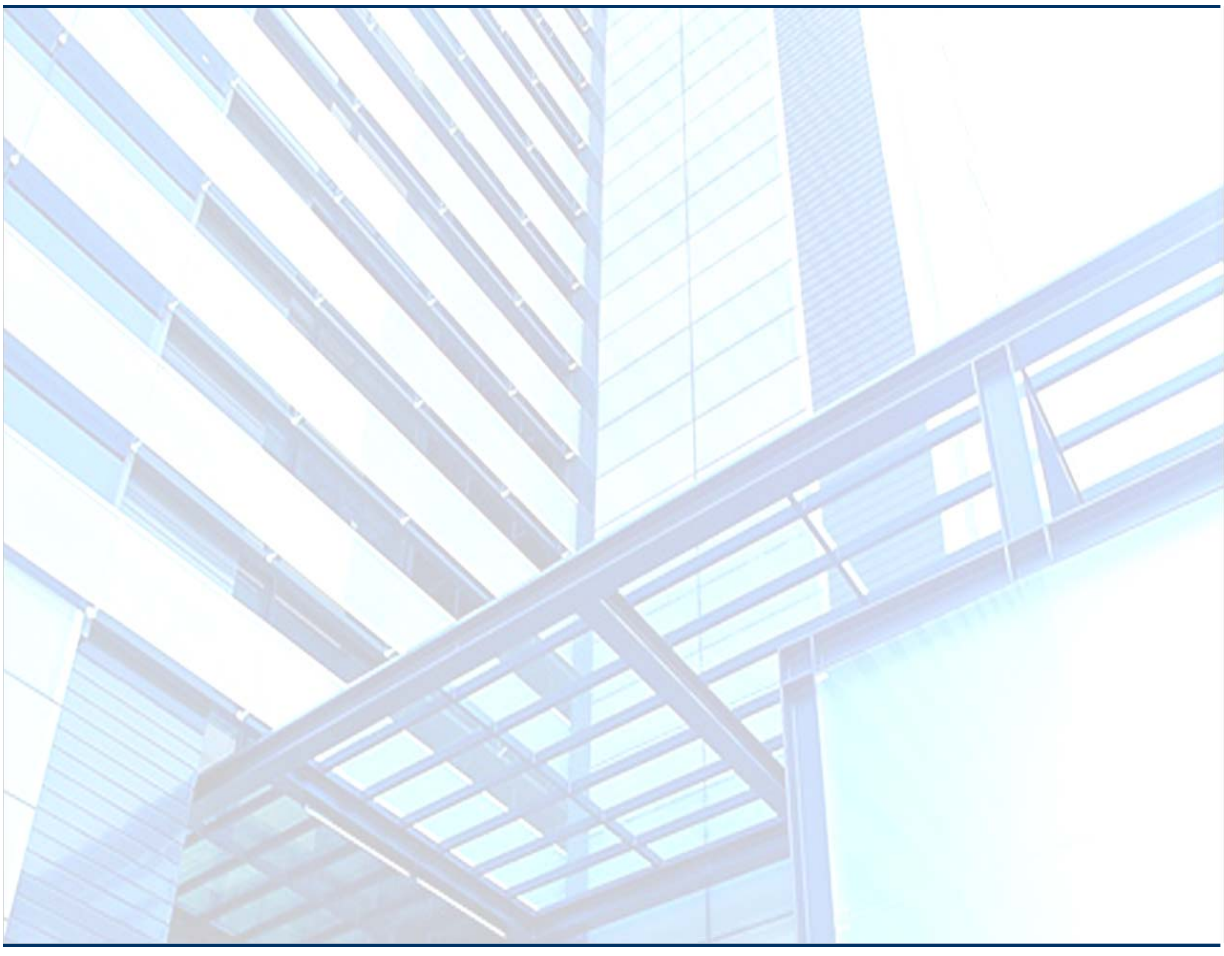
Colonial

First half results
January – June 2012

August 2nd, 2012



Colonial obtained an operating profit of €96m, in line with the first half of the previous year.

Due to the consolidation of the non-strategic business, the Colonial Group reports a negative net attributable result of -€178m.

- **Rental revenues: €112m, up 3.6% like-for-like**
- **Recurring EBITDA of the Group: €87m, up 4.6% like-for-like**
- **Asset Value Property Business: €5,222m, up 2.5% like-for-like vs. December**
- **Property NAV: 2.48 €/share**

Key performance and financial indicators

June cumulative - €m	2012	2011	Var. %
Nº Assets [1]	51	52	(2%)
Lettable surface above ground	641,280	635,179	1%
Developments underway surface above ground [2]	119,596	140,172	(15%)
Surface below ground	336,137	324,995	3%
Total Surface (sq m)	**1,097,012**	**1,100,346**	**(0%)**
Office occupancy	85.2%	86.6%	*(1.3 pp)*
Total occupancy	85.7%	87.5%	*(1.8 pp)*
Rental revenues	112	111	1%
EBITDA rents	101	100	1%
EBITDA / rental revenues	90%	90%	*(0.2 pp)*
EBITDA rents	101	100	1%
Equity method SIIC de Paris	9.3	11.7	(21%)
EBITDA overheads and others	(14)	(14)	-
EBITDA assets sales	(0)	(0)	-
Group Operating Profit	**96**	**97**	**(1%)**
Financial results (without equity method)	**(87)**	**(60)**	**(45%)**
EPRA Net Profit	**7**	**6**	**16%**
Gain/ loss on discontinued operations	**(160)**	**(1)**	**-**
Net Result attributable to the Group	**(178)**	**25**	**n.a.**

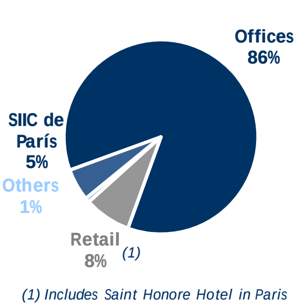
Balance sheet indicators

June 30th - €m	2012	2011
GAV Property Business [3]	5,222	5,099
GAV Discontinued operations	1,388	1,607
Net Debt Property Business	3,452	3,414
Net Debt Holding	2,108	2,126
LTV [4]	66%	67%
Financial cost %	3.77%	3.74%
Maturity (years)	2.9	3.4
	Jun-12	Dic-11
NAV Property	560	559
NAV	1,415	1,414
Nº of shares (m) [5]	226	226
NAV Property (€/share)	2.48	2.47
NAV (€/share)	6.26	6.26
Free float %	10%	10%

[1] Without including small non core retail assets
[2] Projects & refurbishments
[3] Includes NAV stake in SIIC de Paris
[4] Group Net Debt / GAV Strategic Business
[5] Nº of shares post reverse split (1x100)

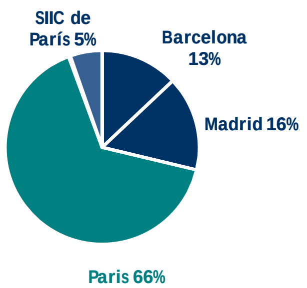
The GAV amounted to €5,222m at June 30th, 2012

Valuation - by use

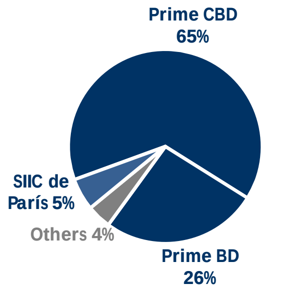


(1) Includes Saint Honore Hotel in Paris

Valuation - by market



Valuation - by area



SIIC de Paris: Value of the stake of SFL in SIIC de Paris

Highlights

During the first half of 2012, the Colonial Group obtained an operating profit of €96m, in line with the first half of the previous year.

The main highlights of the first half of the year are the following:

1 Commercial Effort

During the first half of the year, the Colonial Group signed rental contracts for 49,252 sq m (29,134 sq m in Spain and 20,118 sq m in France). Of the total commercial effort, 21,375 sq m (43%) correspond to new contracts in the Barcelona market. It is important to highlight that almost 7,000 sq m were signed in the Illacuna complex, corresponding to three new tenants.

The main contracts signed in the first half of the year, all of them with top tier clients, are shown in the following table:

New main contracts

Building	Tenant	City	Surface (sq m)
Haussman 104-110	La Mondiale Groupe	París	11,797
Avinguda Diagonal, 530	CaixaBank	Barcelona	5,910
Illacuna	Liberty Seguros	Barcelona	5,595
Mguel Ángel, 11	CNMV	Madrid	3,200
Grenelle, 103	General Electric	París	2,947
Ozone	Zara	París	2,032
Jose Abascal, 56	Roca Junyent	Madrid	2,209
Lopez de Hoyos	Regus Business Centre	Madrid	1,376
Avinguda Diagonal, 682	Clifford Chance	Barcelona	1,288
Edouard VII	Simon Kucher & Partners	París	1,084
NEW MAIN CONTRACTS			**37,438**

2 Portfolio in operation

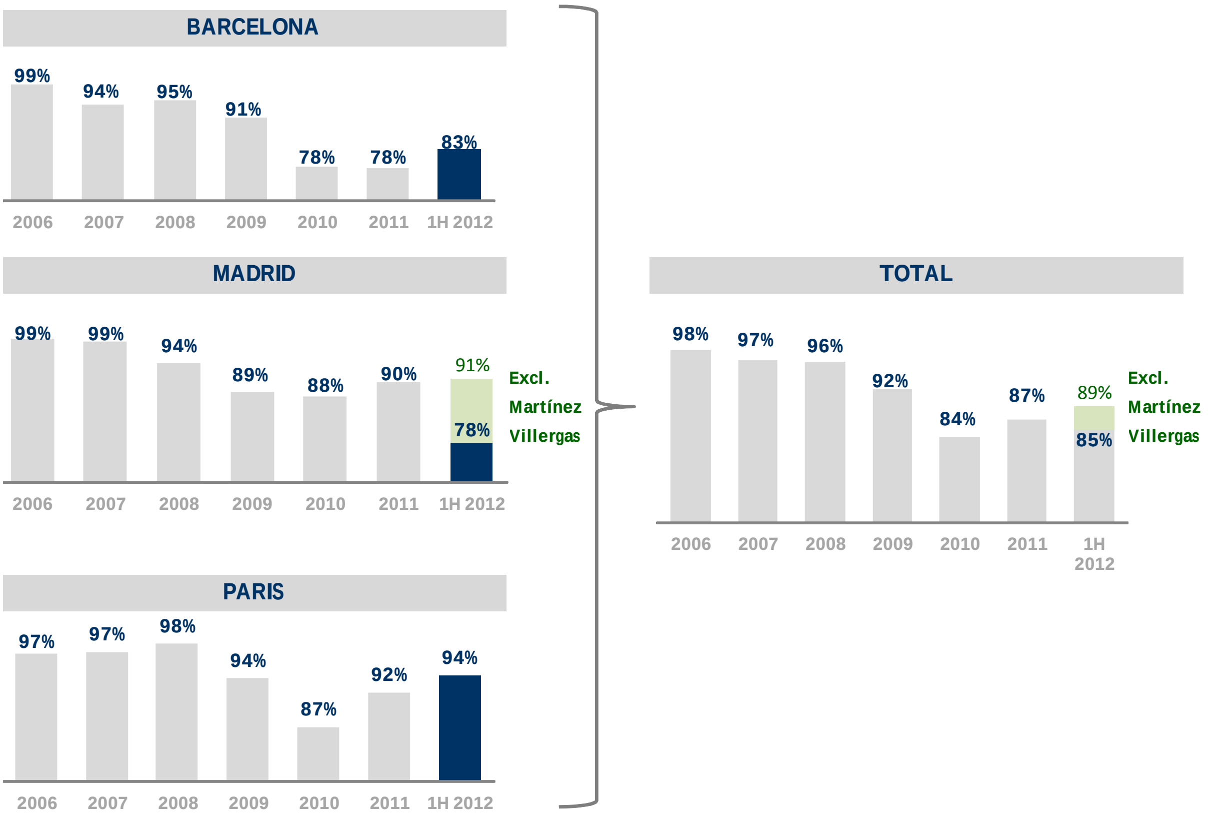
During the month of June, the Martínez Villergas building came into operation. This office complex is located in Madrid, at the junction of the M-30 with Avenida América, and offers more than 24,000 sq m of top quality with excellent services and facilities.

In Madrid, as a consequence of the recent entry in operation of Martínez Villergas the occupancy of the office portfolio decreased to 78%. Excluding this impact, the occupancy of the rest of the portfolio in Madrid remained stable at 91%.

The office portfolio in Barcelona reached an occupancy rate of 83%, a higher figure than in December 2011 (78%). This improvement is mainly due to the contracts signed in the new Illacuna office complex, a building with more than 20,000 sq m that are being occupied gradually.

Paris improved its occupancy rate reaching 94% for the office portfolio (95% including other uses), mainly due to 3,000 sq m signed with General Electric for the 103 Grenelle building and 1,100 sq m signed with Simon Kucher & Partners for the Edouard VII building.

Office Occupancy – Evolution of Colonial's Portfolio



Finally, the office portfolio of the Colonial Group reached an occupancy rate of 85%, 89% excluding the impact of Martínez Villergas.

3 Results and asset valuation

The rental revenues reached €112m, which corresponds to an increase of 3.6% in like-for-like terms. This variation is due to a like-for-like increase of 6.9% on the Paris rentals that compensates for the like-for-like decrease of 2.2% in Spain.

Despite a complicated market environment, the Colonial portfolio has shown defensive behaviour which has allowed it to keep the rental revenues and the company EBITDA stable. Consequently, the Company registered an operating profit[1] of €96m, in line with 2011.

At June 2012, the appraisal values of the property portfolio amounted to €5,222m, resulting in an increase of 2.4%, compared to the appraisals at December 2011. This has allowed for a positive result of €56m in the line of net revaluations (valuation movements).

Once the financial results have been deducted, the profit before taxes of continued operations amounted to €68m.

The net recurring profit of the strategic business (EPRA Net Profit[2]) was €7m, a figure in line with the previous year.

4 Discontinued Operations

During the first half of 2012, the Colonial Group registered a result of -€160m for discontinued operations. This negative result is mainly due to the accounting impacts attributable to the consolidation of the non-strategic business (Asentia Group).

Colonial has fully written off its stake in Asentia. However, as this subsidiary is part of the consolidation perimeter of the Group, Asentia's losses have a negative accounting impact on consolidated Group accounts.

As a consequence of these results, the Colonial Group has registered a negative net attributable result of -€178m.

