

Colonial



- Business Update -

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Chief Executive Officer



8 July 2020



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- 01 Q1 – A good Starting Point
- 02 Covid-19 – Operating Update
- 03 Non-Financial Highlights ESG
- 04 Prime Positioning
- 05 Conclusion

01 Q1 2020 – A good Starting Point



A good start into the year 2020 pre-covid

01 Q1 – A good Starting Point

A good start into the year 2020 – A strengthened position to navigate the crisis

- > Solid top line & bottom line growth
- > GRI Like for Like at +6%
- > EPRA Vacancy at 2%, rents signed at high levels

Profit & Loss - €m	03/20	YoY Var
Net Profit	€32m	+39%
Recurring Net Profit	€36m	+10%
Recurring EPS	7.2 €Cts/share	+10%

Outstanding GRI like for like	03/20	YoY Var
Group like-for-like³	€86m	+6%
Madrid like-for-like ³		+14%
Barcelona like-for-like ³		+10%
Paris like-for-like ³		+2%

Solid Fundamentals	03/20
EPRA Vacancy	2%
Volume of sq m signed	13,539
Maturity ⁴ signed in Spain	6 years
Maturity ⁴ signed in France	9 years

Capturing Rental Price Increases	03/20
Double-digit release Spread¹	+21%
Barcelona	+50%
Madrid	+15%
Paris	na
Strong rental growth²	+6%
Barcelona	+7%
Madrid	+5%
Paris	+7%

(1) Rental prices signed vs previous rents

(2) Rental prices signed vs ERV 12/19

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

(4) Maturity until expiry of the contract

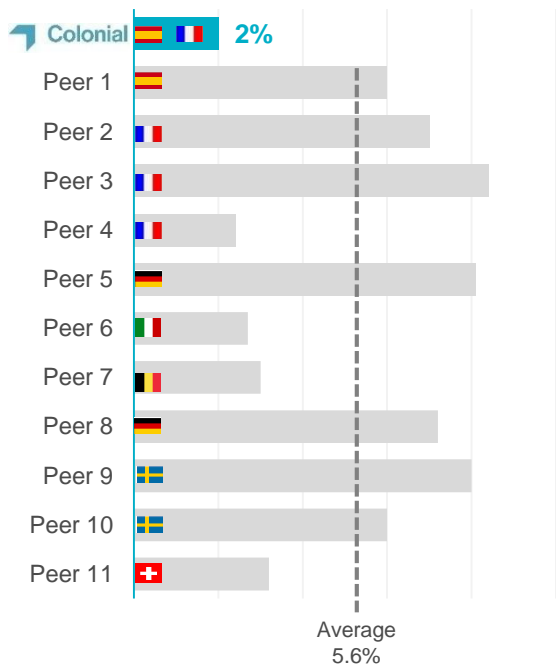
01 Q1 – A good Starting Point

Performance vs peers – Healthy vacancy levels

- > Colonial strongly-positioned vs peer group & market average
- > Barcelona and Paris portfolio outstanding
- > A solid base to capture rental growth

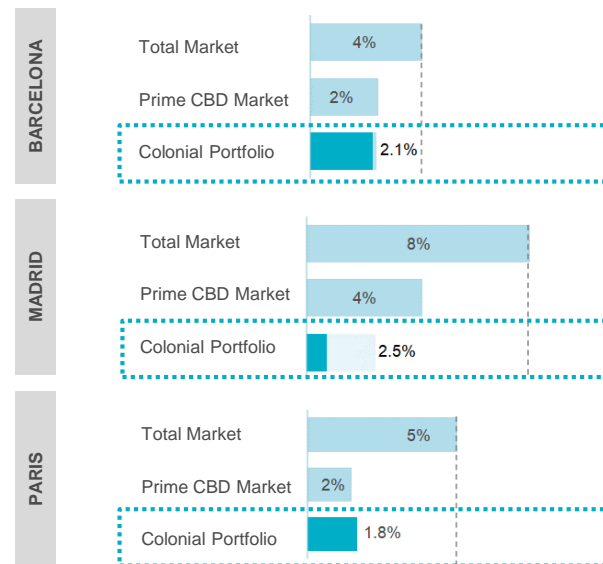
EPRA VACANCY

VACANCY 3/20 vs PEERS (TOTAL PORTFOLIO)



