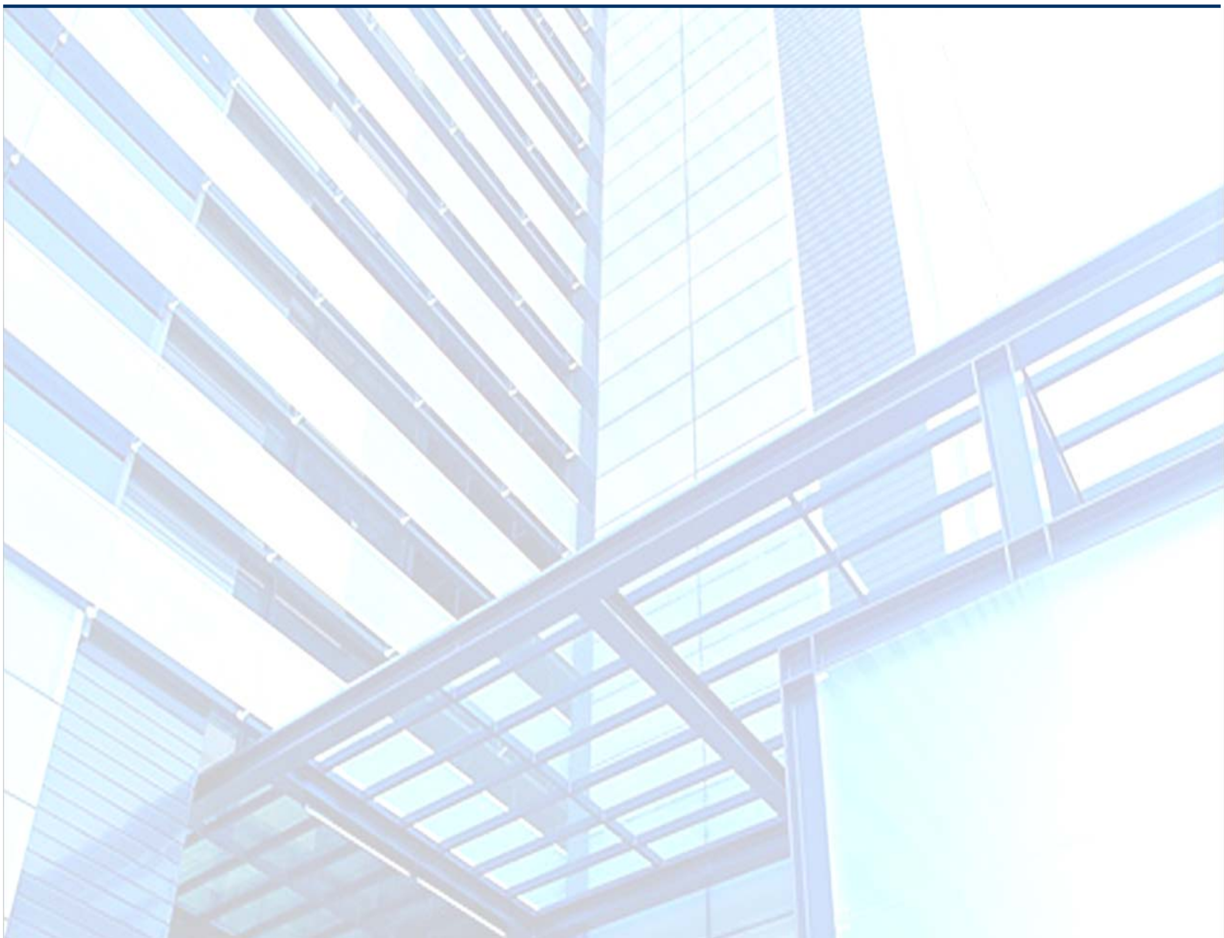
First quarter results
January - March 2013

May 15th, 2013



The Colonial Group obtained negative attributable results of (€24m) mainly due to the consolidation impacts of the non-strategic business (Asentia Group).

The operating profit of the Group is positive and amounts to €41m.

