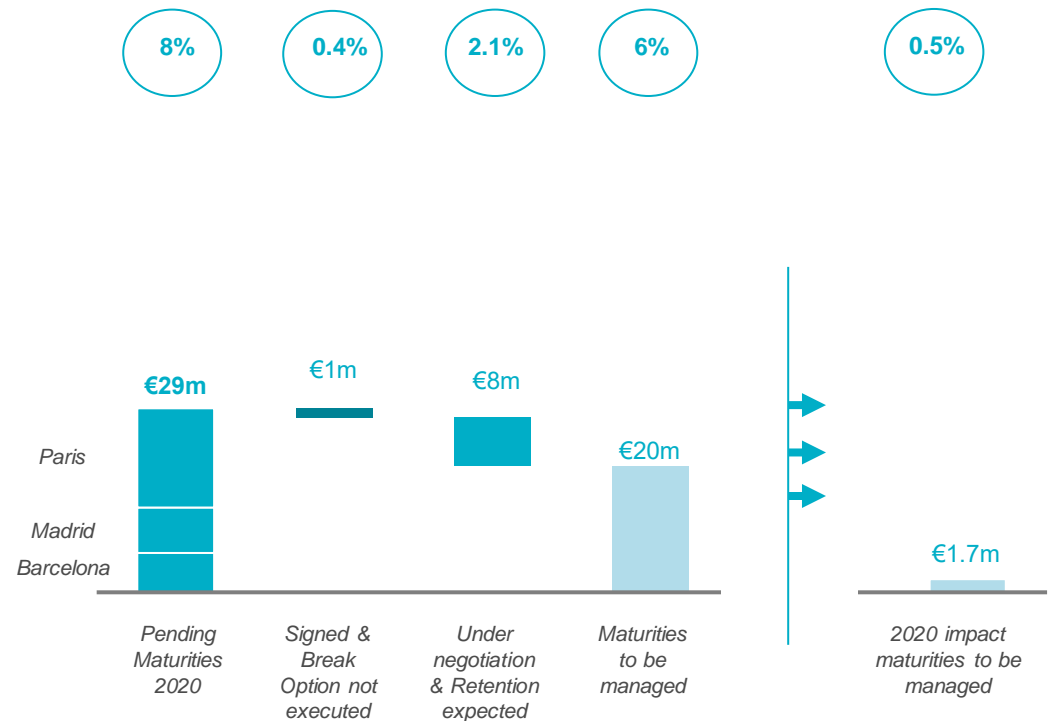


Maturities to be managed 2020



2020 MATURITIES MANAGEMENT ON TRACK

% on annualized 6/20 Group GRI



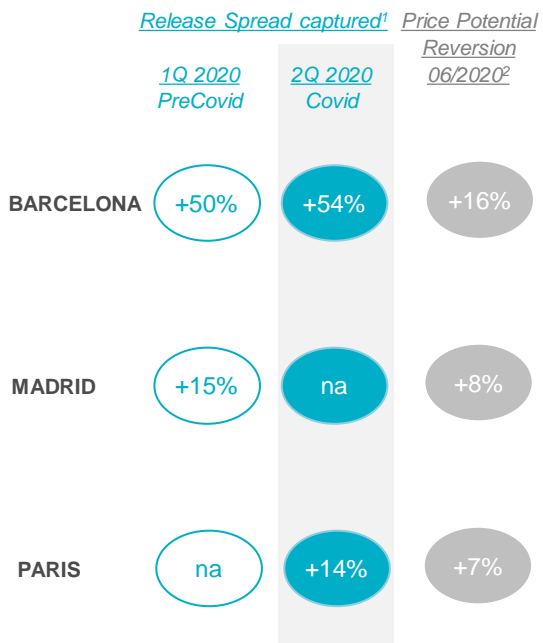
07 Defensive Prime Positioning

2 AAA Clients with strong solvency

- > Reversion as solid cash flow “buffer”
- > Contract Portfolio under-rented
- > Delivery of high release spreads YTD