It is important to point out that these results do not have an impact on the Net Asset Value (NAV)[3] of the company, nor do they imply a cash outflow for Colonial.

(1) *Operating results before net revaluations, amortizations, provisions and interests*

(2) *Net attributable profit excluding the variation in the asset value, variation in the value of financial instruments, extraordinary effects and discontinued operations*

(3) *In 2010, Colonial did a write-down of 100% of the value of its stake in the Asentia Group (land and residential business & Riofisa)*

Index

1. Financial Statements

Consolidated results

June cumulative - €m	2012	2011	Var.	Var. % [1]
Rental revenues	**112**	**111**	**1**	**1%**
Costs invoiced	20	20	(0)	(2%)
Invoiceable costs	(22)	(23)	1	3%
Other operating costs	(9)	(8)	(1)	(8%)
EBITDA rents	**101**	**100**	**1**	**1%**
Other income	**3**	2	0	20%
Overheads	**(17)**	(16)	(0)	(3%)
EBITDA recurring business	**87**	**86**	**1**	**1%**
Like-for-like EBITDA	*72*	*68*	*3*	*5%*
Equity method SIIC de Paris	**9**	**12**	**(2)**	**(21%)**
Rental assets disposals	0	1	(1)	-
Cost of sales	(0)	(0,8)	1	99%
EBITDA - asset sales	**(0)**	**(0,1)**	**0**	**96%**
Operating profit before revaluation, amortizations and provisions and interests	**96**	**97**	**(1)**	**(1%)**
Valuation movements	**56**	**40**	**16**	**39%**
Amortizations & Provisions	**4**	**(6)**	**10**	**-**
Financial results	**(87)**	**(60)**	**(27)**	**(45%)**
Profit before tax	**68**	**71**	**(3)**	**-**
Income tax	**(7)**	**(2)**	**(5)**	**(240%)**
Gain/ loss on discontinued operations	**(160)**	**(1)**	**(160)**	**-**
Minority Interests	**(79)**	**(44)**	**(35)**	**(81%)**
Profit attributable to the Group	**(178)**	**25**	**(203)**	**-**

Results Analysis - €m	2012	2011	Var.	Var. %
EBITDA recurring business	87	86	1	1%
Equity method SIIC de Paris - recurring	7	6	0	7%
Recurring Financial Result	(65)	(63)	(1)	(2%)
Income tax expense - recurring result	(2)	(2)	(0)	(16%)
Minority interest - recurring result	(20)	(21)	1	6%
EPRA Net Profit	**7**	**6**	**1**	**16%**
EPS - € [2]	*0,03*	*0,03*		
EBITDA - asset sales	0	0	(0)	-
Valuation movements & Amortizations & Provisions	59	34	26	76%
Equity method SIIC de Paris - non-recurring	2	5	(3)	(54%)
Movement in fair value of financial instruments	(7)	3	(10)	-
Finance costs non-recurring	(15)		(15)	-
Gain/ loss on discontinued operations	(160)	(1)	(160)	-
Income tax expense - non-recurring result	(5)	(0)	(5)	(1975%)
Minority interest - non-recurring result	(59)	(22)	(37)	(164%)
Exceptional items	**(185)**	**19**	**(204)**	**-**
Profit attributable to the Group	**(178)**	**25**	**(203)**	**-**

[1] Sign according to the profit impact
[2] EPS considering nº of shares fully diluted and after reverse split

Recurring operating results

- In the first half of 2012, the Group reached an EBITDA of €87m, up 1% compared to the same period of the year before. Adjusting for the disposals carried out, variations in the project portfolio as well as other exceptional items, **the like-for-like EBITDA was €72m, a figure 5% higher than the same period of 2011**.

- The operating result of the property portfolio **(EBITDA rents) increased by 4% in like-for-like terms. This increase is mainly due to the variation in the rental revenues which are analysed in detail in the section on "Business performance".**

Operating Results

June cumulative - €m	2012	2011	Var. % (1)
EBITDA rents like-for-like	**87**	**83**	**4%**
EBITDA - Overheads	(17)	(16)	(3%)
EBITDA - Other like-for-like income	2	2	5%
EBITDA - recurring like-for-like	**72**	**68**	**5%**
Non-comparable EBITDA	15	17	(13%)
EBITDA - recurring	**87**	**86**	**1%**

(1) Sign according to the profit impact

- The stake in SIIC de Paris has contributed an attributable profit of €9m.

Non-recurring operating profit

- In the first half, the net profit attributable to the Colonial Group was negative, and amounted to -€178m. This negative result is mainly due to the accounting impacts related to the consolidation of the non-strategic business (Asentia Group).

- Colonial has fully written off its stake in Asentia. However, as this subsidiary is part of the consolidation perimeter of the Group, Asentia's losses have a negative accounting impact on consolidated Group accounts.

- It is important to highlight that these results have no impact in the Net Asset Value (NAV)[1] of the company, nor do they imply a cash outflow for Colonial.

(1) *In 2010, Colonial wrote down 100% of the value of its stake in the Asentia Group (land and residential business and Riofisa).*

Financial results

- During the first half of 2012, the recurring financial expenses amounted to €72m, in line with the same period of the previous year.

Financial results

June cumulative - €m	2012	2011	Var. %
Recurring Financial Income	2	3	(52%)
Recurring Financial Expenses	(72)	(72)	1%
Capitalised interest expenses	5	5	(13%)
Cost of Debt %	3.77%	3.74%	*0.03 pp*
Recurring Financial Result (without equity method)	**(65)**	**(63)**	**(2%)**
Recurring Financial Expenses	(15)	0	-
Movement in fair value of financial instruments	(7)	3	-
Financial Result (without equity method)	**(87)**	**(60)**	**(45%)**

- The average interest rate during the first half of 2012 was 3.77% (3.87% including the impact of accrued commissions), including an average financing spread of 1.69%. The average interest rate during the same period in 2011 was 3.74% (3.80% including accrued commissions) and including an average financing spread of 1.56%.

- The capitalised interest expenses amounted to €5m, corresponding to the financing of three Colonial projects and two SFL projects for €0.5m and €4.5m, respectively.

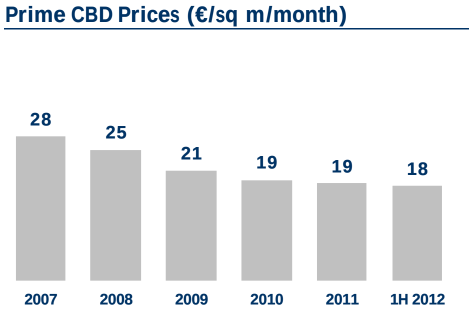
- The non-recurring financial expenses correspond mainly to the profit and loss impact (applying the IFRS 39) related to the cumulative provisions attached to the evolution of the value of Colonial's FCC shares. It is important to point out that this profit and loss impact does not produce any cash outflow for the company.

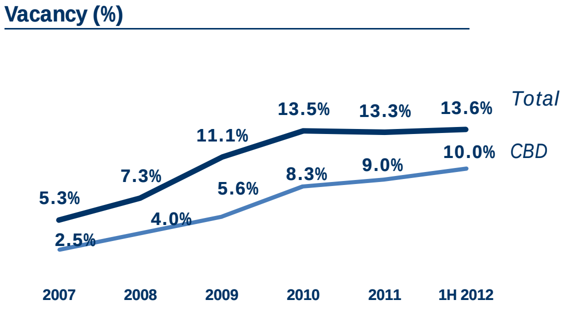
2. Business Performance

Office market situation (1)

Rental market

Barcelona





- In the second quarter of 2012, take up in Barcelona reached a volume of 42,700 sq m, the lowest level since the first quarter of 2009. The accumulated take up for the first half of 2012 stands at 96,400 sq m. Therefore, the forecasted take up for the full year in Barcelona should not exceed 220,000 sq m.

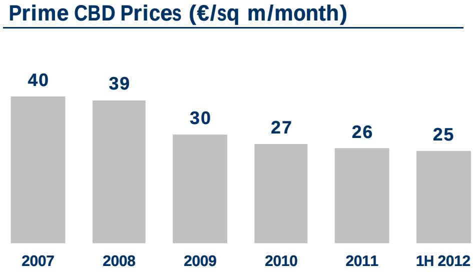
- The second quarter of 2012 was characterised by moderate take-up activity. Specifically, there were 115 transactions. Regarding the type of contracts signed, 98% were for rentals and the remaining 2% were sales. In addition, 39% of the contracts signed were in the "new business areas" and 30% were in the city centre.

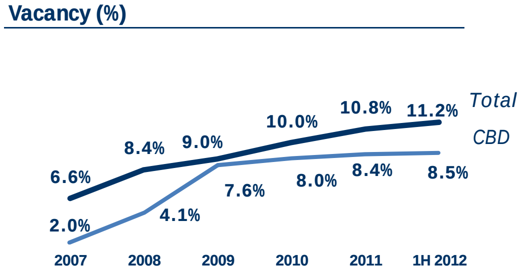
- The average vacancy rate in Barcelona in the second quarter of the year stood at 13.6%, and in the prime area, the vacancy rate reached a historic maximum of 10%.
  Since the end of 2010, the average vacancy rate in Barcelona has decreased each quarter due to the lack of supply in the market combined with a stable take up despite the economic situation. However, it seems that this trend has slowed down this year due to very low levels of demand.

- Rental prices for offices continued to decrease, accumulating an average decrease of 3.5% in 2012. In the CBD area, the prime rent stood at €18.00/sq m/month, with an average cumulative decrease of 36% since the beginning of the crisis. The rest of the areas also continued to suffer mainly due to the fact that companies relocate to optimize the price-quality ratio.

(1) Sources: Reports by Jones Lang Lasalle, Aguirre Newman, Cushman & Wakefield, and CBRE at June 2012

Madrid





- The transactions during the second quarter of the year increased by 10,000 sq m compared to the previous quarter, reaching 70,000 sq m between April and June. The number of transactions has decreased gradually, from 110 in the last quarter of 2011 to 78 at present.

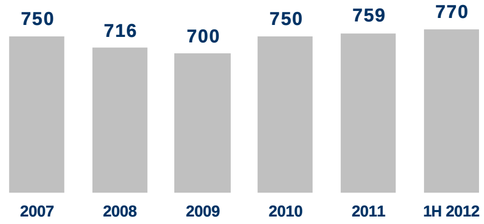
- The vacancy rate remained stable compared to the first quarter of the year, reaching 8.5% in the CBD area. The large number of building completions forecasted for the rest of the year will be in the periphery (56%), resulting in a probable substantial increase of the vacancy rate in these areas.

- During this second quarter of 2012, the maximum rental price in the CBD area stood at €24.75 sq m per month. The trend continues to be a search for better conditions in rental prices through renegotiations or relocating to better buildings with competitive prices. The minimum prices have decreased by 4% in the periphery due to the high competition in the area.

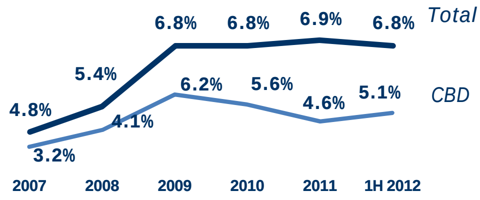
(1) Sources: Reports by Jones Lang Lasalle, Aguirre Newman, Cushman & Wakefield, and CBRE at June 2012

Paris

Prime CBD Prices (€/sq m/year)



Vacancy (%)



- The cumulative take up in the Paris region in the first half of 2012 reached 960,000 sq m, resulting in a decrease of 18% compared to the same period of the year before.

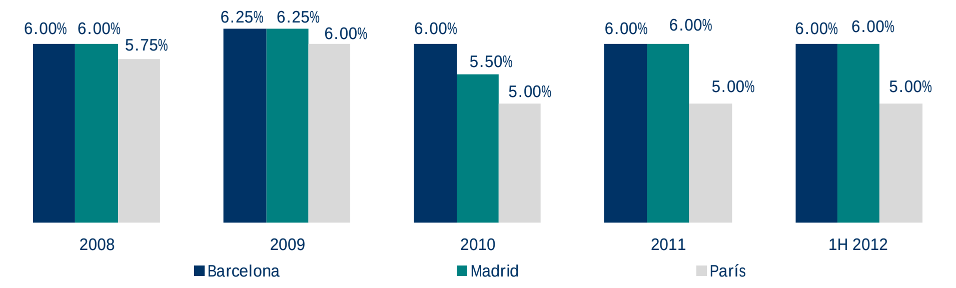
- The vacancy rate remained stable at 6.8% in the Paris region with an immediate offer of 3,600,000 sq m. In the CBD area, the vacancy rate rose slightly compared to the previous quarter, reaching 5.1% with an immediate offer of 348,000 sq m.

- The prime rental prices in the CBD area in Paris remained stable at €770 sq m per year, and they continue to be at around €785 sq m in the Golden Triangle.

(1) Sources: Reports by Jones Lang Lasalle, Aguirre Newman, Cushman & Wakefield, CBRE at June 2012

Investment Market [1]

Prime Yields – Paris, Madrid, BCN



- **Barcelona:** The yields remained stable at 6%. The current reforms of the government and macro-economic conditions have been preventing the investors from taking decisions.

- **Madrid:** The prime yields did not experience any variance, remaining stable at 6%. Private investors continue to actively search for defensive investment opportunities, focusing on ensuring rental income. The gap between supply and demand is still very wide.

- **Paris:** Investment during the second quarter of 2012 amounted to €3,400m, reaching a cumulative €4,800m for the first half of the year. This represents a 37% increase versus the same period in 2011. Non-European foreign investors played an important part in major transactions, specifically those from Asia and the Middle East.

  The segment of medium-sized transactions in the market continued to be led by French investors. It is worth highlighting the absence of German investors, who were notably active in the past. The yields remain at around 5% and could stand at 4.5% for the best assets.

(1) Sources: Reports from Jones Lang Lasalle, Aguirre Newman, Cushman & Wakefield at June 2012

Business Highlights

- Rental revenues amounted to €112.1m, a 1.1% rise compared to the revenues from the previous year.

  Rental revenues of the Group increased by 3.6% in like-for-like terms (adjusted for disposals, changes in the project portfolio and refurbishments).

  In Paris, rental revenues increased 6.9% in like-for-like terms. In Spain, like-for-like rental revenues decreased by 2.2%, mainly due to the portfolio in Barcelona, since the portfolio in Madrid remained stable.