The net recurring result (Recurring EPRA net profit)(3) is (€0.2m).

- **Rental revenues: €54m, +1.3% like-for-like**
- **Recurring EBITDA of the Group: €40m, like-for-like in line with previous year**
- **Group operating profit: €41m, -11.3% vs. previous year**
- **Net result of the Group: (€24m)**

Key performance and financial indicators

March cumulative - €m	2013	2012	Var. %
Nº assets (1)	51	52	(2%)
Lettable surface above ground	595,631	617,878	(4%)
Developments underway surface above ground (2)	151,240	142,466	6%
Surface below ground	339,476	331,986	2%
Total surface (sq m)	**1,086,347**	**1,092,331**	**(1%)**
Office occupancy	84.5%	88.2%	*(3.6 pp)*
Total occupancy	84.6%	88.1%	*(3.5 pp)*
Rental revenues	54	56	(3%)
EBITDA rents	48	51	(6%)
EBITDA / rental revenues	88%	90%	*(2.3 pp)*
EBITDA rents	48	51	(6%)
Equity method SIIC de Paris	3.3	2.8	17%
EBITDA overheads and others	(8)	(7)	(7%)
EBITDA assets sales	(2.2)	0.0	-
Group operating profit	**41**	**46**	**(11%)**
Financial results (without equity method)	**(38)**	**(38)**	**1%**
EPRA net profit (3)	**(0.2)**	**(0.7)**	**75%**
Gain/ loss on discontinued operations	**(21)**	**(10)**	**(100%)**
Net Result attributable to the Group	**(24)**	**(13)**	**(88%)**

Balance sheet indicators

March 31th - €m	2013	2012
Group Net Debt	3,396	3,381
Net Debt Spain	2,093	2,132
Financial cost %	3.57%	3.95%
Maturity (years) - available debt	1.9	3.0

(1) Without including small non-core retail assets. Centro Norte complex has been reclassified in two assets (Agustín de Foxá, 29 & Hotel Tryp Chamartín)

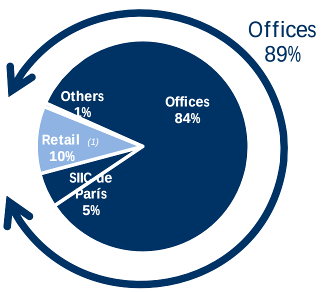
(2) Projects & refurbishments

(3) Recurring EPRA net profit - post company specific adjustments

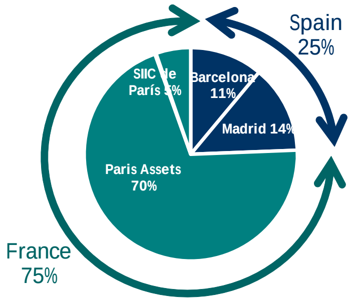
The GAV amounted to €5,535m at December 31st, 2012

DECEMBER 2012

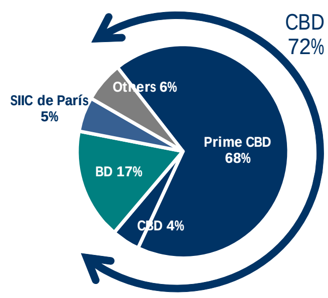
Valuation - by use



Valuation - by market



Valuation - by area (2)



(1) Includes Saint Honore Hotel in Paris
(2) As of 31/12/2012 the classification of areas was updated, in line with the methodology of real estate consultants (JLLS, CBRE & others)

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

Highlights

1 First quarter results

The GDP in 2012 fell to 1.4%, slightly lower than predicted at the beginning of 2012. In spite of this, the contraction of the economic activity in Spain increased in the last quarter of 2012, and 2013 has started with the same trend.

Consequently, the office markets in Barcelona and Madrid continue to have weak fundamentals, although rental prices are at historically low levels. Prime assets in central areas have a more defensive behaviour.