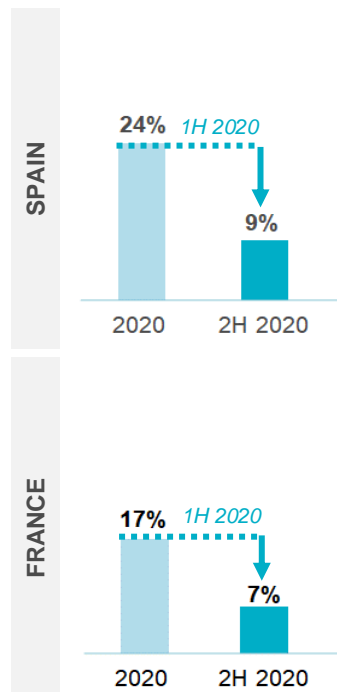
REVERSION AS SOLID “BUFFER”

Strong delivery YTD

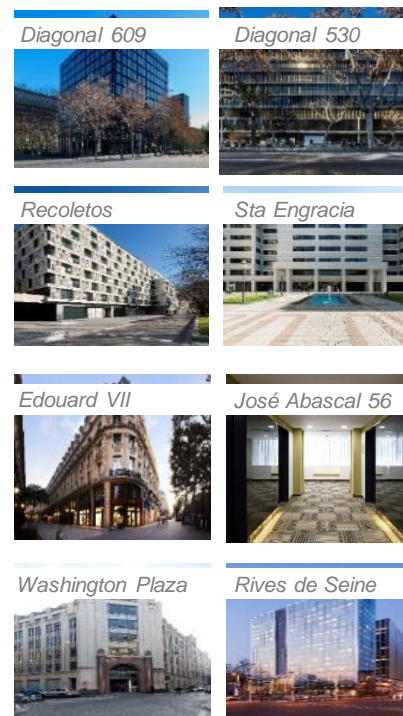


MATURITIES 2020

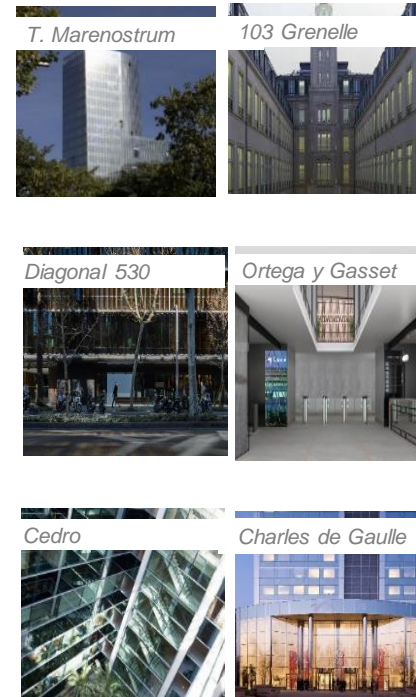
COMMERCIAL LEASE EXPIRY DATES
(06/20)
First potential exit



REVERSION IN PRIME PREMISES



ENHANCED THROUGH RENOVATION PROGRAM



1) New rents signed vs previous

2) Market rents vs current passing rents as of 12/19

07 Defensive Prime Positioning

3 A defensive project pipeline

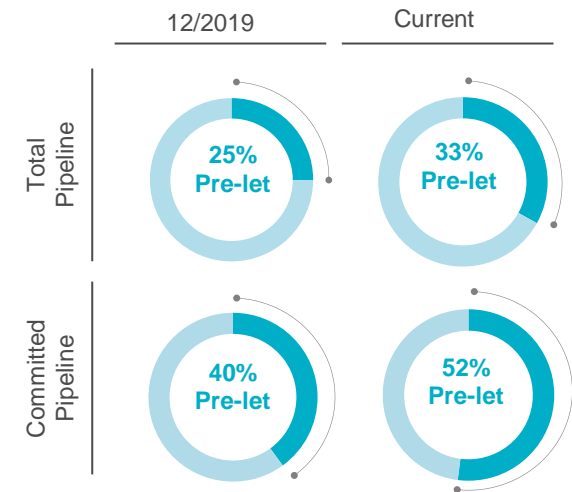
Close to €30m of pre-let secured

- > Significant Pre-let level with AAA tenants
- > Top Product in unique locations