Rents (2012 vs. 11) €m	Barcelona	Madrid	Paris	Total
Rental Income 2011R	**17**	**22**	**72**	**111**
Like-for-Like	*(0.7)*	*(0.0)*	*4.1*	*3.4*
Projects & Refurbishments	*(0.7)*	*(0.1)*	*0.1*	*(0.7)*
Disposals	*(0.0)*	*(0.2)*	*(1.2)*	*(1.4)*
Indemnities & Others	*(0.0)*	*0.0*	*0.0*	*(0.0)*
Rental Income 2012R	**15**	**22**	**75**	**112**
Total variance (%)	*(8.7%)*	*(1.2%)*	*4.1%*	*1.1%*
Like-for-Like variance (%)	*(4.8%)*	*(0.0%)*	*6.9%*	*3.6%*

- **The rental EBITDA (net rents) reached €100.8m, increasing by 4% in like-for-like terms**, with a stable EBITDA margin of 90%.

Property business

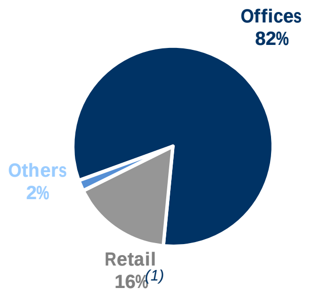
June cumulative - €m	2012	2011	Var. %	like-for-like %
Rental revenues - Barcelona	15	17	(9%)	(5%)
Rental revenues - Madrid	22	22	(1%)	(0%)
Rental revenues - Paris	75	72	4%	7%
Rental revenues	**112**	**111**	**1%**	**4%**
Costs invoiced	20	20	(2%)	
Invoiceable costs	(22)	(23)	3%	
Other operating costs [1]	(9)	(8)	(8%)	
EBITDA rents	**101**	**100**	**1%**	**4%**
EBITDA/ Rental revenues - Barcelona	*87%*	*86%*	*0.9 pp*	
EBITDA/ Rental revenues - Madrid	*89%*	*88%*	*0.7 pp*	
EBITDA/ Rental revenues - Paris	*91%*	*92%*	*(0.9 pp)*	
EBITDA/ Rental revenues	*90%*	*90%*	*(0.2 pp)*	

[1] Includes expenses related directly to property, without taking into account overheads, such as personnel expenses

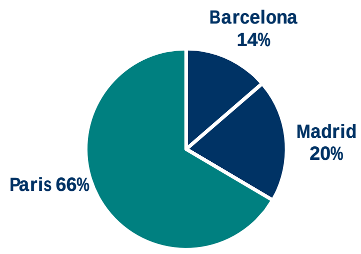
Pp: percentage points

- Most of the Group's revenue, 82%, is generated by office buildings. The Group also has a high exposure to prime markets. Approximately two thirds of the rental revenues (€75m) come from the subsidiary in Paris and one third from properties in Spain. In attributable terms, 50% of the cash flow is generated in France and the rest in Spain.

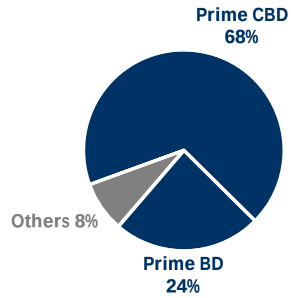
Revenues - by use



Revenues - by market



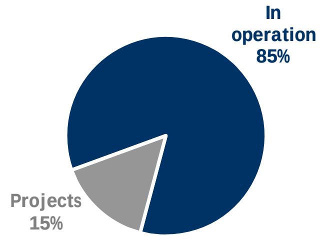
Revenues - by area



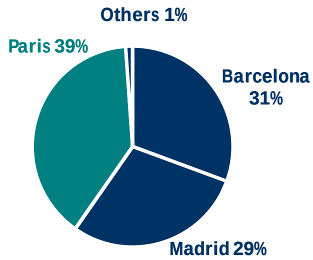
(1) Includes Saint Honore Hotel in Paris

- **Surface area:** At the end of the first half of 2012, the Colonial Group's portfolio totalled 1,097,012 sq m (760,876 sq m above ground), most of which was office space. 85% of the portfolio was in operation at June 30th, 2012, and the remaining 15% corresponds to an attractive portfolio of projects and refurbishments.

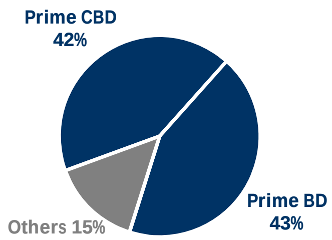
Surface - by condition



Surface - by market



Surface - by area



- **Letting performance:** During the first half of 2012, the Group signed a total of 49,252 sq m of new rentals (rental renewals and revisions at market prices). 59% of these were in Spain and 41% in France. The new rentals set in these agreements were 14% below previous rents.

Letting Performance

June cumulative - sq m	2012	% New rents vs. previous	Average maturity
Renewals & revisions - Barcelona	11,315	*(20%)*	3
Renewals & revisions - Madrid	7,759	*(28%)*	2
Renewals & revisions - Paris	14,820	*(8%)*	6
Total Renewals & Revisions	**33,894**	*(14%)*	**4**
New lettings Barcelona	10,060		4
New lettings Madrid	-		-
New lettings France	5,298		4
New lettings	**15,358**	**na**	**4**
Total commercial effort	**49,252**	**na**	**4**

- Most of the total commercial effort in Spain corresponded to the Barcelona market, particularly highlighting the contracts signed on the Illacuna office complex, with Liberty Seguros (5,595 sq m), Cegedim Hispania (852 sq m) and Software AG España (483 sq m). As a result, this building is currently 57% occupied. It is also worth pointing out the following contracts: 5,910 sq m at Av. Diagonal 530 in Barcelona, 1,959 sq m at Av. Diagonal 609-615 (DAU) and 1,932 sq m at Av. Diagonal 682, all of which are located in Barcelona.

- In France, it is worth highlighting the new contract on Haussmann 104 with the Mondiale Groupe (11,797 sq m), the contract on Grenelle with General Electric (2,947 sq m), as well as the contract signed with Zara to occupy 2,000 sq m in the Ozone building (Champs Elysées 92).

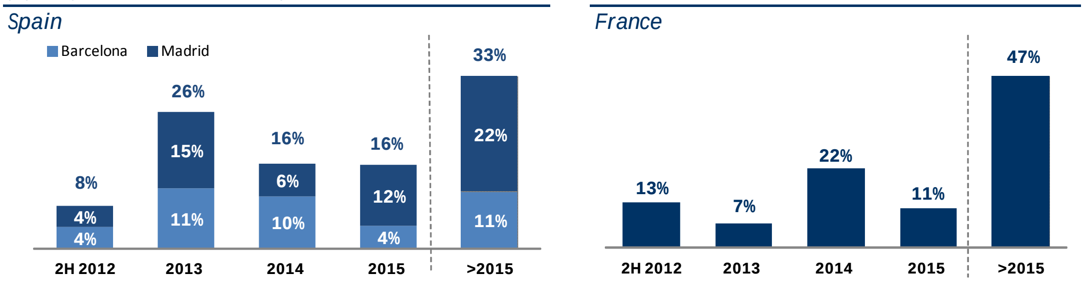
- During the month of June, the Martínez Villergas building came into operation. This building is located in Madrid at the junction between the M-30 and Avenida América, a well-established area just minutes away from the airport and city centre. This building has more than 24,000 sq m of open plan space, offering top-quality facilities and services. The building is currently at the marketing stage.

- **Commercial lease expiry:** The following graphs show the contractual rent roll for the coming years in the Spanish and French portfolios.

FIRST POTENTIAL EXIT

Commercial lease expiry dates in economic terms (1) - First Potential Exit (2)

(% passing rent of surfaces to be leased)



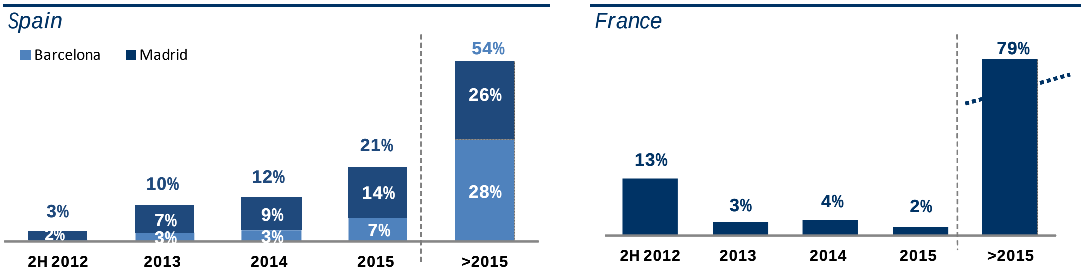
(1) % = surface to rent x current rents / current rental revenues

(2) Renewal dates based on first potential exit of the current contracts

EXPIRY DATE

Commercial lease expiry dates in economic terms - Expiry date (3)

(% passing rent of surfaces to be leased)



(3) Renewal dates based on the expiry date of the current contracts

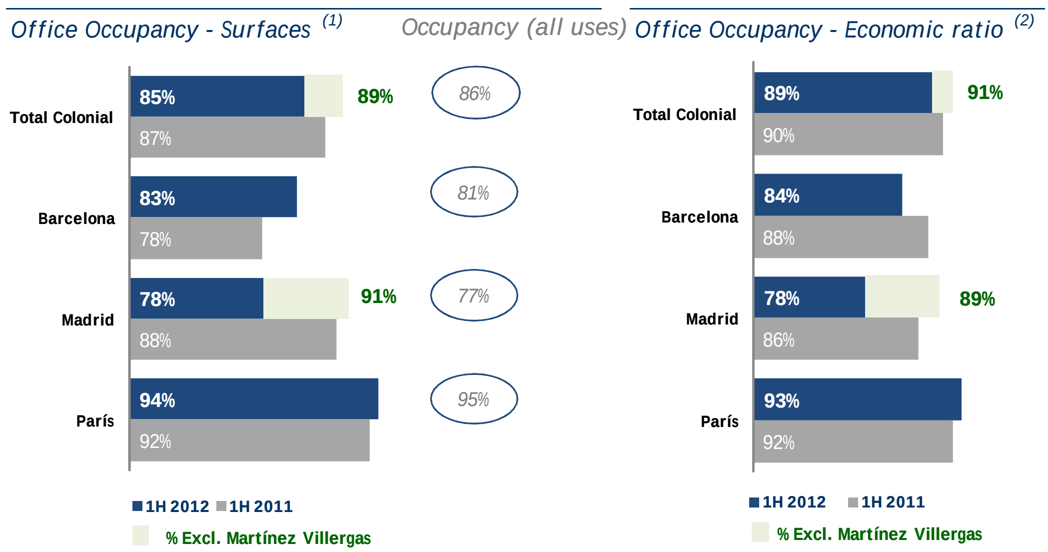
The first graph shows the rent roll in a scenario where the tenants break the contract on the first possible date (whether it be a break option or end of contract). The second graph shows the evolution of the rent roll assuming that tenants stay until the expiry date.

- **Occupancy:** the Colonial Group's office portfolio reached an occupancy rate of 85%.

In **Barcelona**, the office portfolio reached an occupancy rate of 83%, a higher figure compared to that of the same period of the previous year. This improvement is mainly due to the take up in the new Illacuna office complex, with more than 20,000 sq m of office space, which is gradually becoming more and more occupied.

In **Madrid**, as a consequence of the recent entry into operation of Martínez Villergas the occupancy of the office portfolio decreased to 78%. Excluding the impact, the occupancy of the rest of the portfolio in Madrid remained stable at 91%.

Paris improved its occupancy rate reaching 94% for its office portfolio (95% including other uses). In particular, 3,000 sq m were signed by General Electric for the 103 Grenelle building and 1,100 sq m signed by Simon Kucher & Partners for the Edouard VII building.



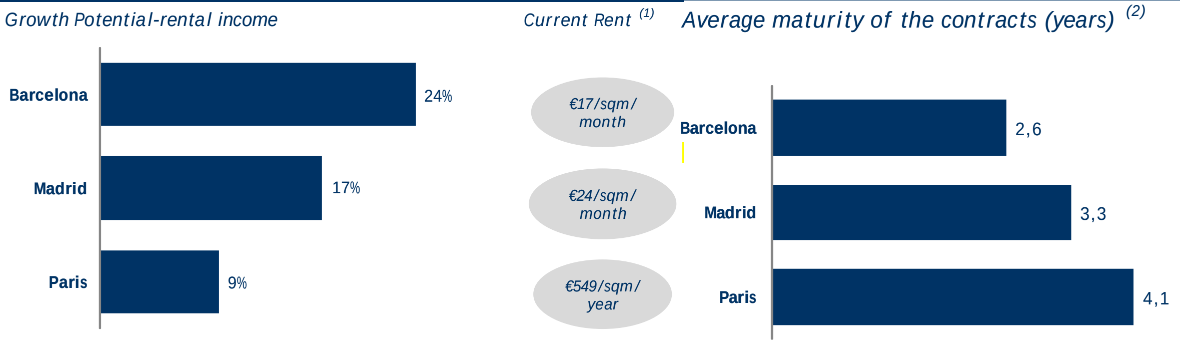
(1) Occupied space/space in operation
(2) Occupied space multiplied by current market rent/space in operation at market rental prices

Overall, the Colonial Group's office portfolio reached an occupancy rate of 85%, 89% excluding the impact of Martínez Villergas.

- **Reversionary Potential:** At the close of the first half of 2012, the organic growth potential for the rental revenue of the Group's assets in operation stood at 24% in Barcelona, 17% in Madrid and 9% in Paris. This growth potential is based on comparing the rental revenues of current contracts (contracts with current occupancy and rents in place) with the potential rental revenues of the total surface area, at the market prices estimated by independent appraisers in June 2012. It does not include the potential rents from the projects and refurbishments that are currently in progress.

  The growth potential would result in additional annual rental revenues of approximately €27m (with €14m corresponding to Spain and €13m to France).