Within this context, the Colonial Group was able to maintain stable gross rents, thanks particularly to the rents generated in the Paris market which compensated for the decrease in rents in the Barcelona and Madrid portfolios. The recurring EBITDA for the first three months of the year rose to €40m, and the recurring EPRA Net Profit[2] was (€0.2m), due to the high gearing of the Colonial Group.

Results analysis - €m	2013	2012	Var.	Var. % [1]
Recurring EBITDA	40	44	(3)	(8%)
Equity method SIIC de Paris - recurring	3.3	2.8	0.5	18%
Recurring financial result (excl. equity method)	(32)	(36)	4	11%
Income tax expense - recurring result	(1.9)	(1.6)	(0.4)	(24.8%)
Minority interest - recurring result	(10)	(10)	(0)	(1%)
Recurring EPRA net profit [2]	(0.2)	(0.7)	0.5	75%
Exceptional items	(24)	(12)	(12)	(98%)
Profit attributable to the Group	(24)	(13)	(11)	(88%)

[1] Sign according to the profit impact

[2] Recurring EPRA net profit - post company specific adjustments

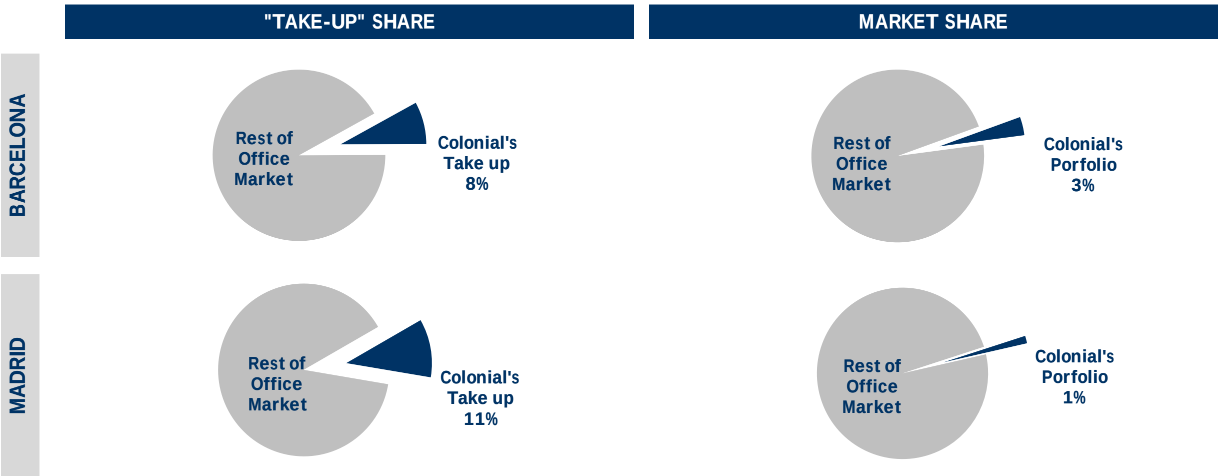
The net attributable results were negative and amounted to (€24m), mainly due to the negative accounting impacts attributable to the consolidation of the non-strategic business[3] (Asentia Group).

[3] These negative impacts attributable to the consolidation of the Asentia Group do not have an impact on the NAV of the company, nor do they imply any cash outflow for Colonial.

2 Commercial effort

During the first quarter of 2013, the Colonial Group signed rental contracts for 49,978 sq m, of which **19,757 sq m correspond to the commercialization of new surfaces** and 30,221 sq m to renewals and revisions.

Regarding the Spanish office market, in the first quarter of 2013 Colonial captured 11% of the total take up in the Madrid market and 8% of the take up in the Barcelona market. Colonial's shares in total take up are much higher than the market share of Colonial's portfolio in both markets and show the capacity of the company to attract quality demand.



Out of the total commercial effort, 54% (26,916 sq m) corresponds to contracts signed in Madrid, 42% (20,985 sq m) corresponds to contracts signed in Barcelona, and 4% (2,077 sq m) corresponds to contracts signed in Paris.