Source public information

VACANCY COLONIAL vs MARKET 3/20



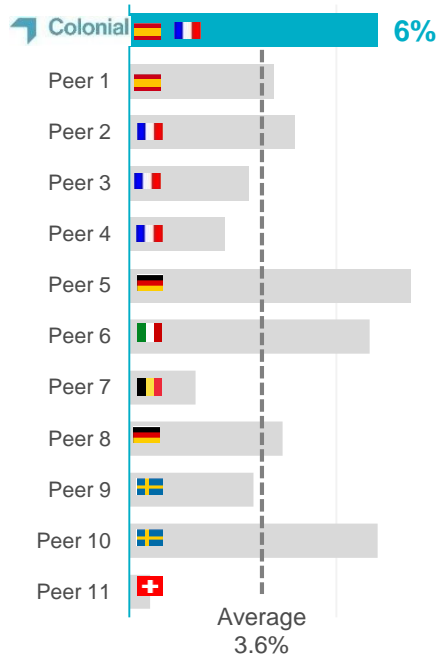
01 Q1 – A good Starting Point

Performance vs peers – GRI LFL well above average

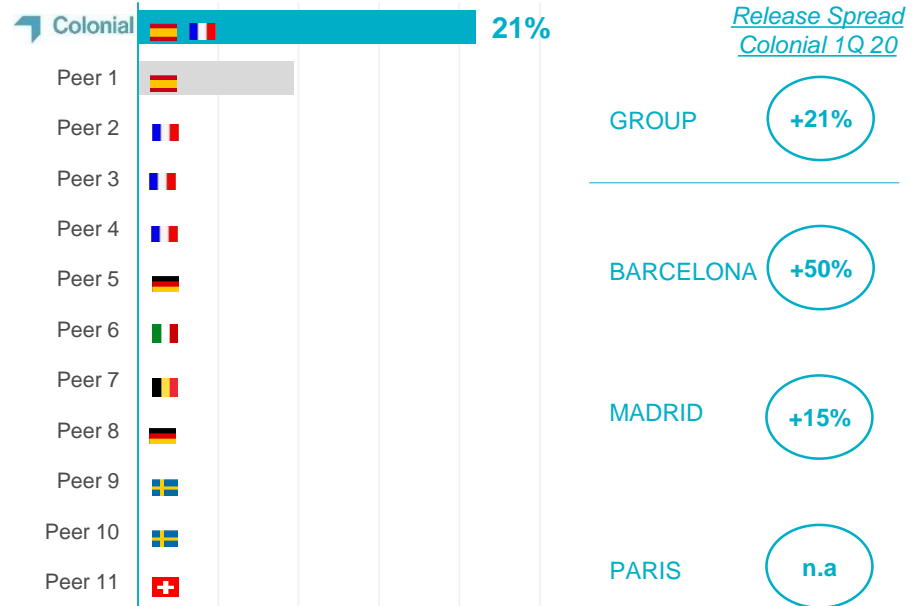
- > Colonial with strong GRI LFL – well above peer average
- > High double-digit positive release spreads
- > Solid release spreads in every city

SOLID INCREASE IN RENTAL PRICES

GRI LFL 3/20 vs PEERS



RELEASE SPREAD¹ 3/20 vs PEERS



(1) Signed rents vs previous contracts (renewals)
Source public information

02 Covid-19 – Operating Update



Limited Covid-19 impact YTD

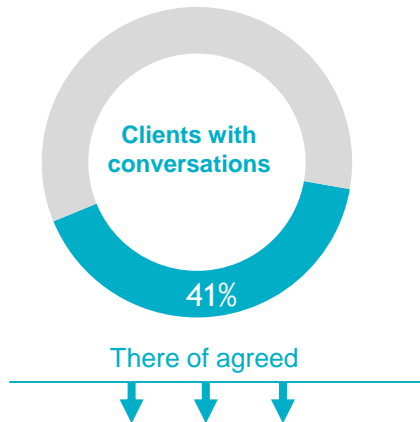
Proactive management in key areas of the company

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	
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 on annual GRI

STATUS OF CLIENT CONVERSATION

Clients negotiations Status

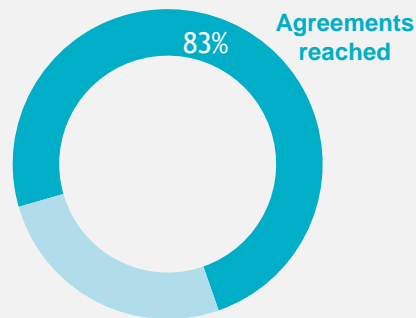


NEGOTIATION RESULTS YTD

April & May 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

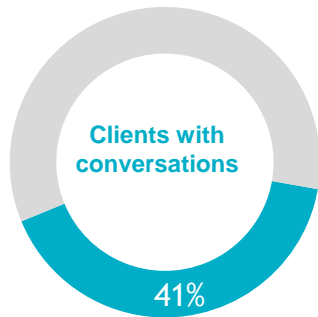
- > 100% of negotiations in Spain finalised
- > Agreements reached YTD with €7m of discount
- > 2% impact on annual GRI

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

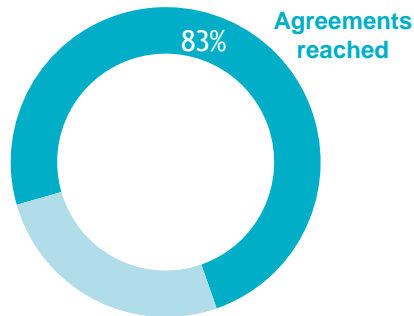
Clients negotiations Status



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 799 months -> 67 years



Secured future GRI of €40m YTD through longer maturities

Letting activity remains solid in April & May 2020

- > More than 12,000 sqm signed in April and May 2020
- > Covid19 months May/June letting activity in line with 1st quarter (PreCovid)
- > Solid rental levels with healthy maturities

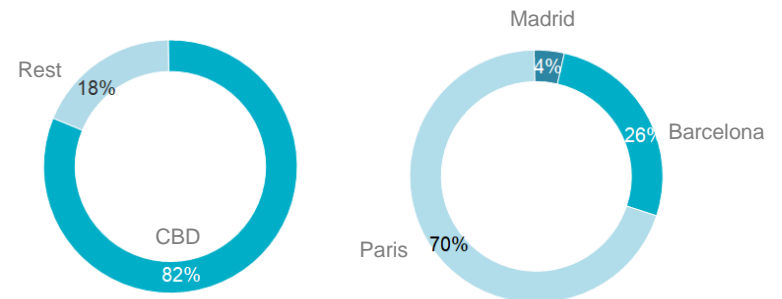
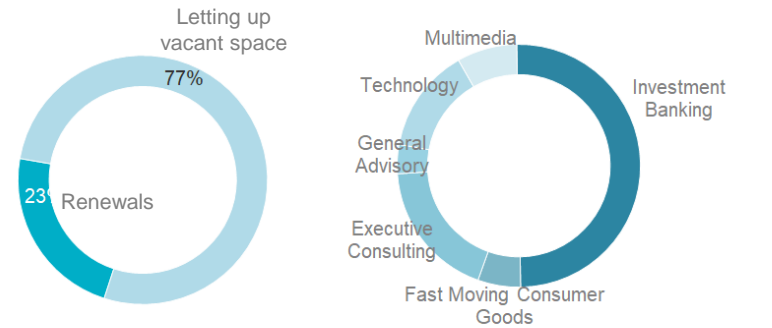
SQM SIGNED 05/2020 YTD