Figures at June 2012



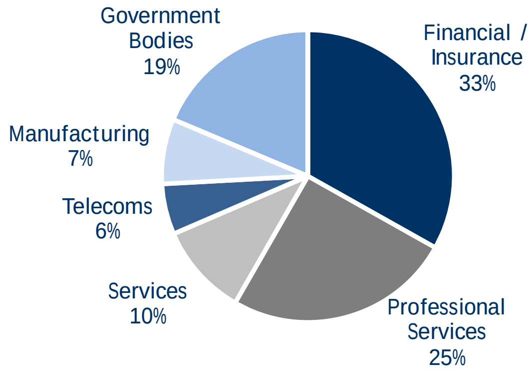
(1) Current office rent of occupied surfaces

(2) Average maturity until first potential exit

- **Portfolio of tenants**: At the end of the first half of 2012, Colonial had a solvent and diversified client base. The first twenty clients constitute 50% of the total turnover of the group.

  By sector, the clients who stand out are those who require high quality offices located in central business areas. The banking/insurance and service sectors made up 68% of the Group's revenue at June 2012.

Top Tenants - Breakdown by economic sector



It is worth noting Colonial's ability to retain its portfolio of clients, which is reflected in their long-standing relationships with their main clients.

Ranking of the most important tenants (51% of rental income)

RK	Tenant	City	% total income	% cumul.	Age
1	CREDIT LYONNAIS	Paris	7%	7%	10
2	NATIXIS IMMO EXPLOITATION	Paris	6%	13%	3
3	HOTEL SAINT HONORÉ	Paris	4%	16%	1
4	FRESHFIELDS BRUCKHAUS DERINGER	Paris	4%	20%	2
5	MINISTERIO DE ASUNTOS EXTERIORES	Madrid	3%	23%	7
6	GAS NATURAL SDG, S.A	Barcelona	3%	26%	5
7	TV5 MONDE SA	Paris	3%	28%	7
8	MINISTERIO AGRICULTURA ALIMENTACION	Madrid	2%	31%	9
9	ZARA	Paris	2%	33%	0
10	LA MONDIALE GROUPE	París	2%	36%	5
11	COMUNIDAD DE MADRID	Madrid	2%	38%	15
12	GRUP CAIXA	Barcelona	2%	40%	19
13	SOCIEDAD ESTATAL LOTERIAS Y APUESTAS DEL	Paris	2%	42%	6
14	HENNES & MAURITZ / H & M	Paris	2%	43%	2
15	BANCA CÍVICA, S.A.	Madrid	1%	45%	2
16	CITIBANK INTERNATIONAL PLC	Paris	1%	46%	2
17	AJUNTAMENT DE BARCELONA	Barcelona	1%	47%	11
18	AYUNTAMIENTO DE MADRID	Madrid	1%	48%	8
19	ASHURST LLP	Paris	1%	50%	7
20	ACCENTURE, S.L.	Barcelona	1%	50%	20

- **Disposals:** During the first half of 2012, the Colonial Group did not carry out any asset disposals.

- **Investments:** In terms of investments, it is important to point out that the Company holds a project portfolio of approximately 78,000 sq m above ground, which is scheduled to come into operation between 2012 and 2015, and will represent additional annual rental revenues of around €37m(*).

  The Colonial Group's current pipeline is made up of the following projects:

Projects	Entry into Operation	% Group	Market	Use	Surface above ground (sq m) (1)
Ausias Marc, 148 / Lepant	2H 2012	100%	Barcelona	Offices	6,379
Travessera de Gràcia	2H 2013	100%	Barcelona	Offices	8,202
Castellana, 43	1H 2013	100%	Madrid	Offices	5,998
Parc Central 22@ A.1.6 - A.1.7 - A.1.2	1H 2015	100%	Barcelona	Offices	14,737
Spain					**35,316**
Champs Élysées 92	2H 2012	100%	Paris	Offices	7,600
Quai Le Gallo	2H 2013	100%	Paris	Offices	35,000
France					**42,600**
Total					**77,916**
Yield on cost2					**7.1%**

(1) Floor area of completed project

(2) Yield on cost: Market rent 100% rented/market value at start of project net of impairment in value + capex

(*) Estimated rental revenues based on current market prices

Travessera de Gràcia / Amigó

New project of two office buildings with a total of 8,202 sq m above ground, located in Travessera de Gracia, where it meets Calle Amigó, no more than a few metres from Avenida Diagonal, in a busy and well-connected shopping area. A project with individually designed state-of-the-art façades. Office space ranging from 200 sq m to 540 sq m per floor. High-quality and energy-efficient buildings and facilities that will enable the company to apply for the LEEDS certification (green building).

Ausias Marc, 148 / Lepant

A new office development project in one of the most well-regarded areas of Barcelona, opposite the *Auditorio de Música de Barcelona* and the *Teatro Nacional de Catalunya*, next to the *Vila Olímpica*. It houses open plan office spaces available to rent with surfaces of 801 sq m to 863 sq m per floor. All floors are completely exterior with a large light well at the centre of the building. There is a reception-security service and parking provided in the same building.

Castellana, 43

A new office development project of 5,998 sq m above ground, which will be one of the first buildings with a LEEDS certification (a green building), situated in the prime area of Madrid. With floors of up to 697 sq m, light and airy space, flexible and functional allowing for a very efficient distribution of space. The building will offer high quality features, and it will also be energy efficient. Consequently, it has already been fully pre-let to a top tier tenant.

Parc Central 22@ - Barcelona

An office complex project opposite Avenida Diagonal in the heart of the 22@ business district, one of the most up-and-coming areas in the city, which includes an integrated 15,000 sq m office building within a complex. However, the project is not expected to start before 2013. The materials and finishings will be top quality and the design philosophy is to perfectly integrate the complex into its surroundings. There will be 136 parking spaces, all located in one building.

Ozone - Champs Élysées, 92

One of the best located buildings on the Champs Élysées, on the sunny corner of la Rue Berri and with the Arc de Triomphe on the horizon. Building available for high end businesses on the ground floor and offices on the upper floors. The refurbishment will turn the property into a building with ample, airy spaces with natural light, finished with fine materials, light colour tones and high quality acoustics. Ozone has been designed to provide comfort and well-being to even the most demanding professionals. At July 2012, the building was 100% pre-let.

Quai Le Gallo

Located on the outskirts of Paris, this building is found within the Vallée de la Culture Community Revival Project. The renovation project will convert the building into a brand new top-end office complex. The main building is to be used for offices, but a new extension will house a services centre, a restaurant, a cafeteria, a doorman's office, an amphitheatre, modular conference rooms, and fitness facilities. Incorporating innovative technical solutions, the project has been designed with optimum functionality and total flexibility in mind. At the same time, it keeps in line with sustainable development and it complies with the demands of environmental responsibility. The combination of these characteristics makes Quai Le Gallo one of the most sought-after addresses in the current Parisian rental and investment market.

At the end of July, the rental contracts for Rue de Richelieu in Paris will expire. This office complex will then undergo an integral renovation project (“Cardinal Project”) which will involve the creation of 38,000 sq m of individual offices for high-end clients in central Paris.

In addition to the projects in the pipeline, the Colonial Group is carrying out substantial refurbishment projects in specific buildings in order to optimize the positioning of these assets in the market. It is especially important to highlight Hanovre, Louvre des Antiquaires and Edouard VII in Paris.

Valuation of the property business

- At the end of the first half of 2012, the property portfolio of the Colonial Group was valued at €5,222m by Jones Lang LaSalle, CB Richard Ellis and BNP Paribas Real Estate. The appraisal values are updated half-yearly, following the best market practices.

- The appraisal value of the property portfolio at the end of the first half of 2012 increased by 2.4% compared to the valuation at December 2011.

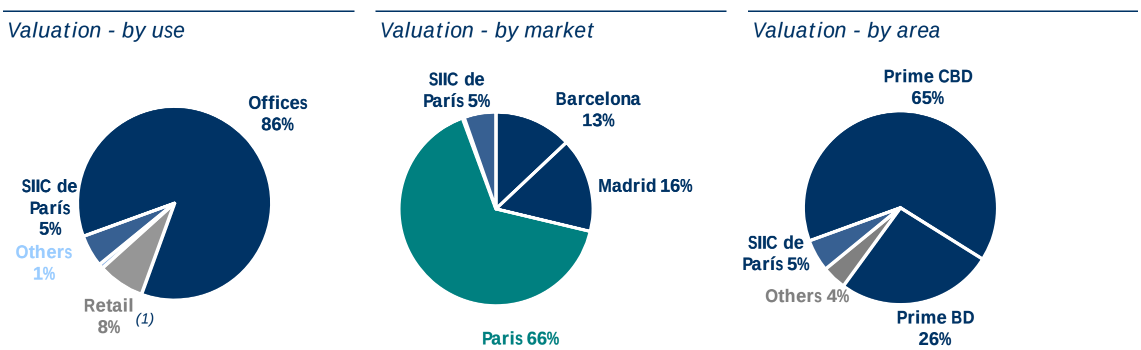
  In Paris, the value of the portfolio grew by 5.7% in the last six months. This increase compensated for the 5.0% decrease in value of the Spanish portfolio.

Property Business

Asset Valuation (€m)	30-Jun-12	31-Dec-11	30-Jun-11	Jun 12 vs Dec11		Jun12 vs Jun11	
				Total	Like-for-like (1)	Total	Like-for-like (1)
Barcelona	622	642	654	(3.1%)	(3.1%)	(4.8%)	(4.8%)
Madrid	787	766	849	2.7%	(6.7%)	(7.3%)	(9.6%)
París	3,075	2,944	2,941	4.4%	4.5%	4.5%	6.6%
Portfolio in Operation (2)	4,484	4,353	4,444	3.0%	1.2%	0.9%	1.7%
Projects	444	462	378	(3.9%)	15.7%	17.4%	26.3%
Others	15	16	16	(4.1%)	(4.1%)	(4.3%)	(4.3%)
Property Business	4,943	4,831	4,838	2.3%	2.5%	2.2%	3.6%
SIIC de París	279	271	261	3.0%	3.0%	7.0%	7.0%
Total Property Business including stake in SIIC de Paris	5,222	5,102	5,099	2.4%	2.5%	2.4%	3.8%
Spain	1,516	1,595	1,653	(5.0%)	(4.7%)	(8.3%)	(6.8%)
France	3,706	3,507	3,446	5.7%	5.9%	7.6%	9.0%

(1) Portfolio in comparable terms
(2) Portfolio in operation: current rental portfolio as well as new entries into operation of completed projects.

- Of the total valuation of the property business, €4,943m corresponds to real state assets held directly by the Colonial Group and €279m corresponds to the value of SFL's stake in SIIC de Paris (attributable NAV at 30/06/2012). SIIC de Paris is a property company listed on the Paris market with an office portfolio of more than €1,400m.



(1) Includes Saint Honore Hotel in Paris

- With respect to the valuation of the portfolio in operation, the value per sq m and the valuation yields are the following:

Asset Valuation	Value (€/sq m)			Valuation Yield		
	30-Jun-12	31-Dec-11	30-Jun-11	30-Jun-12	31-Dec-11	30-Jun-11
Barcelona	3,298	3,403	3,465	6.1%	6.1%	6.1%
Madrid	4,059	4,359	4,493	6.1%	6.0%	6.0%
París	9,214	8,824	8,632	5.1%	5.3%	5.6%
Portfolio in Operation (1)	**6,260**	**6,187**	**6,150**	**5.4%**	**5.5%**	**5.7%**
Total	**6,180**	**6,039**	**6,047**	**5.5%**	**5.6%**	**5.8%**

(1) Portfolio in operation: current rental portfolio as well as new entries into operation of completed projects.

3. Financial Structure

Main debt figures

Net group debt stood at €3,452m at June 30th, 2012, excluding the debt of the subgroup Asentia, which is classified as Discontinued Operations.

The breakdown of the debt at the end of the first half is the following:

Breakdown of Group Net Debt	June 2012			December 2011			Var.
	COL	SFL	Total	COL	SFL	Total	Total
Syndicated loan	1,715	400	**2,115**	1,738	240	**1,978**	137
Mortgage debt/leases	362	170	**532**	382	180	**561**	(29)
Subordinated debt	40	0	**40**	39	0	**39**	1
Unsecured debt and others	10	288	**298**	12	335	**347**	(49)
Total Gross Debt with Banks	**2,126**	**858**	**2,985**	**2,170**	**755**	**2,925**	**60**
Bonds	0	500	**500**	0	500	**500**	0
Total Gross Debt	**2,126**	**1,358**	**3,485**	**2,170**	**1,255**	**3,425**	**60**
Cash & cash equivalents	**(18)**	**(14)**	**(33)**	**(54)**	**(11)**	**(66)**	**33**
Group Net Debt	2,108	1,344	**3,452**	2,116	1,243	**3,359**	**93**
Average maturity drawn debt	**2.9**	**2.9**	**2.9**	**3.3**	**2.6**	**3.0**	**(0.1)**
Average maturity undrawn debt	**2.9**	**2.9**	**2.9**	**3.3**	**3.7**	**3.5**	**(0.6)**

The LTV ratio, which reflects the debt level over the market value of the assets, amounted to 66% at June 30, 2012.

The breakdown of the debt is as follows:

- The gross debt of €3,485€m mainly includes:

1. A syndicate debt in Colonial of €1,715m, refinanced on February 19th, 2010, and subscribed for by a group of financial institutions led by Calyon Sucursal in Spain, Eurohypo AG Sucursal in Spain, Coral Partners and The Royal Bank of Scotland. The debt matures on December 31st, 2014, and the applicable spread for 2012 is 175 bp.

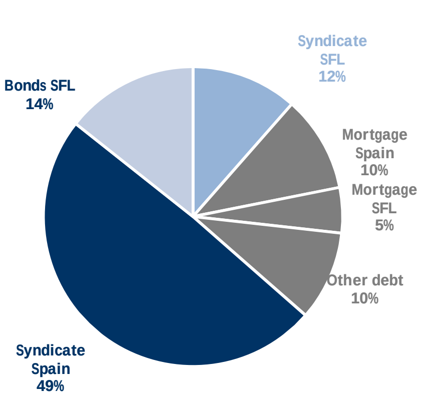
   The syndicate loan considers incentives for the company to reach an LTV of 50%. Therefore, it foresees partial amortizations of the loan. If this does not take place, it will generate additional capitalized interests (accumulation of capital) which if applicable, and following an agreement with the financial institutions, would be generated from 2013 onwards.