The following table shows the main commercial efforts carried out in the first quarter of 2013:

Main actions

Building	City	Tenants	Surface (sq m)
Martínez Villergas, 49	Madrid	Iberia, Líneas Aéreas de España	15,935
BCN Glories Diagonal-Llacuna	Barcelona	Ajuntament de Barcelona	11,672
Alcala, 30-32	Madrid	Comunidad de Madrid	9,088
ILlacuna 22@	Barcelona	Konecta BTO	3,091
Av. Diagonal, 609-615 (DAU)	Barcelona	Silk	2,462
Louvre des Antiquaires CALL·LDA	París	Ariba	1,630
MAIN ACTIONS			**43,878**

3 Portfolio in operation

The high commercial effort carried out during the first quarter of 2013 has led to an improvement in the occupancy of the office portfolio in Spain compared to the situation at December 2012. It is important to specifically highlight the improvement in the occupancy rate in the Madrid portfolio, mainly due to the signing of 15,935 sq m on Martínez Villergas.

Consequently, **the office portfolios in Madrid and Barcelona** reached a financial EPRA[(1)] occupancy of 83%. This improvement in occupancy shows a slight change in the overall trend. However, current occupancy levels are still far below the ratios of Colonial's portfolio before the crisis.

In **Paris**, the office portfolio reached an occupancy of 90% (89% according to EPRA[(1)]), slightly lower than the figure posted at the end of 2012.

Office Occupancy – Evolution of Colonial's Portfolio

Overall, the Colonial Group's total office portfolio reached an occupancy rate of 85%, (87% of financial occupancy according to EPRA[(1)] methodology).

[(1)] EPRA occupancy: financial occupancy according to the calculations recommended by the EPRA (Occupied surfaces multiplied by the market rental prices / surfaces in operation at market rental prices)

4 Capital structure

In February 2013, the Mandarin Hotel was sold for €290m. The proceeds from this disposal, as well as the bonds issued at the end of 2012, increased the available liquidity of the Colonial Group to €907m (current account, deposits and undrawn debt), of which €833m correspond to the subsidiary SFL and the remaining €74m to Colonial Spain.

At March 31st, 2013, the net debt of the Colonial Group amounted to €3,396m, of which €1,714m correspond to a syndicate loan to Colonial. 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 of 450bp, starting from July 2013 and backdating to January 1st, 2013. The potential contingency, in case of not reaching the above-mentioned LTV level, would amount to €19m of capitalized interest at the close of the first quarter, with an equal impact on the profit & loss account and on the equity of the Group.

During the first quarter of the year, the Colonial Group started conversations in order to review the terms of its syndicate debt, which matures in December 2014. In addition, it is important to point out that it has also started conversations to refinance the main bilateral loans. At the close of the first quarter, the refinancing agreement for one of them was signed.

After the reporting closing date of this report, in April a refinancing agreement was signed on the mortgage debt of one of Asentia's subsidiaries in order to cancel the potential contingent recourse on Colonial. The execution of this agreement will allow for the total cancelation of the recourse to Colonial. The impacts related to this agreement have already been considered in the "NAV including potential contingent liabilities" reported at December 31st, 2012.

Contents

1. Financial statements

Consolidated Profit & Loss Accounts

March cumulative - €m	2013	2012	Var.	Var. % (1)
Rental revenues	**54**	**56**	**(2)**	**(3%)**
Costs invoiced	10	10	(0)	(1%)
Invoiceable costs	(11)	(11)	(0)	(2%)
Other operating costs	(5)	(4)	(1)	(16%)
EBITDA rents	**48**	**51**	**(3)**	**(6%)**
Other income	**1**	1	1	59%
Overheads	**(9)**	(8)	(1)	(13%)
EBITDA recurring business	**40**	**44**	**(3)**	**(8%)**
Like-for-like EBITDA	*35*	*35*	*(0)*	*(0%)*
Equity method SIIC de Paris	**3**	**3**	**0**	**17%**
Rental asset disposals	290	0	290	-
Cost of sales	(292)	0	(292)	-
EBITDA - asset sales	**(2)**	**0**	**(2)**	**-**
Operating profit before revaluation, amortizations and provisions and interests	**41**	**46**	**(5)**	**(11%)**
Change in fair value of assets	**0**	**0**	**0**	**-**
Amortizations & provisions	**1**	**(1)**	**2**	**205%**
Financial results	**(38)**	**(38)**	**0**	**1%**
Profit before tax	**5**	**8**	**(3)**	**-**
Income tax	**(2)**	**(2)**	**(0)**	**(15%)**
Gain/ loss on discontinued operations	**(21)**	**(10)**	**(10)**	**(100%)**
Minority Interests	**(6)**	**(8)**	**2**	**25%**
Profit attributable to the Group	**(24)**	**(13)**	**(11)**	**(88%)**