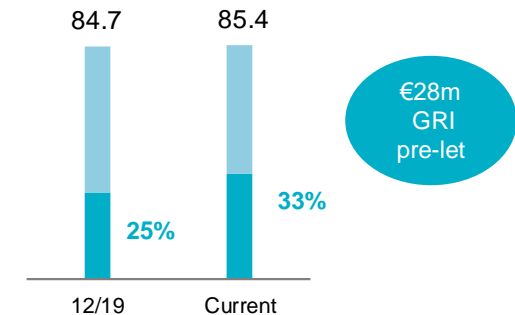
Project	Committed City	% Group Delivery	GLA (sqm)	Total Cost €m	Yield on Cost
1 Castellana, 163	✓ Madrid CBD	100% Delivered	10,910	52	7.5%
2 Diagonal 525	✓ Barcelona CBD	100% 1H 21	5,710	39	5.1%
3 Miguel Angel 23	Madrid CBD	100% 1H 21	8,036	66	5.9%
4 83 Marceau	✓ Paris CBD	82% 2H 21	9,600	151	5.5- 6.0%
5 Velazquez 88	✓ Madrid CBD	100% 1H 21	17,239	113	7.7%
<hr/>					
6 Biome	✓ Paris City Center	82% 1H 22	24,500	283	5.0%
7 Plaza Europa 34	Barcelona	50% 2H 22	14,306	42	7.0%
8 Mendez Alvaro Campus	Madrid CBD South	100% 2H 22	89,871	300	7.9%
9 Sagasta 27	Madrid CBD	100% 2H 22	4,481	23	7.0%
10 Louvré SaintHonoré	✓ Paris CBD	82% 2023	16,000	208	7.7%
TOTAL OFFICE PIPELINE			200,653	1,277	6.7%

¹ Total Cost Finished Product = Acquisition Cost/ Asset Value pre Project + future Capex

GRI – Project Pipeline



GRI Pre-Let €m



07 Defensive Prime Positioning

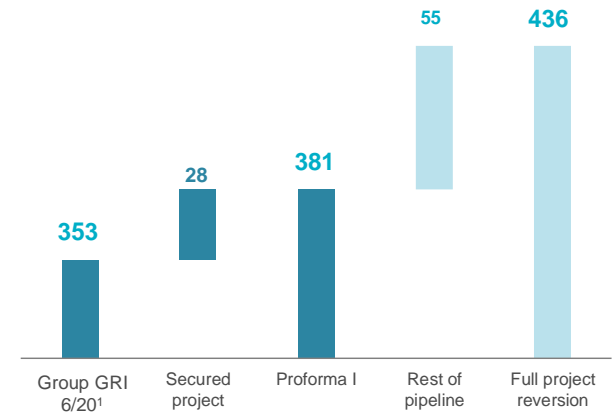
3 A defensive project pipeline

Yield on cost confirmed and enhanced

- > Significant Pre-let level with AAA tenants
- > Top Product in unique locations

Project	Committed City	% Group Delivery	GLA (sqm)	Total Cost €m	Yield on Cost
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6 Biome	✓ Paris City Center	82% 1H 22	24,500	283	5.0%
7 Plaza Europa 34	Barcelona	50% 2H 22	14,306	42	7.0%
8 Mendez Alvaro Campus	Madrid CBD South	100% 2H 22	89,871	300	7.9%
9 Sagasta 27	Madrid CBD	100% 2H 22	4,481	23	7.0%
10 Louvré SaintHonoré	✓ Paris CBD	82% 2023	16,000	208	7.7%
TOTAL OFFICE PIPELINE			200,653	1,277	6.7%