	<u>Madrid & Barcelona</u>	<u>Paris</u>	<u>Group</u>
Q1 2020 –PreCovid	12,398	1,141	13,539
April / May 2020	3,676	8,441	12,117

KPIs 05/2020 YTD

	<u>Madrid & Barcelona</u>	<u>Paris</u>	<u>Group</u>
Maturity ¹	6 years	11 years	9 years
First Exit	3 years	8 years	6 years
Release Spread	+26%	+14%	+22%
ERV Growth	+7%	+10%	+9%

LETTING MIX APRIL & MAY 2020



(1) Maturity until contract expiry date

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.

Rental Price levels remain solid in April & May 2020

- > Price levels remain solid in April & May in every segment
- > Releases Spreads double digit in Spain & France
- > Rental Prices +10% 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)

02 Covid-19 – Operating Update

Rental Price levels remain solid in April & May 2020

GROWTH ON SIGNED RENTS¹

Diagonal 609



+9%

Marceau



+++

RELEASE SPREAD²

Via Augusta



+38%

Sant Cugat



+18%

Torre BCN



+13%

Diagonal 609-615



+58%

Castellana 163



+13%

Washington Plaza



+12%

Washington Plaza



+14%

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

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

Ongoing access to debt markets and liquidity

- > Investment Grade Rating confirmed
- > €200m of ESG loan signed in Spain
- > €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



ESG loan signed in Spain

New ESG loan

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

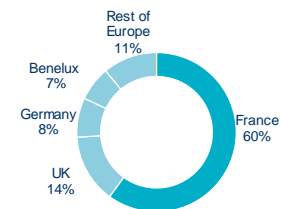


Bond issuance in France

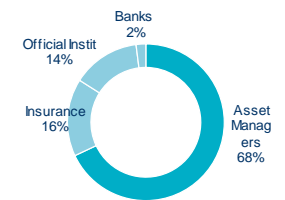
Successful issuance in bond market

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

By country



By investor type

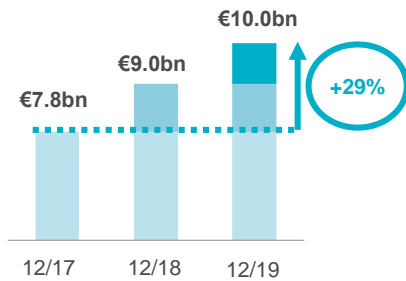




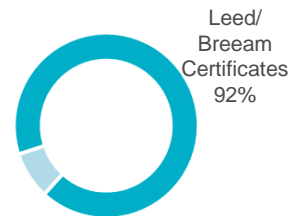
MAXIMUM ENERGY EFFICENY SATNDARDS

- > **GRESB / BREEAM 2019 Award for Responsible Real Estate Investment**
- > #1 in the Large Portfolio Category (more than €1bn)
- > 92% of portfolio with highest energy standards

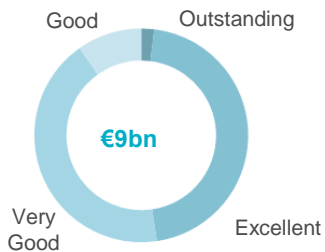
Portfolio with Leed/Breeam¹ – value



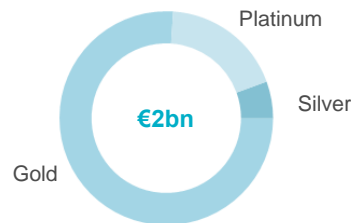
Portfolio with Leed / Breeam¹ 2019



Breeam – Value breakdown



Leed – Value breakdown



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.



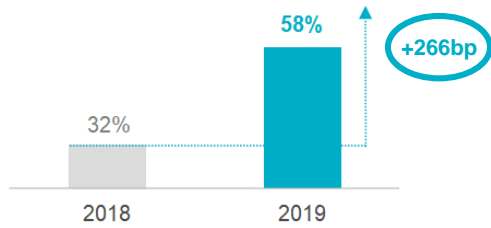
- > Together with the sustainable loans from 2019 which amount to €151m, to date Colonial has issued €351m of sustainable financing.



(1) GAV Office Portfolio in operation

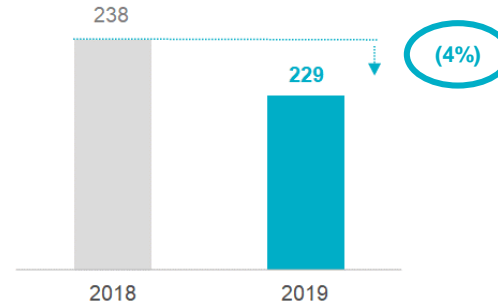
GREEN PROCUREMENT

(%)



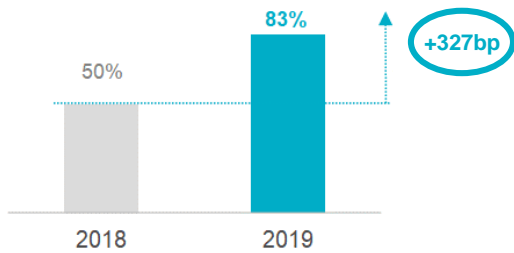
ENERGY CONSUMPTION

(Kwh/sqm)