Results analysis - €m	2013	2012	Var.	Var. % (1)
Recurring EBITDA	40	44	(3)	(8%)
Equity method SIIC de Paris - recurring	3.3	2.8	0.5	18%
Recurring financial result (excl. equity method)	(32)	(36)	4	11%
Income tax expense - recurring result	(1.9)	(1.6)	(0.4)	(24.8%)
Minority interest - recurring result	(10)	(10)	(0)	(1%)
Recurring EPRA net profit (2)	**(0.2)**	**(0.7)**	**0.5**	**75%**
EBITDA - asset sales	(2)	0	-	-
Equity method SIIC de Paris - non-recurring	(0)	0	-	-
Change in fair value of assets & Amortizations & provisions	1	(1)	2	205%
Change in fair value of financial instruments	(4)	(2)	(2)	(94%)
Non-recurring finance costs	(2)	0	-	-
Income tax expense - non-recurring result	(0)	(0)	-	-
Gain/ loss on discontinued operations	(21)	(10)	(10)	(100%)
Minority interest - non-recurring result	3	1	2	181%
Exceptional items	**(24)**	**(12)**	**(12)**	**(98%)**
Profit attributable to the Group	**(24)**	**(13)**	**(11)**	**(88%)**

(1) Sign according to the profit impact

(2) Recurring EPRA net profit - post-company specific adjustments

Recurring operating results

- At March 31st, 2013, the Group reached a recurring EBITDA of €40m, 8.0% less than the same period of the year before. Adjusting for disposals, changes in the project portfolio, as well as other exceptional items, **the like-for-like EBITDA was €35m, in line with the same period of 2012.**

- The operating result of the property portfolio **(EBITDA rents) increased by 1.4% in like-for-like terms**.

  This increase is mainly due to an increase in rental revenues in France which compensates for the decrease in rental revenues in Spain. This variance is analysed in detail in the 'Business Performance' section of this report.

Operating Results

March cumulative - €m	2013	2012	Var. % [1]
EBITDA rents like-for-like	**43**	**42**	**1.4%**
EBITDA - Overheads	(9)	(8)	(13%)
EBITDA - Other like-for-like income	0.7	0.3	134%
EBITDA - recurring like-for-like	**35**	**35**	**-**
Non-comparable EBITDA	6	9	(38%)
EBITDA - recurring	**40**	**44**	**(8%)**

(1) Sign according to the profit impact

- In addition, the stake in SIIC de Paris contributed an attributable profit of €3m, registered in the results under equity method, representing an increase of 17% compared to the year before.

Financial results

- The average interest rate until March 31st, 2013, was 3.57% (3.74% including the impact of accrued commissions associated with the financing), with an average financing spread of 217bp. The average for the same period of 2012 was 3.95% (4.16% including the impact of accrued commissions associated with the financing), with an average financing spread of 167bp.
These rates include the part corresponding to France which, at March 31st, 2013, amounted to 3.86% (4.64% including commissions).