GRI – Path to reversion



¹ Topped-up GRI as of 6/20 excluding logistics & Castellana 163

Yield On Cost – Project Pipeline

83 Marceau	5.2%	5.5-6%	↑
Total Pipeline	6.6%	6.7%	↑

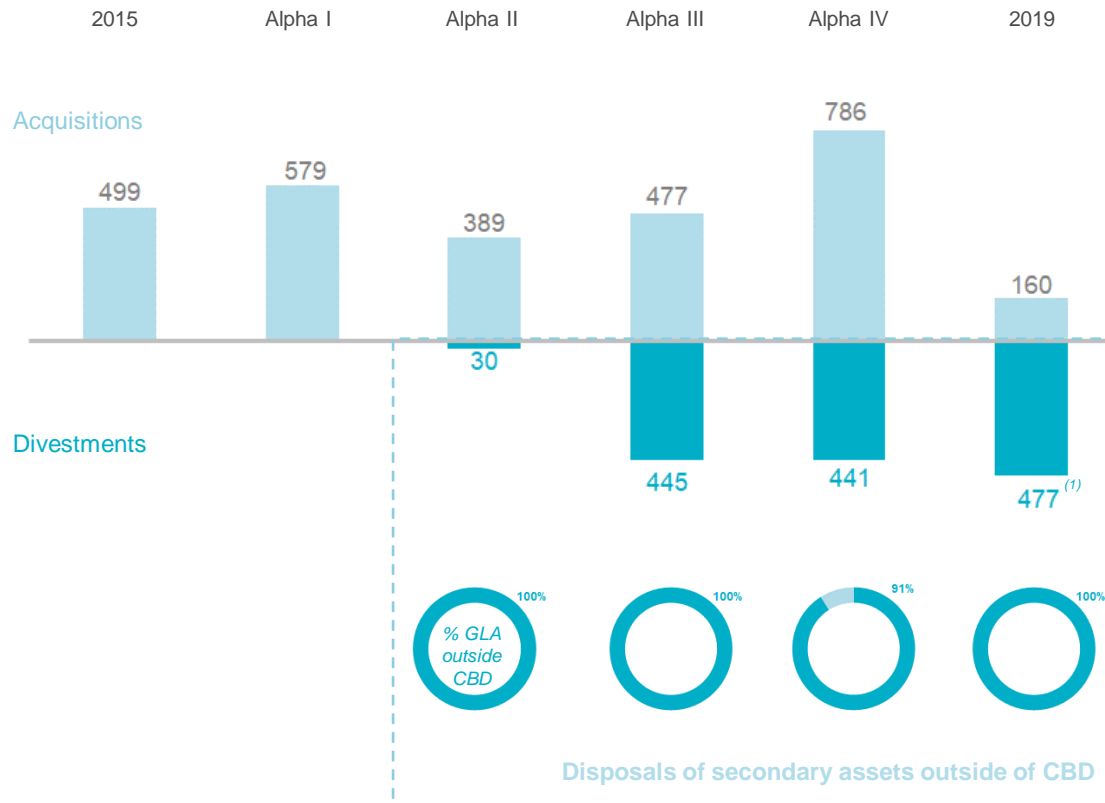


07 Defensive Prime Positioning

4 Flight to quality through active asset management

- > Ongoing flight to quality through disciplined capital allocation
- > Disposal of non-core asset for €1.4bn
- > Increasing the prime exposure and defensive profile of our portfolio

INVESTMENTS & DIPOSALS SINCE 2015 - €m



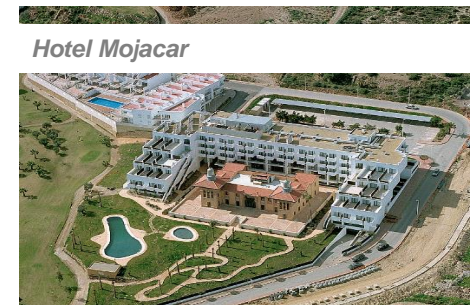
Disposal on 1H 2020

Logistics Disposal

Settlement of Call Option
signed in 2019

Hotel Mojacar disposal

Price of €8.4m
+22% vs. 12/19 GAV



(1) Disposal volume including the 2019 sale of the logistics portfolio, the Centro Norte Hotel, the Parc Central plot of land, as well as the exercise of the option on the rest of the logistics settled in July 2020





SOLID FIRST HALF RESULTS

- > Total Shareholder Return 2019 of +9% YoY
- > Net Asset Value €11.21/share (€11.41/share pre-dividend)
- > A prime CBD portfolio with defensive value
 - ✓ Total Group: (0.2%) like-for-like in 6 months
 - ✓ Paris +1% like-for-like in 6 months
- > Solid growth in Income
 - ✓ GRI of €177m, +2% & 1% like-for-like
 - ✓ Solid growth in NRI, +5%, +4% like-for-like
- > Recurring earnings of €83m, +20% YoY
- > **Recurring EPS of €16.24cts. per share, +20%**

SOLID FUNDAMENTALS - RESILIENT PRIME POSITIONING

- > Scarce supply of high quality product
- > Q2 2020 Letting activity in good terms
 - ✓ Rents signed +11% vs ERV 12/19
 - ✓ +32% Release Spread
 - ✓ Occupancy at healthy 96%
- > Project Pipeline with 33% pre-lets
- > Investment markets for prime product remain active