2. SFL currently has two syndicate loan arrangements, drawn down for a total amount of €400m.
    a) A syndicate loan for the nominal amount of €300m was signed with the bank agent "BNP PARIBAS" on October 8th, 2009, maturing in October 2014, and drawn down for €65 at the closing date. The applicable margin is 270 bp.
    b) At December 17th, 2010, a new syndicate loan was signed for the nominal amount of €350m, with the bank agent "Natixis Banques Populaires", maturing in December 2015, and drawn down for €335m. The applicable margin is 215 bp.
3. SFL carried out a bond issue for €500m on May 17th, 2011, with an annual fixed coupon of 4.625%, and maturing on May 25th, 2016. These bonds are unsubordinated and non-preferential, and have been accepted for listing on the regulated market of Euronext Paris.
4. Bilateral loans with mortgage security:
    a) Colonial has a total of €362m in bilateral loans with various credit institutions, with mortgage securities on property assets. The average maturity of these loans is 4.15 years and the average financing spread is 151 bp.
    b) SFL has a total of €170m in bilateral loans with various credit institutions, with mortgage securities on property assets. The average maturity of these loans is 1.47 years and the average financing spread is 178 bp.
5. Bilateral loans without mortgage security:
    a) Colonial has a total of €10m in a single loan with an average maturity of 1.58 years and an average financing spread of 175 bp.
    b) SFL has a total of €288m broken down into seven loans with an average maturity of 1.30 years and an average financing spread of 58 bp.

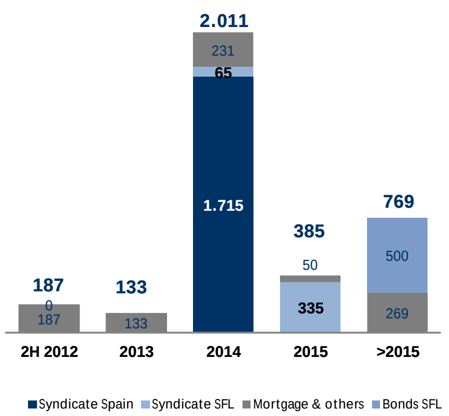
- The liquidity available at June 30th amounted to €330m (current accounts and deposits for €33m and undrawn debt for €298m), of which €63m correspond to Colonial, €264m to SFL, and €3m to the rest of the companies of the Group.

The debt breakdown by type, company and maturity is the following:

Breakdown of drawn debt



Maturity of drawn debt (€m)



	2H 2012	2013	2014	2015	>2015
Property Business Spain	9	36	1,793	47	241
Property Business SFL	178	97	218	338	527

Hedging portfolio

- The objective of the current structure of the Group's hedging portfolio is to fulfil the risk management policy of the Group, reducing the volatility in financial costs by at least 50%. With the current hedging portfolio, this volatility, which is understood as the variation in financial cost of the Group due to variations in the Euribor, has decreased by 81% in scenarios of interest rate increases of up to 400 bp.

- The current structure of the hedging portfolio and its breakdown per product and company is the following:

30 June 2012 Financial instrument - €m	Description	Colonial	SFL	Total	%	MTM
SWAP	From floating to fixed rate	431	664	1,095	32%	(47)
SWAP FORWARD STARTING (*)	From floating to fixed rate	0	400	400	12%	(20)
COLLAR	Floating rate between a maximum and a minimum	25	400	425	12%	(18)
CAP	Floating rate with a maximum	1,354	200	1,554	45%	1
Total Hedging portfolio (Variable - Fixed)		**1,810**	**1,664**	**3,474**	**100%**	**(85)**
SWAP	Fixed to floating rate	0	100	100	100%	7
Total Hedging portfolio		**1,810**	**1,764**	**3,574**		**(78)**
Maturity (years)		**2.2**	**2.6**	**2.4**		

(*) Initial effective date-July 2012

- 71% of the hedging portfolio meets the requirements established under the IFRS 39, and therefore the variance of the market value (MTM) of the derivatives is booked in equity. The impact of these variations (without including the accrued coupons) amounts to -€12.3m, of which -€7.1m were registered in non-recurring financial expenses, corresponding entirely to France.

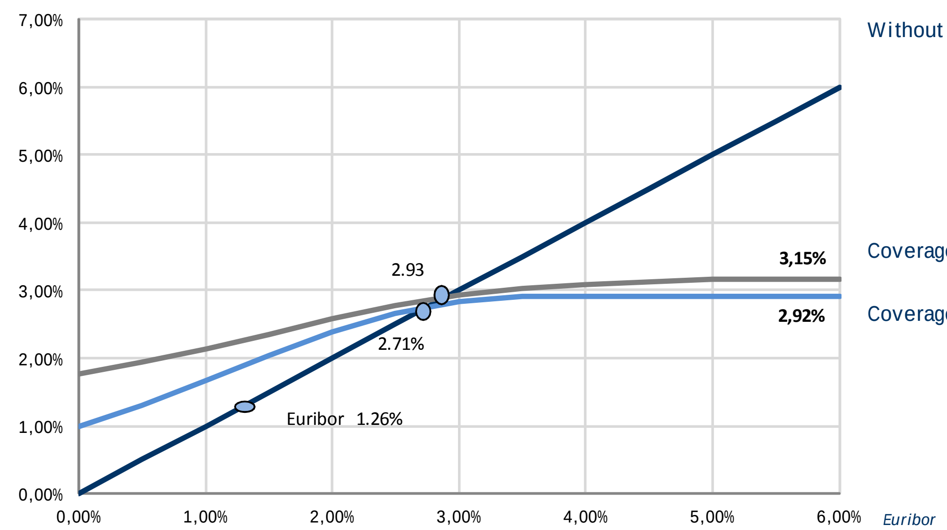
- The effective hedging ratio at June 2012 (hedges/debt at floating rates) stood at 103%, while the total debt without risk is 100%, including SFL's bond issue at a fixed rate.

- During the first half of the year, SFL restructured four interest rate Swaps for the total amount of €250m, reducing the fixed rate and extending the maturities an average of two years.

- Considering the current outlook for interest rates for 2012, the current hedging portfolio puts the interest rate levels (Euribor) for the hedged debt between a minimum of 1.74% and a maximum of 3.15%.

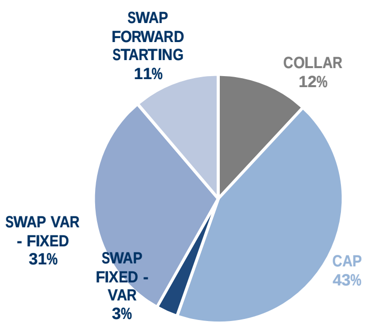
- The break-even level, understood as the point at which the financial cost of the hedged debt is less than the financial cost of the same debt at floating rates, in 2012 stands at 2.93% for the Group (2.71% for Holding)

Interest rates resulting hedge portfolio

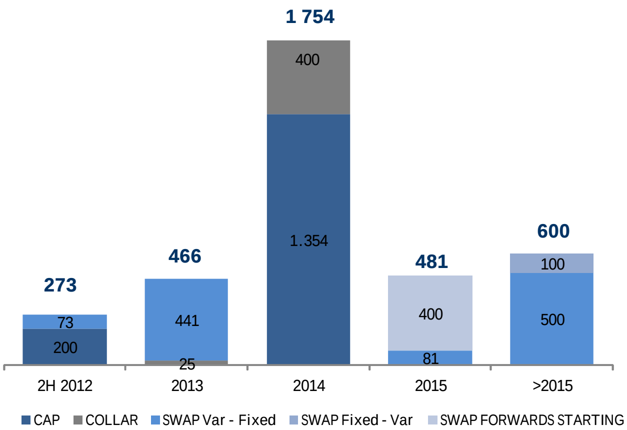


- The current structure of the hedging portfolio and its breakdown per product and company is the following:

Breakdown of derivatives portfolio



Maturity of derivatives portfolio (€m)



Colonial	0	425	1,354	31	0
SFL	273	41	400	450	600

4. Net Asset Value (NAV) and stock market performance

Net Asset Value (NAV)

The Net Asset Value (NAV) at June 30th, 2012, stood at €6.26/share, a figure in line with December 2011. This value includes the Property NAV, the net asset value of the property assets, as well as the tax shield on-balance (€678m) and the goodwill (€178m).

Therefore, the Property NAV amounts to €560m, equivalent to €2.48/share.

Net Asset Value (NAV) - €m *Excluding transfer costs*	**30-Jun-12**	**31-Dec-11**	*Var.*	*%*
Shareholders' equity	**1,113**	**1,293**	*(180.2)*	*(13.9%)*
Adjustment of consolidation impacts from discontinued activities, 100% provisioned in the individual accounts (1)	171	0	*170.7*	*na*
Adjustment of Tax shield on balance and Goodwill	(856)	(855)	*(0.5)*	*0.1%*
Adjustment of deferred taxes & MTM	111	101	*10.3*	*10.2%*
Unrealised Gross Capital Gains	20	20	*(0.2)*	*(0.8%)*
Property NAV	**560**	**559**	*0.2*	*0.0%*
Tax shield on Balance and Goodwill	856	855	*0.5*	*0.1%*
NAV	**1,415**	**1,414**	*0.7*	*0.0%*
+/- Deferred and latent taxes	701	683	*18.0*	*3%*
NNAV	**2,116**	**2,098**	*18.7*	*0.9%*
- MTM	(66)	(41)	*(24.4)*	*59%*
NNNAV	**2,051**	**2,056**	*(5.8)*	*(0.3%)*

Net Asset Value per share	**30-Jun-12**	**31-Dic-11**	*Var.*	*%*
NAV Property - €/share	*2.48*	*2.47*	*0.0*	*0.0%*
NAV - €/share	*6.26*	*6.26*	*0.0*	*0.0%*
NNAV - €/share	*9.37*	*9.28*	*0.1*	*0.9%*
NNNAV - €/share	*9.07*	*9.10*	*(0.0)*	*(0.3%)*
Nº of shares (m) 2	*226*	*226*	*-*	*-*

(1) Adjustment of consolidation impacts from discontinued activities: Colonial has fully written off its stake in Asentia. However, as this subsidiary is part of the consolidation perimeter of the Group, Asentia's losses have a negative accounting impact on consolidated Group accounts. Therefore, these impacts have been adjusted to calculate NAV

(2) No. of shares - fully diluted and adjusted for reverse split (pre-execution of warrants). In case of the full execution of the warrant, the number of shares would be 251 million. This would imply a dilution of approximately 10% and a similar effect regarding NAV/share

NAV calculation: Starting from the Group shareholders' equity of €1,113m, the following adjustments have been applied:

1. Adjustment of consolidation impacts from discontinued activities: Colonial has fully written off its stake in Asentia. However, as this subsidiary is part of the consolidation perimeter of the Group, Asentia's losses have a negative accounting impact on consolidated Group accounts. Therefore, these impacts have been adjusted to calculate NAV.

2. Adjustment of tax shield on balance and Goodwill: in order to calculate the Property NAV, the values attached to the tax shield on-balance and to the Goodwill have been isolated.

3. Adjustment of deferred taxes & MTM: for the calculation of NAV, the amount of deferred taxes related to unrealised gains or losses accounted for in the balance sheet in line with International Financial Reporting Standards (IFRS) has been adjusted. This amount (+€111m) is related to the revaluation of the property assets, and the debt and financial instruments, as well as to the gross MTM (mark-to-market) of the hedging instruments.

4. Unrealised capital gains: the unrealised gains (i.e. not accounted for on the balance sheet) considered in the calculation of NAV totalled €20m.

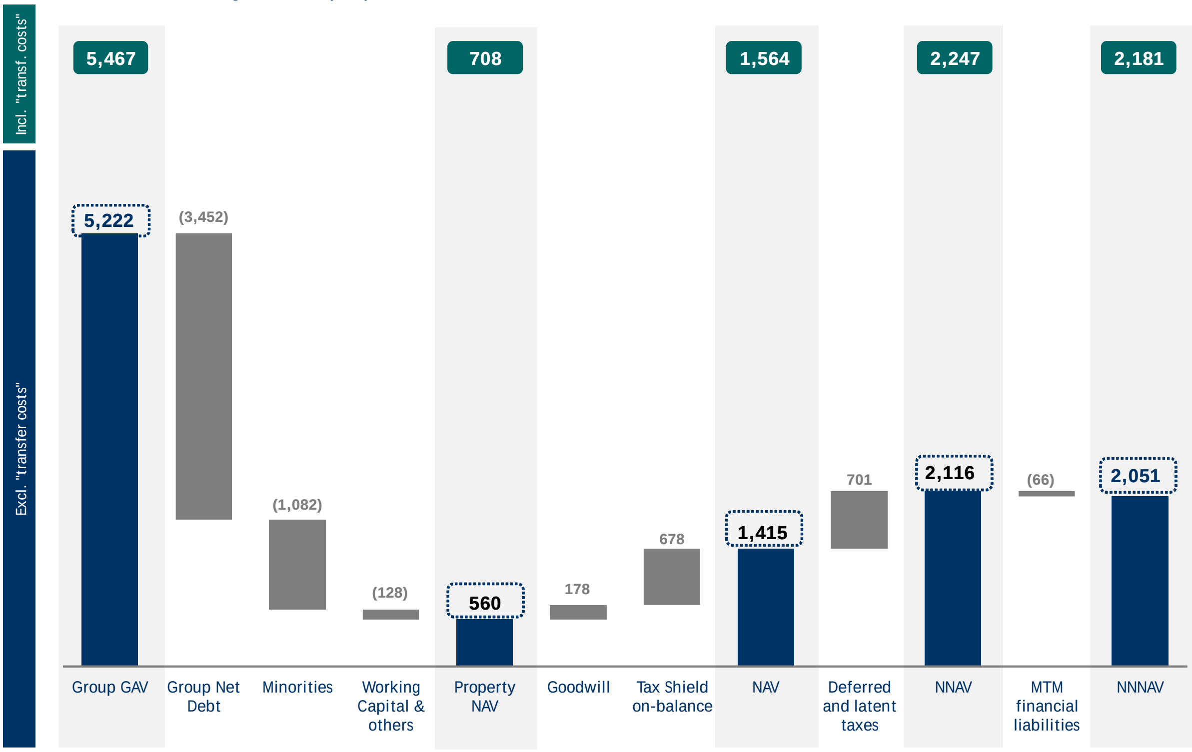
As a consequence, the Property NAV amounts to €560m and the NAV, a value that includes the tax shield on-balance and the goodwill, which amounts to €1,415m.

NNAV: the NNAV as of June 2012 stood at €2,116m (€9.37/share). The NNAV is calculated by adjusting the NAV with €701m corresponding to deferred taxes for the sale of assets at market value and to the latent tax credit, considering, in both cases, a going concern assumption that allows the application of tax benefits for reinvestments.