Financial results

March cumulative -€m	2013	2012	Var. % [(1)]
Recurring financial income	0	1	-
Recurring financial expenses	(35)	(39)	10%
Capitalised interest expenses	3	2	50%
Cost of debt %	3.57%	3.95%	*(38 pb)*
Recurring financial result (without equity method)	**(32)**	**(36)**	**11%**
Non-recurring financial expenses	(2)	0	-
Change in fair value of financial instruments	(4)	(2)	-
Financial result (without equity method)	**(38)**	**(38)**	**0%**

(1) Sign according to the profit impact

- The capitalized interest expenses amounted to €3m, corresponding to the financing of three projects in Spain and two in France.

- The non-recurring financial expenses corresponded entirely to the profit and loss impact of the cumulative provisions attached to the evolution of the value of the FCC shares. This is a consequence of the registered decrease in the share price during the first quarter of the year, when applying Regulation 39 of the IFRS.

Non-recurring results and discontinued operations

- The negative results in the epigraph of asset sales mainly correspond to the transaction costs related to the sale of the Mandarin Hotel, which were not provisioned.

  In February 2013, the sale of the Mandarin Hotel in Paris was registered for €290m, a price 30% higher than the total cost of the renovation. In addition, the sale price implies a 15% premium on the valuation at June 2012 (a valuation made before the disposal agreement). The impact of the increase in value due to the disposal price in this transaction was already registered in December 2012 on the profit and loss account (the valuation at December considered the price of the pre-agreement of the sale, in the valuation of the hotel).

- Regarding the rest of the extraordinary results, it is important to highlight that the Colonial Group registered a negative result before minority interests of (€21m), due to the accounting impacts attributable to the consolidation of the non-strategic business (Asentia Group).

  In 2010, Colonial registered a provision in order to value its stake in the land and residential business (Asentia Group) at zero. This provision was fully applied, and from 2012 onwards these losses have had an accounting impact on the consolidated accounts of the Group.

  The negative accounting impacts related to the non-strategic business will continue to affect the consolidated results, as long as the Asentia Group continues to form part of the consolidation perimeter of the Colonial Group. Therefore, it is worth emphasizing that Asentia's syndicated financing provides that the participative loan tranche of the Asentia Group could be converted into Asentia shares at the election of Asentia's lenders. In the case that the lenders exercise this option, Inmobiliaria Colonial, S.A. would dilute its stake in Asentia, which could be potentially excluded from the consolidation perimeter of the Colonial Group.

  In any case, the negative impacts attributable to the consolidation of the Asentia Group have no impact on the Net Asset Value (NAV)[1] of the company, nor do they imply any cash outflow for Colonial.

(1) In 2010, in the individual accounts Colonial did a write-down of 100% of the value of its stake in the Asentia Group (land and residential business & Riofisa), and it was excluded from the calculation of the NAV.

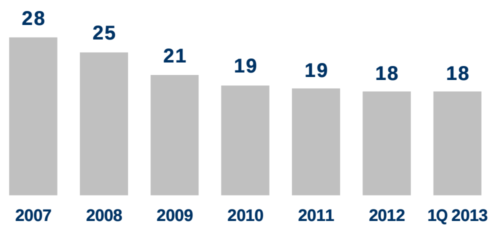
2. Business performance

Office market situation [1]

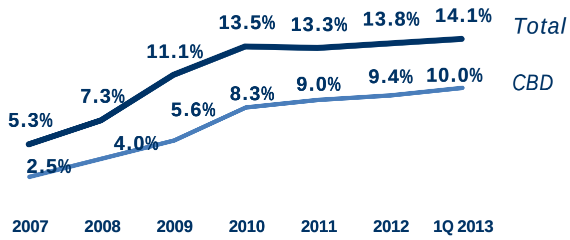
Rental market

Barcelona

Prime CBD Prices (€/sq m/month)



Vacancy (%)



- The Barcelona office market continues to have very reduced levels of activity. The office take up for the first quarter of 2013 amounted to 46,553 sq m, 11% less than that registered in the same quarter of the previous year. Regarding location, 61% of the transactions were carried out in the areas of Paseo de Gracia/Diagonal and in the city centre. In this first quarter, the largest transactions took place in the area of 22@, highlighting the 3,091 sq m signed by Colonial with the Konecta Group in the Illacuna office complex.