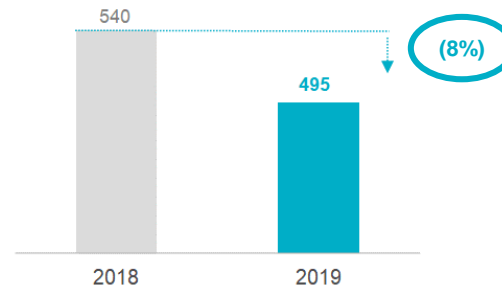
RECYCLED/RECOVERED WASTE

(%)



WATER CONSUMPTION

(Liters/sqm)

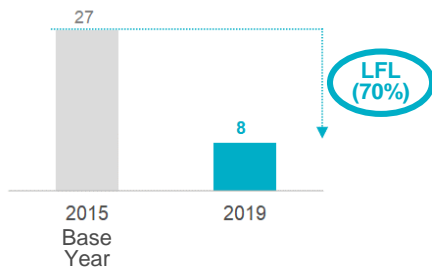


COLONIAL ALIGNED WITH PARIS AGREEMENT

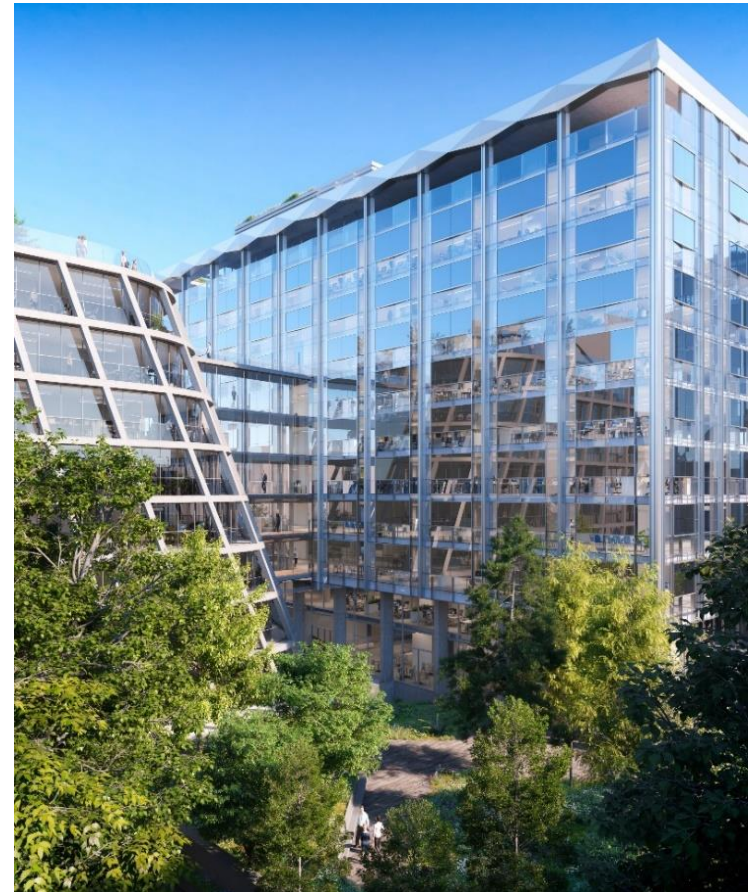
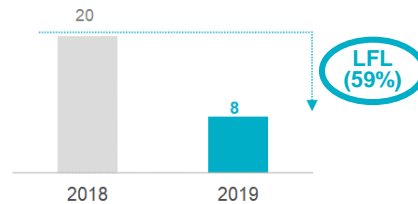
- > Objective of carbon neutral portfolio in 2050
- > Objective of a 75% carbon reduction until 2030¹

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

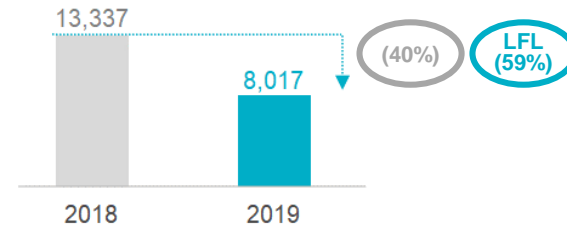
SCOPE 1, 2 & 3 – ABSOLUTE FIGURES- (tCO₂e)

	2019	2018	Var.
BARCELONA	5,767	9,756	(41%)
MADRID	9,198	14,623	(37%)
PARIS	3,509	3,981	(12%)
TOTAL	18,474	28,360	(35%)

Office portfolio in operation

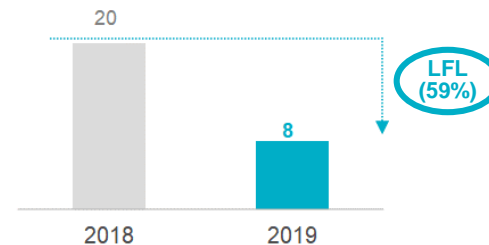
SCOPE 1 & 2 – FIGURES LIKE FOR LIKE

CARBON EMISSIONS - (tCO₂e)



CARBON EMISSIONS- (KgCo₂e/sqm)