NNNAV: the triple net NAV or NNNAV, considers in addition the fair market value of the Colonial Group's debt and the net financial instruments after taxes, amounted to €9.07/share.

The breakdown of the NAV from the perspective of the main balance sheet items is shown below:

NAV Colonial - "Building Blocks" (€m)



The position of working capital and other assets corresponds to €25m of the stake in FCC, and the treasury stock of SFL and Colonial. The rest corresponds to commercial assets and liabilities. The goodwill (100% related to the SFL business) and the tax shield on balance correspond to the figures resulting from the last updated impairment test.

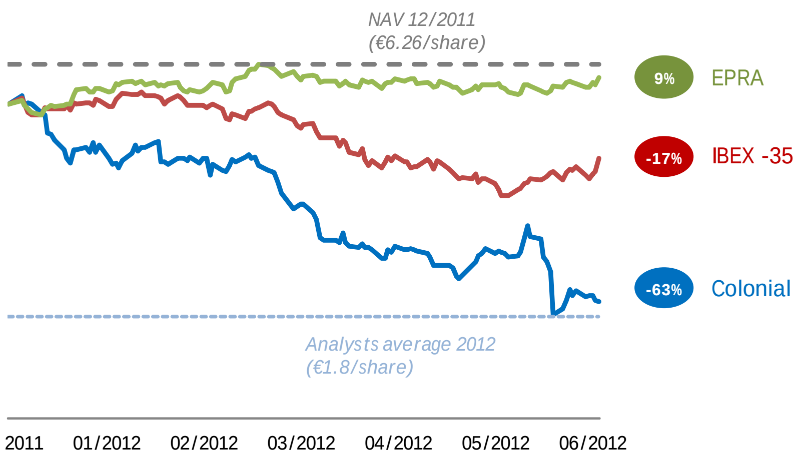
The graph also shows the Net Asset Value including transfer costs. This NAV considers the value of the assets before deducting the transaction costs, which would be generated in the sale of property.

Stock market performance

The share price performance has been affected by the difficult situation in the capital markets, particularly due to the European sovereign debt crisis and the possible risks of a recession in Europe, and specifically in Spain.

It is especially important to note the recent rise of the risk premium for Spain reaching historical maximums. This has led to significant decreases in the Spanish stock market, which have hit the property companies in particular.

Consequently, Colonial's share price has decreased significantly and is currently trading at an important discount to its Net Asset Value.



Share price performance

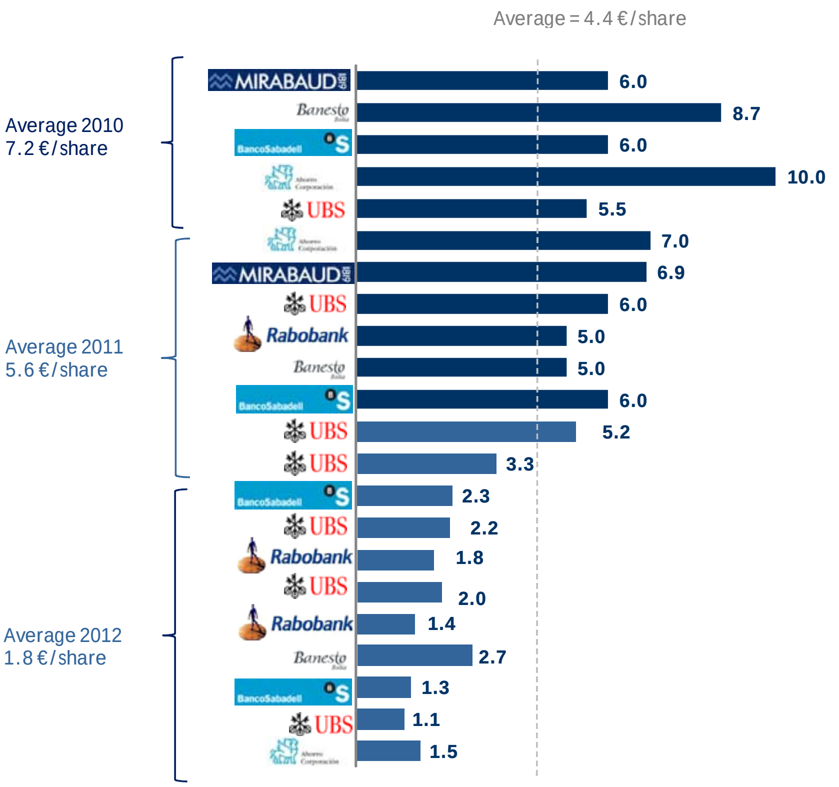
Colonial shares	Jun-12	Dec-11
Market capitalisation at closing date (€m)	**192**	**517**
Closing price (€/share)	**0.9**	**2.3**
Average daily traded volume (million shares)	0.08	0.42
Average daily turnover (€m)	0.1	2.0
Number of shares (mn)	225.9	225.9

Colonial is part of the EPRA index , a reference property index for listed international companies, as well as the Investment Property Databank index (IPD), a property profitability index with global reference.

Several Spanish and international financial analysts cover the company, and carry out a regular monitoring and analysis of the share price performance.

Their target prices and recommendations are as follows:

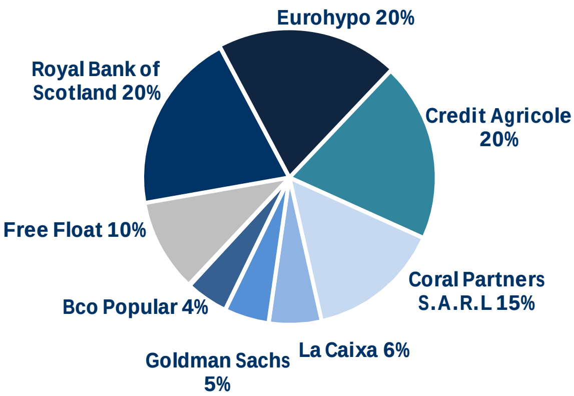
Analysts Recommendations (€/share)



Institution	Analyst	Date	Recommendation	Target Price
Mirabaud	Juan Moreno	23/08/2010	Sell	6.0
Banesto	Marta Gómez	14/09/2010	Sell	8.7
Banco Sabadell	Ignacio Romero	01/10/2010	Sell	6.0
Ahorro Corporación	Javier Hombría	23/11/2010	Sell	10.0
UBS	Ignacio Carvajal	29/11/2010	Neutral	5.5
Ahorro Corporación	Javier Hombría	04/03/2011	Sell	7.0
Mirabaud	Juan Moreno	15/03/2011	Sell	6.9
UBS	Ignacio Carvajal	16/03/2011	Sell	6.0
Rabobank	Martijn van den Eijnden	15/06/2011	Reduce	5.0
Banesto	Marta Gómez	20/06/2011	Sell	5.0
Banco Sabadell	Ignacio Romero	22/06/2011	Sell	6.0
UBS	Ignacio Carvajal	11/07/2011	Neutral	5.2
UBS	Ignacio Carvajal	23/09/2011	Neutral	3.3
Banco Sabadell	Ignacio Romero	13/01/2012	Sell	2.3
UBS	Ignacio Carvajal	16/01/2012	Neutral	2.2
Rabobank	Martijn van den Eijnden	24/01/2012	Sell	1.8
UBS	Ignacio Carvajal	14/03/2012	Neutral	2.0
Rabobank	Martijn van den Eijnden	04/04/2012	Sell	1.4
Banesto	Marta Gómez	17/04/2012	Buy	2.7
Banco Sabadell	Ignacio Romero	19/04/2012	Sell	1.3
UBS	Ignacio Carvajal	22/05/2012	Neutral	1.1
Ahorro Corporación	Juan Moreno	22/05/2012	Sell	1.5

Company shareholder structure

Shareholder structure 30/06/2012 (CNMV)



Board of Directors

Name of Director		Executive Committee	Nominations & Remunerations Committee	Audit & Control Committee
Juan José Brugera Clavero	Chairman	Chairman		
Pedro Viñolas Serra	Chief Executive Officer	Member		
Xavier Faus Santasusana	Director	Member	Member	
Alberto Ibáñez González	Director	Member	Member	
Jean-Luc Ransac	Director	Member	Member	
Alain Chetrit	Director	Member		Member
Manuel Menéndez López	Director			
José María Sagardoy Llonis	Director			Member
Javier Iglesias de Ussel	Independent Director		Member	Chairman
Carlos Fernández-Lerga	Independent Director		Chairman	Member
Francisco Palá Laguna	Secretary - Non-Director	Secretary	Secretary	Secretary
Nuria Oferil Coll	Vice-secretary - Non-Director			

Corporate Governance as of 1st August 2012

5. Discontinued operations

Highlights - Discontinued operations

- The Colonial Group carries out its residential business through the subgroup Asentia with its main subsidiaries Asentia Project & Riofisa.

- The land bank reserve at the end of the second quarter stood at 1.7 million sq m, with 53% located in Andalusia and the remaining 47% between Madrid and the eastern part of Spain (Catalonia/Levante/Mallorca).

Discontinued operations - Key performance indicators

June cumulative - €m	2012	2011	Var. %
Operating indicators			
Land Bank surface	1,683,874	1,710,081	(2%)
Riofisa surface	1,411,052	1,409,037	0%
# of finished units	182	241	(24%)
Financial results			
Residential sales - Commercial sales (units)	35	15	133%
Residential sales - Booked sales (units)	22	11	100%
Revenues from homebuilding sales	5.5	3.1	76%
Revenues from land bank sales	-	-	-
Other income	0.2	0.1	122%
Revenues from Riofisa	8.4	16.0	(48%)

- In the residential housing portfolio, the Group continues with a strategy of reducing its exposure, and its stock of residential units decreased 24% compared to the same period of the previous year.

  Colonial's current stock of finished housing amounts to 182 units (vs. 241 units at the end of the first half of 2011). Of these 182 units in stock, pre-sale contracts have been signed on 16 of them, and the rest (166 housing units) are in the process of being sold, which means that at the end of the first half of 2012, the housing stock pending sales stood at €3.6m.

- During the first half of 2012, the sales of housing units amounted to €5.5m. However, there were no land bank sales during this period.

- Commercial sales of residential and retail units during the first half of 2012 amounted to €8.4m.

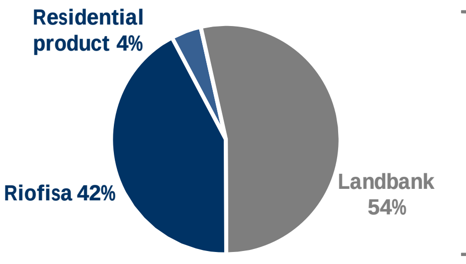
Valuation of the discontinued business

- At the close of the first half of 2012, the residential and commercial business of the Asentia Group was valued at €1,388m by Jones Lang laSalle.
  The decrease in the value of the portfolio compared to December 2011 was 9.1%, 8.6% in like-for-like terms.

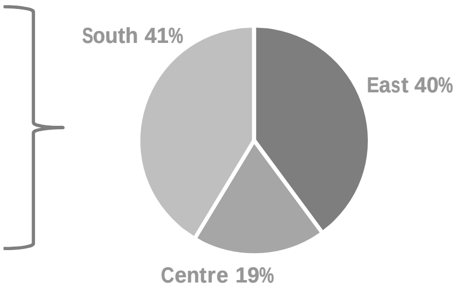
Residential Business & Others

Asset Valuation (€m)	30-Jun-12	31-Dec-11	30-Jun-11	Jun 12 vs Dec 11		Jun 12 vs Jun 11	
				Total	Like-for-like	Total	Like-for-like
Residential Business	59	70	87	(15.8%)	-	(32.2%)	-
Land Bank	742	823	847	(9.8%)	(9.8%)	(12.4%)	(12.4%)
Commercial	587	635	672	(7.5%)	(7.1%)	(12.7%)	(11.0%)
Residential Business & Others	**1,388**	**1,528**	**1,607**	**(9.1%)**	**(8.6%)**	**(13.6%)**	**(11.8%)**

Valuation - by product type



Valuation - Landbank



Financial structure of discontinued activities

The breakdown of the Asentia Group's financial debt at June 30th, 2012, is as follows:

Structure of the financial debt

30th June 2012 - €m	Asentia Project S.L	Riofisa	Others subsidiaries	Total	%
Syndicate loan	877	0	0	877	60%
Mortgage debt/leases	45	380	150	576	39%
Non mortgage debt and others	0	12	0	12	1%
Total Gross Debt	**923**	**392**	**150**	**1,465**	**100%**
Cash & cash equivalents	**(16)**	**(20)**	**(12)**	**(48)**	
Consolidated Net Debt	**907**	**372**	**138**	**1,417**	
Average maturity (years)	**2.6**	**2.5**	**5.8**	**2.9**	
Financial cost (excl. Commissions)	4.69%	4.43%	4.44%	**4.60%**	
Financial expenses	21	11	0	**32**	

- Asentia's syndicate loan was originated in the restructuring of the Colonial Group's syndicate loan formalised on February 19th, 2010. The applicable spread of Asentia's syndicate loan was 400 bp, added to the equity and payable at maturity on December 31st, 2014. At June 30th, the amount of capitalised interest rose to €101.6m.

  This loan has a €275m tranche guaranteed with a warrant, convertible under certain circumstances into Colonial shares, at a minimum conversion price of €12/share, which implies a maximum dilution of Colonial's equity below 10%.

- As at June 30th, 2012, the company's net worth for the purposes of assessing the existence of a mandatory dissolution event amounted to a negative figure of -€18.6m. This company's syndicate loan facility provides for, whenever the company falls into a mandatory dissolution event, the syndicate banks to convert certain parts of the syndicate loan facility into profit participating loans in the amount required to prevent a mandatory dissolution of the company. Such conversion is compulsory and must take place within 45 days after the date of the conversion request.

- On August 1st, 2012, the company's Sole Administrator requested from the syndicate banks under the syndicate loan facility the conversion into profit participating loans of an amount of €59.6m in order to prevent Asentia Project's mandatory dissolution at least until the end of the year. According to the provisions of the loan facility agreement, such conversion will presumably take place in September.

In addition, the syndicate loan facility provides for the voluntary conversion of the profit participating loans into new shares of the company if certain leverage ratios (loan to value or net loan to value) are reached. If the syndicate banks decide to convert their profit participating loans into new shares of the company, the stake of Inmobiliaria Colonial in Asentia Project would be diluted and this company could be potentially excluded from the consolidation perimeter of the Colonial Group.