- The average vacancy rate in Barcelona increased slightly to 14.1%, mainly due to the freeing up of space by large companies. However, it is important to point out that the office stock in the city centre has decreased by almost 27,000 sq m due to the conversion of various buildings into hotels in the last two years. In the prime area, the vacancy rate is at 10.0%.

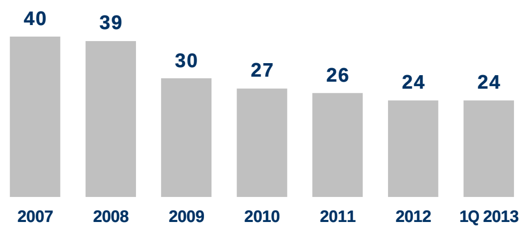
- Regarding the locations of the vacancies, the areas in Barcelona that have more supply are the new business areas and the periphery. It is important to highlight that of the total vacant surface, only 34.7% correspond to Class A buildings (assets with the best quality and efficiency standards).

- The prime rental prices in the office market have remained stable during the first quarter, although they might not have hit bottom. The prime rental prices for offices in Paseo de Gracia/Diagonal are at €18/sq m/month. In the new business areas and in the periphery, the rental prices decreased by 1.67% and 2.78%, respectively.

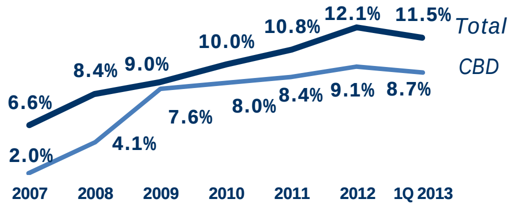
(1) Sources: Reports by Jones Lang Lasalle, Cushman & Wakefield, CBRE, and Aguirre Newman at March 2013

Madrid [1]

Prime CBD Prices (€/sq m/month)



Vacancy (%)



- More than 151,000 sq m of office space were signed in the first quarter of 2013. This figure represents an increase of more than 170% compared to the same period of the year before, and is more than half of the total take up of the full year of 2012 (297,000 sq m).

- This high take up volume is mainly due to the transactions of Vodafone (50,000 sq m) and to the contract for 15,935 sq m that the Colonial Group signed with Iberia on the Martínez Villergas building. These volumes of activity put the take-up at levels not seen since 2009 and 2010. Regarding the number of transactions, there were approximately 80. The level is in line with that of the two previous quarters.

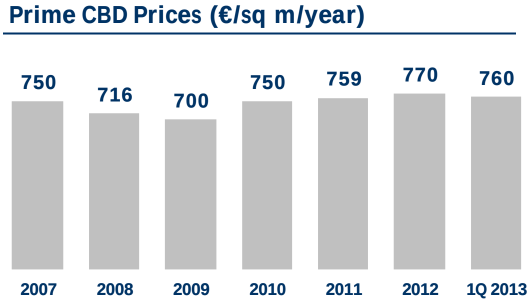
- For the first time since the second quarter in 2007, the vacancy rate decreased and stood at 11.5% at the end of the first quarter.

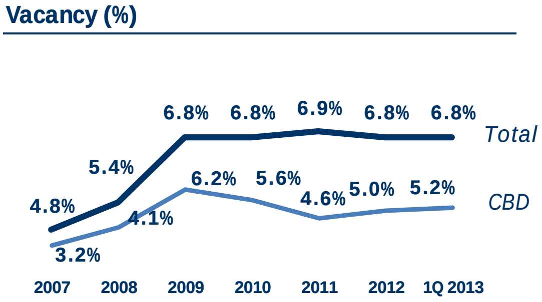
- The projects of future supply continue to be delayed. There are almost no office projects for 2014, with a forecast of slightly more than 30,000 sq m for office and high-tech in total. In 2015, there probably will not be any new quality supply.

- The maximum rental prices in the prime area remain stable at €24.25/sq m/month for the third consecutive quarter due to the lack of quality products. The situation is very different outside the best streets of the Central Business District (CBD), where the weakness in demand and the high offer continue to put downside pressure on rental prices. Numerous sub-areas in the immediate and more remote periphery are not attracting any interest of the demand.