Q&A



MSCI European Property Investment Award

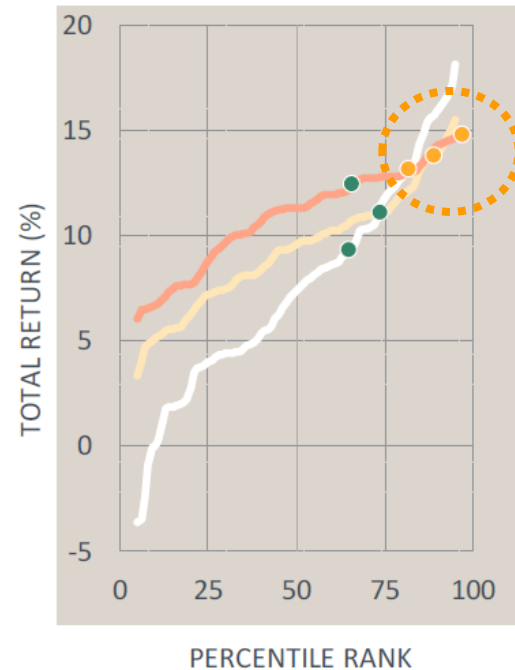
- > Colonial awarded for the 4th year in a row by MSCI as best performing portfolio in Spain
- > Colonial outperformed the Benchmark in 2019 and over last 3 and 5 years
- > Spanish index benchmark made of 51 portfolios and 490 assets worth €19Bn

MSCI European Property Investment Award – Best Performer Spanish market 2019

- > Colonial has been awarded as **Best Performing specialist portfolio in the Spanish market in 2019**
- > Colonial outperformed the Benchmark in 2019 and over last 3 and 5 years
- > Spanish index benchmark made of 51 portfolios and 490 assets worth €19Bn

Colonial has been always among top performers

DISTRIBUTION OF PORTFOLIO ANNUAL RETURNS
ALL ASSETS - THE PAST YEAR VS 3,5 AND 10 YEARS AGO



Source: MSCI

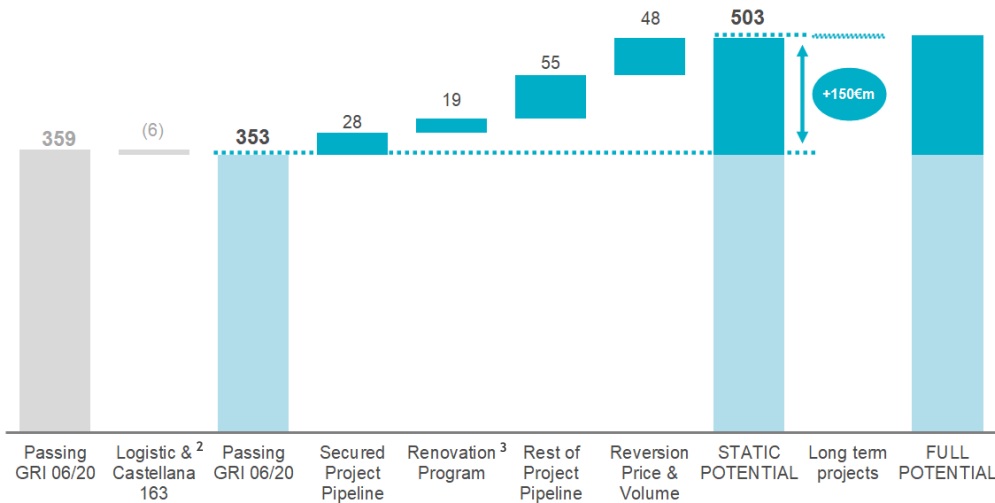


	<p>European Property Investment Awards WINNER 2020</p>
	<p>European Property Investment Awards WINNER 2019</p>
	<p>European Property Investment Awards WINNER 2018</p>
	<p>European Property Investment Awards WINNER 2017</p>

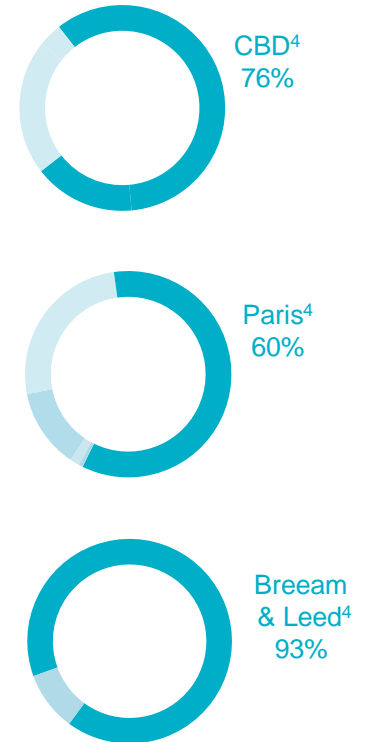
A solid platform to capture future growth