- The Riofisa Group has a mortgage debt of €380m, maturing in December 2014, extendable for an additional 24 months and with an average financing spread of 275 bp.
- At June 30th, 2012, an interest rate swap amounting to €165m was taken on, totally assigned to the debt of "Other Subsidiaries".
- The financial cost of the entities reclassified as discontinued operations was -€31.9m, of which -€21.3m correspond to financial expenses of Asentia, that include -€20.1m of capitalised financial costs on Asentia's syndicate loan (PIK maturing on December 31st, 2014) and -€10.6m corresponded to Riofisa's financial cost.
- The financial cost of the debt assigned to other subsidiaries amounted to -€3m, which has been entirely capitalized as it is a project in process.
- The mortgage debt of €150m included under the heading "other subsidiaries" corresponds to a loan facility to finance an urban development project on a plot of land in Seville. This loan assumes compliance of a business plan (which includes a sales plan). The agreement with the project's financing bank states that Colonial will be obliged to contribute new funds to cover the business plan's needs.

  As at June 30th, 2012, should the expected sales not take place, Colonial's contributions to expand the business plan would rise to approximately €117m. Failure to comply with these obligations would entitle the financing bank to early terminate its credits, resulting in a recourse to Colonial of €158m under all the concepts.

6. Appendices

6.1 Consolidated balance sheet

€m	1H 2012	2011
ASSETS		
Consolidated goodwill	178	178
Investment property - In operation	*4,360*	*4,297*
Investment property - Work in progress, advances and provisions	*391*	*321*
Investments Property	4,751	4,618
Equity method	*275*	*266*
Other non-current assets	852	854
Non-current assets	**6,056**	**5,916**
Debtors and other receivables	64	59
Other current assets	52	97
Assets available for sale	1,708	1,865
Current assets	**1,823**	**2,021**
TOTAL ASSETS	**7,879**	**7,937**
LIABILITIES		
Share capital	*226*	*226*
Other reserves	*1,123*	*1,110*
Profit (loss) for the period	*(178)*	*15*
Other instruments for equity	*2*	*2*
Exchange differences	*0*	*(0)*
Treasury shares	*(60)*	*(60)*
Equity	1,113	1,293
Minority interests	1,082	1,038
Net equity	**2,196**	**2,331**
Debts with credit entities and other non-current financial liabilities	497	497
Non-current financial debt	*2,747*	*2,439*
Deferred tax	*177*	*172*
Other non-current liabilities	181	188
Non-current liabilities	**3,603**	**3,296**
Debts with credit entities and other current financial liabilities	0	13
Current financial debt	216	457
Creditors and other payables	82	72
Other current liabilities	58	61
Liabilities associated to assets available for sale	1,725	1,706
Current liabilities	**2,081**	**2,310**
TOTAL EQUITY & LIABILITIES	**7,879**	**7,937**

MARKET VALUE RECONCILIATION	€m
Value accounted for in the Report	**4,916**
Tangible fixed assets - own use (1)	31
Real estate investment (w/o advances on fixed assets) (2)	4,751
Non-current assets held for sale - Investment properties (3)	136
Adjustments	**27**
Unrealised capital gains - own use	8
Not appraised	(16)
Rent free periods	34
Appraisal value according to external appraisers	**4,943**

(1) Included in the line of "Other non-current assets"
(2) Included in the line of "Investments Property"
(3) Included in the line of "Assets available for sale"

6.2 Asset portfolio - Locations

Barcelona


1
TORRE BCN


2
PG. DELS TIL·LERS 2-6


3
AV. DIAGONAL 682


4
AV. DIAGONAL 609-615


5
BERLÍN 38-48 / NUMÀNCIA 46


6
TRAVESSERA DE GRÀCIA 11


7
AMIGÓ 11-17


8
AV. DIAGONAL 530-532


9
AV. DIAGONAL 409


10
VIA AUGUSTA 21-23


11
TORRE MARENOSTRUM


12
AUSIÀS MARC 148


13
DIAGONAL GLÒRIES


14
COMPLEJO DE OFICINAS PARC CENTRAL

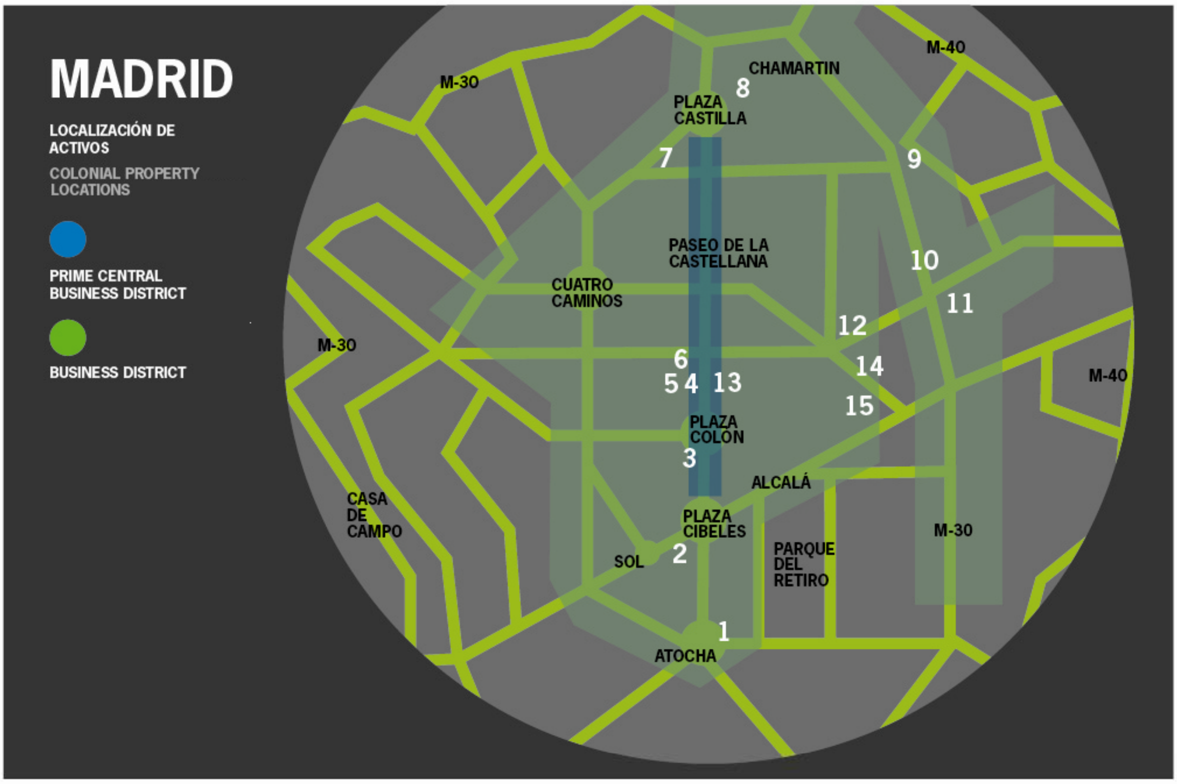

15
COMPLEJO DE OFICINAS ILLACUNA


16
COMPLEJO DE OFICINAS SANT CUGAT NORD


17
COMPLEJO DE OFICINAS SANT JOAN DESPÍ

6.2 Asset portfolio - Locations (cont.)

Madrid




1 ALFONSO XII, 62


2 ALCALÁ, 30-32


3 PASEO DE RECOLETOS, 37-41


4 PASEO DE LA CASTELLANA, 43


5 MIGUEL ANGEL, 11


6 JOSÉ ABASCAL, 56


7 CAPITÁN HAYA, 53


8 CENTRO NORTE


9 TORRES ÁGORA/M-30


10 RAMÍREZ DE ARELLANO, 37


11 MARTÍNEZ VILLERGAS, 49


12 LÓPEZ DE HOYOS, 35


13 PASEO DE LA CASTELLANA, 52


14 FRANCISCO SILVELA, 42

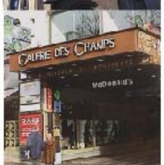

15 ORTEGA Y GASSET, 100

6.2 Asset portfolio - Locations (cont.)

Paris


1
CENTRE D'AFFAIRS LE LOUVRE


2
WASHINGTON PLAZA


3
GALERIE DES CHAMPS-ELYSEES


4
CHAMPS-ELYSEES, 90


5
CHAMPS-ELYSEES, 92


6
CÉZANNE SAINT HONORÉ


7
EDOUARD VII


8
CHARLES DE GAULLE, 176 (NEUILLY)


9
RIVES DE SEINE

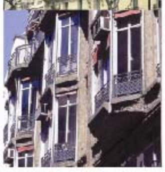

10
LE GALLO, 46

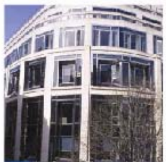

11
IENA, 96


12
WAGRAM, 131


13
103 GRENELLE (TELEGRAPHE)


14
HAUSSMAN, 104-110


15
HANOVRE, 6


16
IIOT RICHELIEU


17
247 RUE SAINT HONORÉ


18
LE VAISSEAU (2 ALLÉ DES MOULINEAUX)


19
PRONY-WAGRAM (108-112 AVENUE DE WAGRAM)

6.3 Asset portfolio - Details

Spain

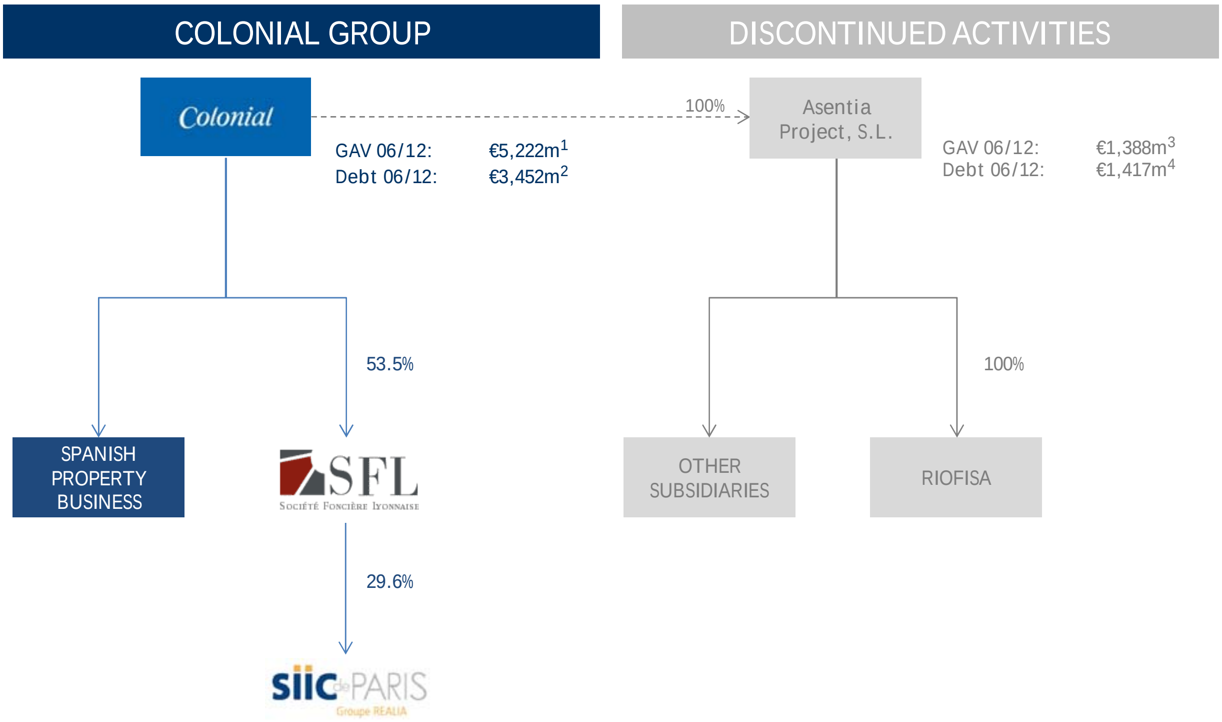
RENTAL PORTFOLIO SPAIN	Floor space above ground					Floor space above ground	Floor space under ground	Total surface
	Offices	Retail	Resid.	Logistic	Hotel			
AV. DIAGONAL, 409	4,531					4,531	0	4,531
AV. DIAGONAL, 530	11,781					11,781	1,689	13,470
AV. DIAGONAL, 609-615 (DAU)	21,872					21,872	18,989	40,861
AV. DIAGONAL, 682	8,622					8,622	600	9,222
PEDRALBES CENTRE	0	5,410				5,410	1,355	6,765
BERLIN, 38-48/NUMANCIA, 46	12,446					12,446	1,704	14,150
GLORIES - Diagonal	11,672					11,672	536	12,208
GLORIES - Llacuna	20,451					20,451	13,620	34,071
TILOS	5,143					5,143	3,081	8,224
VIA AUGUSTA, 21-23	4,838					4,838	0	4,838
TORRE BCN	9,835					9,835	3,398	13,233
TORRE DEL GAS (1)	22,750					22,750	19,370	42,120
SANT CUGAT NORD	27,904					27,904	21,061	48,965
SAMONTA 21	11,464					11,464	9,846	21,309
P. CASTELLANA, 52	7,523					7,523	588	8,111
RECOLETOS, 37	17,202					17,202	5,340	22,542
MIGUEL ANGEL, 11	6,300					6,300	3,049	9,349
JOSE ABASCAL, 56	12,349					12,349	6,425	18,774
ALCALA, 30-32	9,088					9,088	1,700	10,788
ALFONSO XII, 62	13,135					13,135	2,287	15,422
FRANCISCO SILVELA, 42	5,725					5,725	3,654	9,379
ORTEGA Y GASSET 100	7,792					7,792	2,563	10,355
CAPITAN HAYA	16,015					16,015	9,668	25,683
SERRANO GALVACHE	30,650					30,650	15,689	46,339
LOPEZ DE HOYOS, 35	7,140					7,140	4,105	11,245
CENTRO NORTE	12,212	4,832			8,073	25,117	41,912	67,029
MARTINEZ VILLERGAS, 49	24,135					24,135	13,912	38,047
RAMIREZ DE ARELLANO, 37	5,988					5,988	4,923	10,911
SAMONTA 19	0			3,905		3,905	0	3,905
RENTAL PORTFOLIO	**348,561**	**10,242**		**3,905**	**8,073**	**370,781**	**211,065**	**581,847**
OTHER COMMERCIAL PREMISES		**6,024**				**6,024**	1,752	**7,776**
RENTAL FLOOR SPACE SPAIN	**348,561**	**16,267**		**3,905**	**8,073**	**376,806**	**212,817**	**589,623**
PARC CENTRAL	14,737					14,737	14,737	29,474
TRAVESSERA DE GRACIA, 11	4,025	415				4,440	1,517	5,957
AMIGÓ	3,137	625				3,762	1,403	5,165
BERLIN, 38-48/NUMANCIA, 46	371					371	0	371
AV. DIAGONAL, 609-615 (DAU)	124					124	0	124
PEDRALBES CENTRE	0	53				53	0	53
AUSIAS MARC / LEPANT	6,379					6,379	1,792	8,171
HOTEL MARINA DE LA TORRE	0				11,519	11,519	0	11,519
CENTRO NORTE	576					576	0	576
CASTELLANA, 43	5,999					5,999	2,441	8,440
SAMONTA 21	5,404					5,404	2,655	8,060
PROJECTS UNDERWAY SPAIN	**40,753**	**1,093**	**0**	**0**	**11,519**	**53,365**	**24,546**	**77,912**
TOTAL SPAIN	**389,315**	**17,360**	**0**	**3,905**	**19,592**	**430,171**	**237,363**	**667,535**