Portfolio like for like



03 Non Financial Highlights - ESG

Building the 1st Wood Office Building in Spain

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



LOBBY



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



03 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 A strong balance sheet

5 Flight to quality

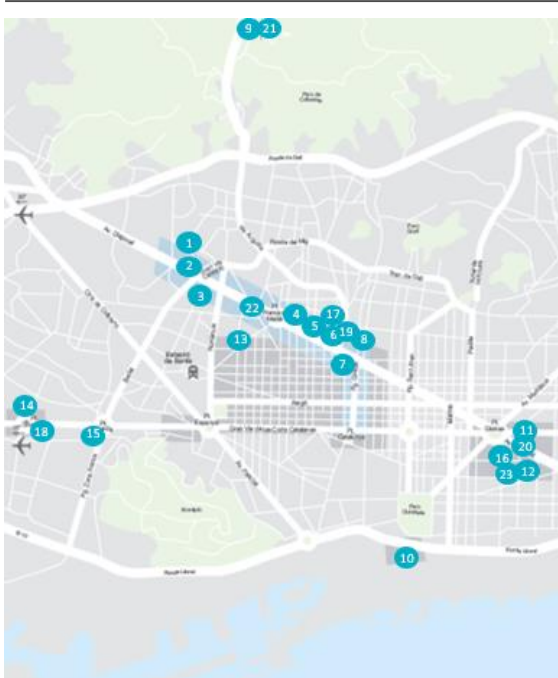
04 Defensive Prime Positioning

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

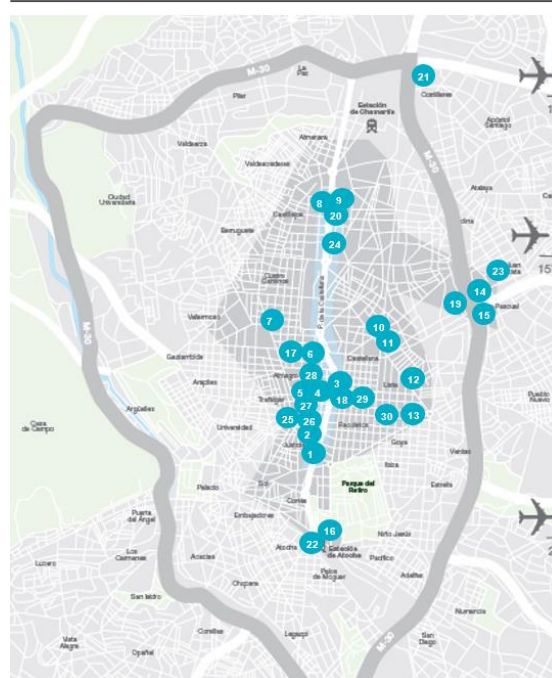
BARCELONA

Colonial Portfolio - max rent signed



MADRID

Colonial Portfolio - max rent signed









PARIS

Colonial Portfolio - max rent signed



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

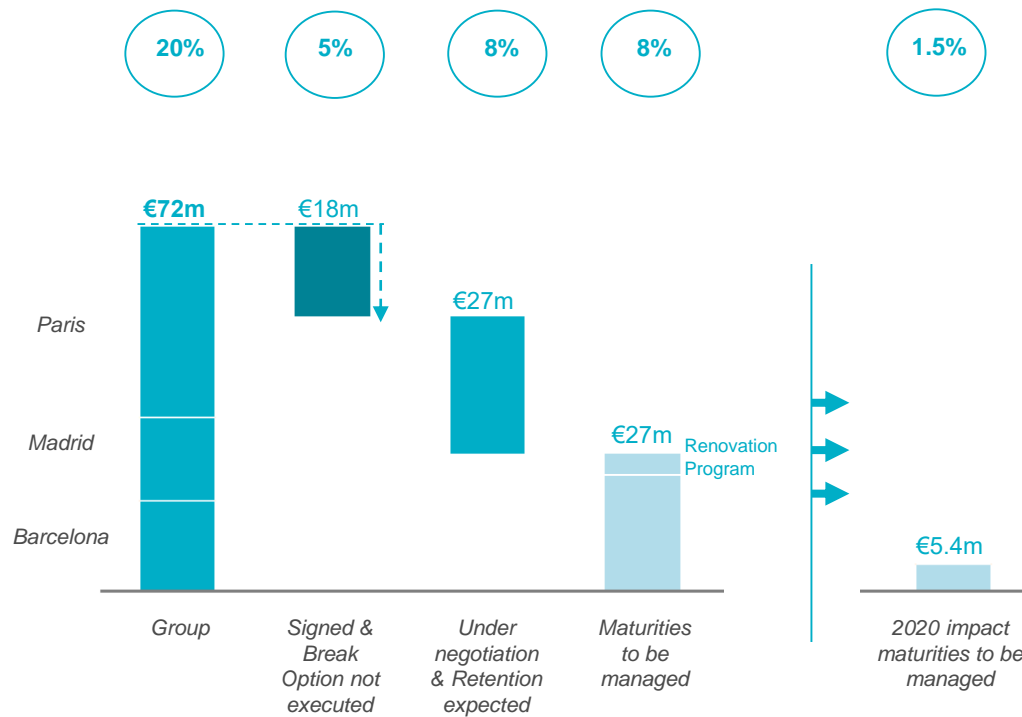
City	Address	Property Type	Price	Area	Yield / Price per sqm
PARIS	 7 rue de Téhéran	CBD Prime	€210m	7,000 sqm	2.6% Yield
	 46 av. Grande-Armée	CBD	€200m	7,600 sqm	€26,000/sqm
	 8 rue Saint-Sabin	CBD	€115m	4,900 sqm	3.15% Yield
		Strong activity with 4 prime CBD deals in the market	Core / Core + Value 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