- > Solid intrinsic growth profile of CBD portfolio
- > Colonial well-positioned to capture reversion
- > Significant future value creation through CBD Project pipeline

Current Uplift Potential Passing GRI ¹ – (€m)



PRIME POSITIONING ⁴



¹ Topped-up passing GRI
² Logistics portfolio available for sell
³ Renovation program & GLI under repositioning
⁴ Breakdown based on GAV 6/20

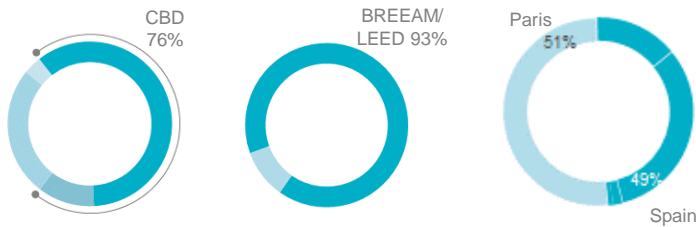
A solid capital structure

- > An unparalleled high-quality collateral diversified in three cities
- > A solid financial structure with competitive financing costs
- > A strong credit profile

FIRST CLASS COLATERAL

More than €12bn of high quality assets

1. Strong CBD exposure with prime product
2. Highest sustainability standards
3. Adequate diversification



Strong credit profile with solid investment grade rating



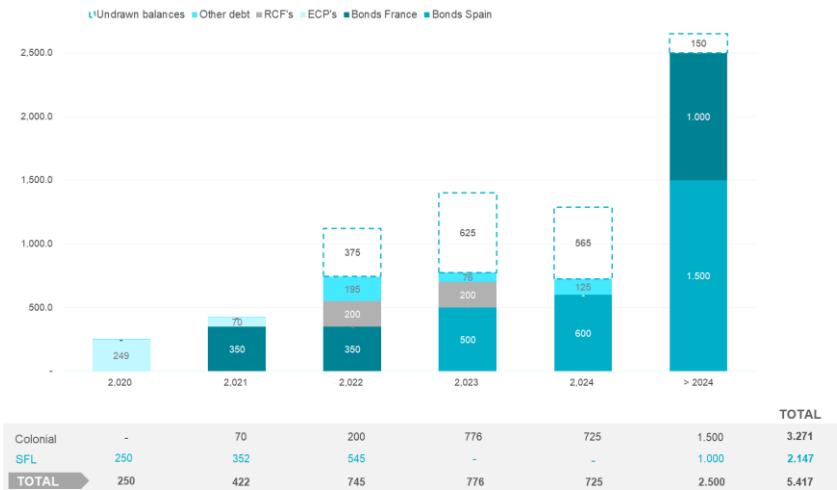
Rating Standard & Poor's
BBB+ Stable Outlook



Rating Moody's
Baa2 Stable Outlook

A SOLID FINANCIAL STRUCTURE

<u>Capital Structure</u>	<u>31/12/2019</u>	<u>30/06/2020</u>
Net Debt	€4,609m	€4,644m
Group LTV	36%	36.6%
Liquidity	€2,082m	€2,488m
Maturity Spain	5.6 years	5.1 years
Maturity Group	4.9 years	4.9 years
Cost of Debt Group	1.63%	1.69%



Creation of Hybrid products – Fix, Flexible & Additional Services

- > Delivery of two new hybrid office buildings within Colonial’s portfolio during 1H
- > Enhancement of user experience through the combination of flexible product and new contents
- > Prime locations and customer centric contents allows for talent attraction

NEW CENTERS IN Q120

Castellana 163 - Madrid

- > Prime location in the CBD of Madrid
- > 3,600 sqm of flexible space within a Colonial building
- > New Hybrid product: combination of traditional and flexible offices in the financial area of Madrid



Torre Marenostrum - Barcelona

- > Prime location in the 22@ of Barcelona
- > 3,850 sqm of flexible space in front of the sea
- > New Hybrid product in the Barceloneta, a highly sought after neighbourhood for international companies and digital start-ups



Colonial