6.3 Asset portfolio - Details (cont.)

France

RENTAL PORTFOLIO PARIS	Floor space above ground					Floor space above ground	Floor space under ground	Total surface
	Offices	Retail	Resid.	Logistic	Hotel			
CALL-LDA	**20,905**	2,375			2,134	**25,414**	5,731	**31,145**
EDOUARD 7	**19,721**	16,032	4,509		4,502	**44,765**	9,933	**54,698**
247 ST HONORE	**0**	1,332			14,644	**15,976**	0	**15,976**
ILOT RICHELIEU	**24,392**				5,095	**29,487**	10,247	**39,734**
C. ELYSEES 8288	**0**	2,269				**2,269**	1,860	**4,129**
C. ELYSEES 90	**1,612**	491				**2,102**	0	**2,102**
CEZANNE SAINT HONORE	**24,181**	1,849	231			**26,262**	3,369	**29,631**
PRONY-WAGRAM	**7,100**				449	**7,549**	3,119	**10,668**
SAINT AUGUSTIN	**0**					**0**	163	**163**
IENA	**7,505**					**7,505**	4,695	**12,201**
108-112 WAGRAM	**4,470**	892				**5,362**	546	**5,908**
WASHINGTON PLAZ	**38,107**	460			2,241	**40,808**	13,272	**54,079**
HAUSS. 104-110	**5,899**	338				**6,237**	1,325	**7,562**
NEUILLY	**5,749**	389				**6,138**	2,739	**8,876**
QUAI LE GALLO	**0**					**0**	6,923	**6,923**
ISSY LES MOULINEAUX	**6,026**					**6,026**	2,321	**8,347**
RIVES DE SEINE	**20,270**				1,760	**22,030**	6,589	**28,619**
ROME-VIENNE	**0**					**0**	163	**163**
103 GRENELLE	**15,176**	258				**16,486**	1,872	**18,357**
SAINT DENIS	**0**		60			**60**	16	**76**
RENTAL FLOOR SPACE PARIS	**201,112**	**26,685**	**4,800**	**0**	**31,877**	**264,474**	**74,883**	**339,358**
WASHINGTON PLAZ	**1,463**					**1,463**	2,312	**3,775**
CALL-LDA	**7,598**	4,306				**11,904**	8,462	**20,365**
108-112 WAGRAM						**0**	562	**562**
247 ST HONORE						**0**	1,396	**1,396**
GRENELLE						**0**	2,996	**2,996**
C. ELYSEES 8288						**0**	1,093	**1,093**
C. ELYSEES 92	**4,209**	3,396				**7,605**	36	**7,641**
CEZANNE SAINT HONORE						**0**	1,504	**1,504**
C. ELYSEES 90	**2,208**					**2,208**		**2,208**
QUAI LE GALLO	**31,003**				1,275	**32,278**	1,511	**33,789**
NEUILLY						**0**	861	**861**
PRONY-WAGRAM						**0**	532	**532**
IENA						**0**	930	**930**
EDOUARD 7	**7,709**					**7,709**		**7,709**
HANOVRE	**3,003**		61			**3,065**	1,697	**4,762**
PROJECTS UNDERWAY PARIS	**57,192**	**7,702**	**61**	**0**	**1,275**	**66,231**	**23,890**	**90,120**
TOTAL PARIS	**258,305**	**34,387**	**4,861**	**0**	**33,152**	**330,704**	**98,774**	**429,479**
TOTAL PROPERTY COLONIAL	**647,619**	**51,747**	**4,861**	**3,905**	**52,744**	**760,876**	**336,137**	**1,097,012**

6.4 Financial structure



Notes:

(1) GAV of assets owned directly + GAV other subsidiaries + 100% GAV SFL + % NAV SIIC de Paris
(2) Debt of Holding + Debt of JVs Spain + 100% Debt of SFL
(3) GAV of assets owned directly+ GAV of other subsidiaries + GAV of Riofisa
(4) Debt of Asentia Holding + Debt of other subsidiaries + Debt of Riofisa

6.5 Subsidiaries - Details

▪ Main subsidiary figures

SIIC de Paris moved forward with the merger with its subsidiary SIIC de Paris 8ème, optimizing the legal structure of the Group. This restructuring has resulted in a tax and financial optimization for SIIC de Paris.

Key performance

	SFL			SIIC DE PARIS		
	Jun-12	Jun-11	Var. %	Jun-12	Jun-11	Var. %
GAV (1)	3,706	3,446	8%	1,439	1,417	2%
Nº Assets	19	20	(5%)	34	37	(8%)
Total Surface (sq m)	**429,478**	**427,167**	1%	**187,252**	**188,693**	(1%)
Office occupancy	94%	92%	*1.2 pp*	92%	96%	*(3.5 pp)*
Total occupancy	95%	94%	*0.8 pp*	92%	96%	*(3.5 pp)*
Rental revenues	75	72	4%	36	37	(2%)
EBITDA rents	68	66	3%	33	34	(2%)
EBITDA / rental revenues	91%	92%	*(0.9 pp)*	92%	92%	*(0.1 pp)*
EBITDA recurring property business	61	59	4%	31	32	(2%)
EBITDA asset sales	(0)	(0)	-	4	13	(67%)
EBITDA Total	**61**	**59**	4%	**35**	**45**	(21%)
Financial results	(35)	(19)	(85%)	(10)	(11)	11%
Profit attributable to Group	155	90	72%	22	28	(19%)
Net Debt	1,344	1,288	4%	475	506	(6%)
LTV (2)	36%	37%	*(0.9 pp)*	31%	34%	*(2.5 pp)*
NAV (excluding transfer costs)	2,182	2,080	5%	1,023	960	7%
Nº of shares (m)	46.5	46.5	0%	43.0	42.6	1%
NAV (excluding transfer costs) (€/share)	46.9	44.7	5%	21.9	21.9	(0%)
NAV (including transfer costs) (€/share)	47.4	46.1	3%	23.7	22.6	5%

Calculated considering the consolidation criteria (100% if the Group has a stake above 50% and attributable value for stakes equal or below 50%)

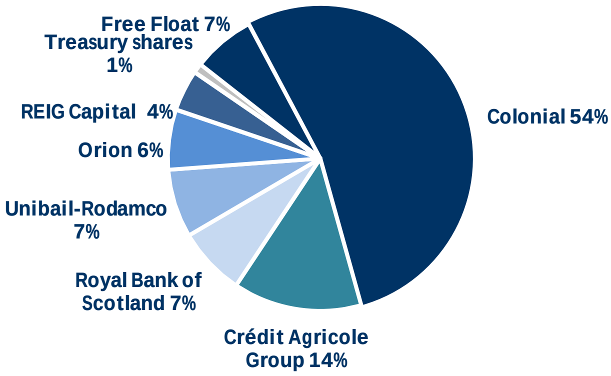
(1) GAV following consolidation criteria excluding transfer costs + NAV of the stake of SIIC de Paris

(2) LTV: Net Debt /(attributable GAV including transfer costs + NAV of the stake in SIIC de París)

6.5 Subsidiary - Details (cont.)

▪ Shareholder structure and Board of Directors of SFL

SFL - Shareholder structure 30/06/2012



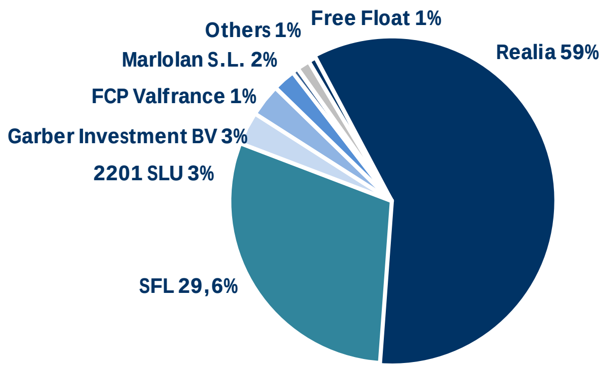
Board of Directors SFL

Name of Director			Executive Committee	Nominations & Remunerations Committee	Audit & Control Committee
Juan José Brugera Clavero	Chairman	Colonial	Chairman	Member	
Anne-Marie de Chalambert	Member of the Board	Colonial			
Carlos Fernández-Lerga Garralda	Member of the Board	Colonial			Chairman
Carmina Ganyet Cirera	Member of the Board	Colonial	Member		
Bertrand Letamendia	Member of the Board	Colonial			
Carlos Losada Marrodan	Member of the Board	Colonial			
Luis Maluquer Trepat	Member of the Board	Colonial			
Pere Viñolas Serra	Member of the Board	Colonial	Member	Chairman	
Jean-Jacques Duchamp	Member of the Board	Crédit Agricole Assurances Predica	Member		Member
Aref H. Lahham	Member of the Board	ORION	Member		
Reig Capital Group Luxembourg SARL (Alejandro Hernandez-Puertolas)	Member of the Board	REIG Capital Group			
Jean Arvis	Member of the Board - Independent			Member	Member
Jacques Calvet	Member of the Board - Independent				Member
Tony Wyand	Member of the Board - Independent			Member	

6.5 Subsidiaries - Details (cont.)

▪ Shareholder structure and Board of Directors of SIIC de Paris

SIIC de Paris - Shareholder structure 30/06/2012



Board of Directors SIIC de Paris

Name of Director			Nominations & Remunerations Committee	Audit & Control Committee
Ignacio Bayón Mariné	Chairman	REALIA		
Agustín González Sánchez	Member of the Board	REALIA	Member	
Jaime Lloréns Coello	Member of the Board	REALIA		
Realia Business S.A. (Iñigo Aldaz Barrera)	Member of the Board	REALIA		
Juan Antonio Franco Díez	Member of the Board	REALIA		Member
Carmina Ganyet i Cirera	Member of the Board	SFL		
Pere Viñolas Serra	Member of the Board	SFL		
Bertrand Julien-Laferrière	Member of the Board	SFL		
Jean-Marie Soubrier	Member of the Board - Independent		Chairman	Chairman
Garber Investments BV (Carlos Cercadillo)	Member of the Board - Independent			Member

6.6 Glossary

Earnings per share (EPS)	Profit from the year attributable to the shareholders divided by the number of shares
BD	Business District
Market capitalisation	The value of the company's capital obtained from its stock market value. It is obtained by multiplying the value of its shares by the number of shares in circulation
CBD	Central Business District (prime business zone)
Property company	Company with rental property assets
Portfolio (floor area) in operation	Property surfaces with the capacity to generate rents at the closing date of the report
EBITDA	Earnings before interest, taxes, depreciation and amortization
Free float	The part of share capital that is freely traded on the stock market and not controlled in any stable way by shareholders
GAV	Gross Asset Value: value of the assets portfolio after deducting transfer costs, according to appraisers outside the Group
Holding	A company whose portfolio contains shares from a certain number of corporate subsidiaries
IFRS	International Financial Reporting Standards
JV	Joint Venture (association between two or more companies)
Like-for-like rents	Data that can be compared between one period and another, excluding the following: 1) investments and disposals, 2) changes in the project portfolio, and 3) other extraordinary items, for example, indemnities from tenants in case of anticipated leave.
Like-for-like valuation	Data that can be compared between one period and another (investments and divestments are excluded)
LTV	Loan to Value (Net financial debt / GAV of the business)

6.6 Glossary (cont.)

NAV	Net Asset Value corresponds to the market value of assets before taxes
NNAV	This corresponds to the NAV, adjusted for deferred taxes due to the sale of assets at the market value and the latent tax credit
NNNAV	This corresponds to the NNAV including the market value of financial liabilities (mark-to-market)
Occupancy - surfaces	Percentage of the occupied square metres of the portfolio at the closing date of the report/ surface in operation of the portfolio
Occupancy - economic	Occupied surface areas multiplied by the market rental prices / surface in operation at market rental prices
Rent growth potential	This is the result of comparing the rental revenue from current contracts (contracts with occupancy and current rents) with the rental revenue that would result from renting out all the vacant space at market prices, estimated by independent appraisers. Projects are excluded
Projects underway	Property under development at the closing date of the report
RICS	Royal Institution of Chartered Surveyors
Yield on cost	100% rented market rent / Market value at start of project net of impairment of value + capital expenditure
€m	In millions of Euros

6.7 Contact details

6.7 Contact details

Investor Relations

Tel. ++34 93 404 7898
inversores@inmocolonial.com

Shareholders Office

Tel. ++34 93 404 7910
accionistas@inmocolonial.com

Colonial Website

www.inmocolonial.com

Capital Market registry data - Stock market

Bloomberg: COL.SM
ISIN code: ES0139140042
Indexes: EPRA, IPD

6.8 Disclaimer

Forward-looking statements included in this presentation have not been verified by an independent entity and therefore the accuracy and completeness thereof should not be assumed. These forward-looking statements contemplate unknown risks, uncertainties or other factors which can lead to results or events that take place in reality to be different from those expressed in these forward-looking statements.

Neither the Company nor any of its advisors or representatives assumes any kind of responsibility for the damages or losses derived from any use of this document or its contents.

This document does not constitute an offer and no part of this document should be taken as a basis for entering into any contract or agreement.