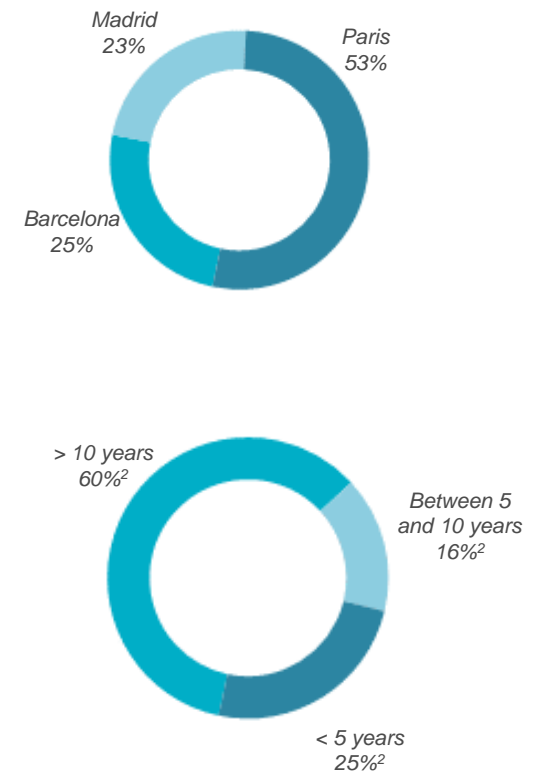
2020 MATURITIES MANAGEMENT ON TRACK

% on annualized 12/19 Group GRI¹



2020 MATURITIES MIX

2020 clients with 7 years of loyalty, half of them Paris



(1) Topped Up GRI as of 12/19
 (2) Loyalty of the main tenants maturity

04 Defensive Prime Positioning

2 AAA Clients with strong solvency

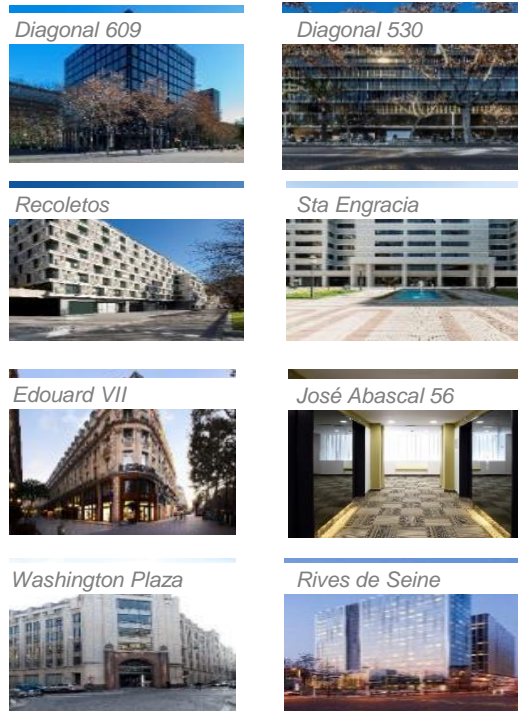
- > Reversion as solid cash flow “buffer”
- > Contract Portfolio under-rented
- > Delivery of high release spreads YTD

REVERSION AS SOLID “BUFFER”

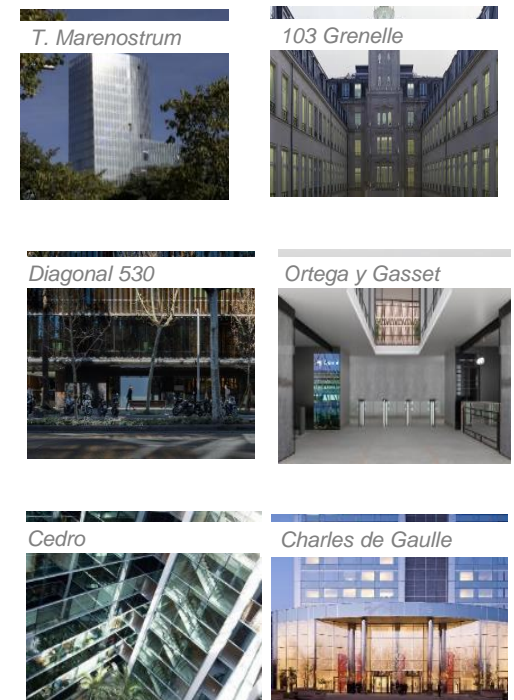
Strong delivery YTD

	<u>Release Spread captured¹</u>		<u>Price Potential Reversion</u>
	<u>1Q 2020 PreCovid</u>	<u>4/5 2020 Covid</u>	<u>12/2019²</u>
BARCELONA	+50%	+49%	+19%
MADRID	+15%	na	+8%
PARIS	na	+14%	+7%

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 without including future rental growth

3) Contract signed in Q1 2020

04 Defensive Prime Positioning

3 A defensive project pipeline

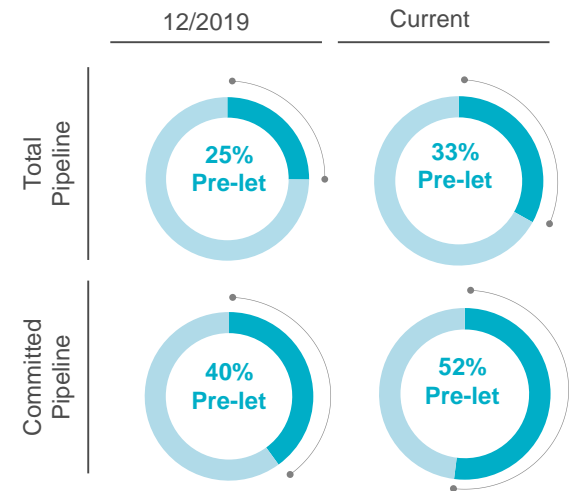
Close to €30m of pre-let secured

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

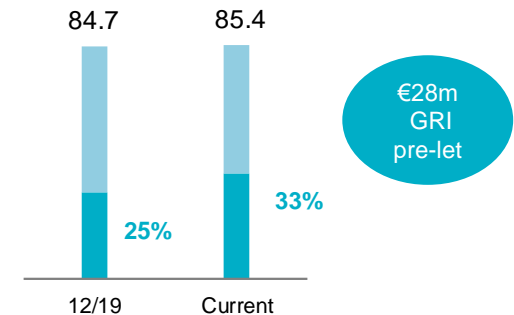
Project	Committed City	% Group	Delivery	GLA (sqm)	Total Cost €m	Yield on Cost	
1 Castellana, 163	✓ Madrid CBD	100%	Delivered	87% Pre-let	10,910	52	7.5%
2 Diagonal 525	✓ Barcelona CBD	100%	1H 21	100% Pre-let	5,710	39	5.1%
3 Miguel Angel 23	Madrid CBD	100%	1H 21		8,036	66	5.9%
4 83 Marceau	✓ Paris CBD	82%	1H 21	80% Pre-let	9,600	151	5.5- 6.0%
5 Velazquez 88	✓ Madrid CBD	100%	1H 21		17,239	113	7.7%
6 Biome	✓ Paris City Center	82%	2H 21		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	100% Pre-let	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



04 Defensive Prime Positioning

3 A defensive project pipeline

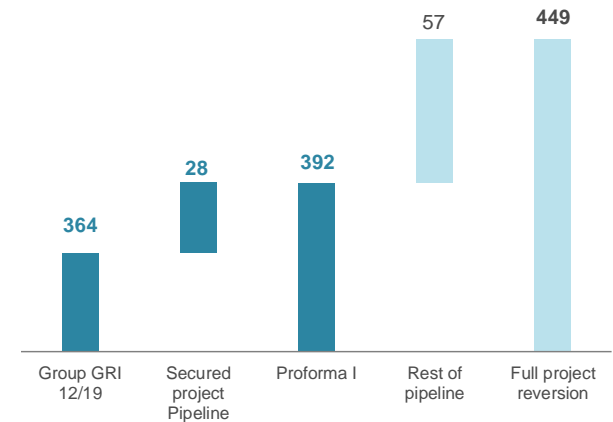
Yield on cost confirmed and enhanced

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

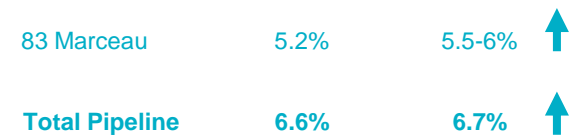
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TOTAL OFFICE PIPELINE			200,653	1,277	6.7%

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

GRI – Path to reversion



Yield On Cost – Project Pipeline

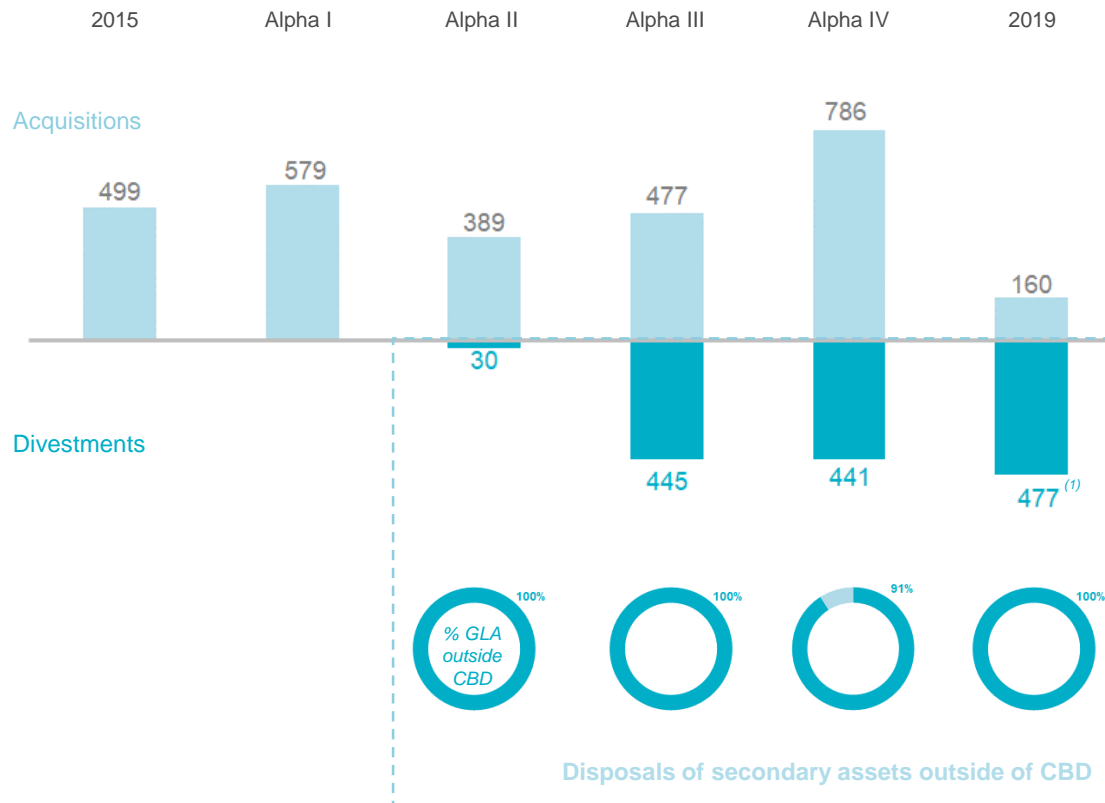


04 Defensive Prime Positioning

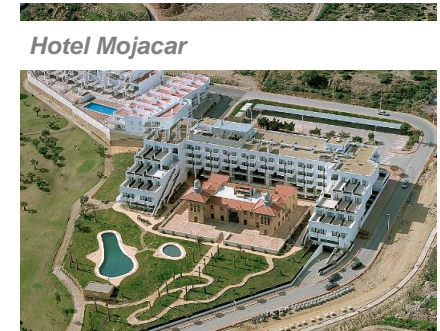
5 Flight to quality through active asset management

- > 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 March 23 2020



Hotel Mojacar

Hotel Mojacar disposal

Price of €8.4m

+22% vs. 12/19 GAV

Logistics Disposal

Settlement of Call Option

signed in 2019

(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 potential exercise of the option on the rest of the logistics portfolio in 2020





COVID19 – COLONIAL WITH PROACTIVE RESPONSE

- > Agreements with clients almost finalized
 - ✓ Discounts in very limited cases: 2% impact on annual GRI
 - ✓ Deferrals in exchange of longer-term maturities - €40m rents secured YTD
- > Letting activity remains solid in April & May 2020
 - ✓ Covid19 months April/ May in line with 1st quarter (PreCovid)
 - ✓ Solid rental price levels with healthy maturities
- > Defensive Project Portfolio
 - ✓ Significant pre-let with AAA tenants
 - ✓ Yield on cost confirmed and enhanced
 - ✓ Significant future annual GRI secured YTD – close to 30 €m
- > Final settlement of logistics call option
- > Strong Balance sheet with solid access to debt markets
 - ✓ Investment Grade Rating confirmed
 - ✓ €200m ESG loan in Spain
 - ✓ €500m of successful bond issuance in France
 - ✓ Stable dividend approved in 06/20 AGM

SOLID FUNDAMENTALS - RESILIENT PRIME POSITIONING

- > Scarce supply of high quality product
- > Letting activity with good terms
- > Positive release spreads in every segment
- > Investment markets for prime product remain active

Q&A

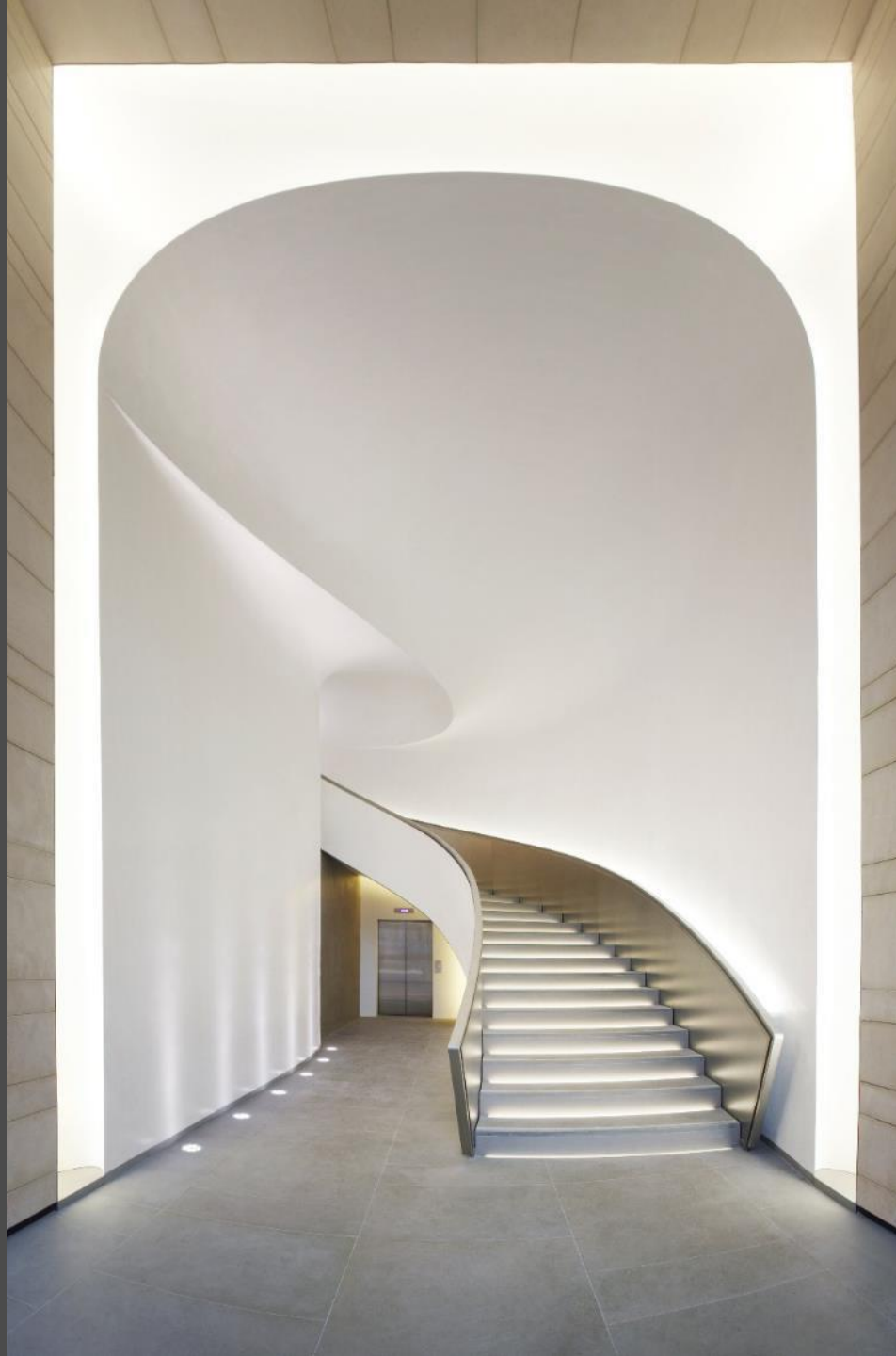


“SAVE THE DATE”

Don't miss our next events

> **July 29: 1H 20 Results Presentation**

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