(1) Sources: Reports by Jones Lang Lasalle, Cushman & Wakefield, CBRE, and Aguirre Newman at March 2013

Paris (1)





- The cumulative take up in the Paris region in the first quarter of 2013 reached 393,477 sq m, resulting in a decrease of 24% compared to the same period of 2012. In the Golden Triangle, the cumulative take up for the first quarter was 61,036 sq m.

- In the Paris market, the vacancy rate remained stable, with an immediate offer of 3,581,000 sq m, which represents a vacancy rate of 6.8% for the Paris region. In the CBD area, the vacancy rate was at 5.2%, with an immediate offer of 352,000 sq m.

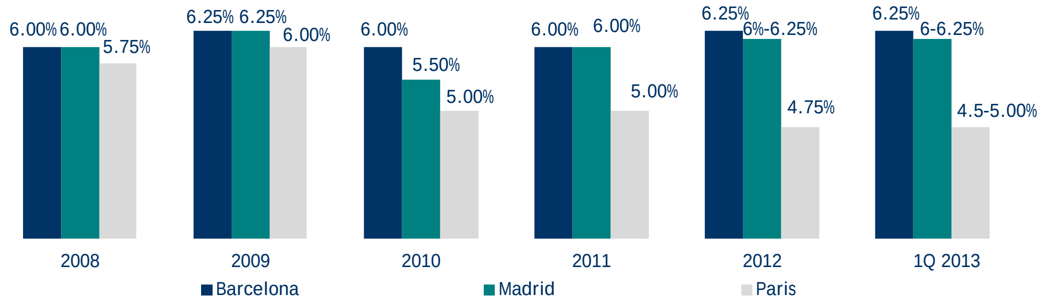
- The prime rental prices in the CBD area decreased slightly in the first quarter of the year, reaching €760/sq m/year.

- The brokers foresee that 2013 will be characterized by adjustments in rental prices, being a year of transition, until rental prices recover in 2014 and 2015.

(1) Sources: Reports by Jones Lang Lasalle, Cushman & Wakefield, CBRE, and Aguirre Newman at March 2013

Investment market (1)

Prime Yields – Barcelona, Madrid, Paris



- **Barcelona:** This first quarter of the year began with higher activity in the investment market. In addition to buyers of "core" assets, "value added investors" have joined the market place, and all of them have started to identify products that meet their requirements in the city centre. The growing interest by foreign investors is due to the fact that Spain, and in particular the property market, is seen as a market that offers good business opportunities. The three transactions carried out this quarter have resulted in a volume of €58m. The prime yields remained stable.

- **Madrid:** The volume of transactions signed at the end of 2012 helped to substantially improve the climate of investor confidence in the market. The main actors continue to be investors with an opportunistic profile and private investors or family offices. Domestic as well as Latin American investors are showing a special interest in the Spanish property market. All of them are expectant, hoping for quality products at interesting prices. The public administration seems to have put up the "for sale" sign on their real estate portfolio and, through public auctions, is trying to sell part of their assets in order to generate liquidity. However, up to now in successive calls, these processes were unsuccessful, and they have only been able to sell some individual assets directly. The prime yields have remained flat and it seems the trend is moving towards stabilisation.

- **Paris**: Investment in the first quarter of 2013 reached €2,069m, of which €636m correspond to the CBD area. There is a strong presence of local investors, as 75% of the investments made in the first quarter came from French investors. The transactions of less than €100m were 80% of the investments, amounting to a total of €800m. The prime yields in the Golden Triangle stayed in the range of 4.50% to 5.00%.

(1) Sources: Reports by Jones Lang Lasalle, Cushman & Wakefield, CBRE, and Aguirre Newman at March 2013

Business Highlights

- Rental revenues amounted to €54m, 3.3% below the total revenues from the previous year**.** **Rental revenues for the Group increased by 1.3% like-for-like**, adjusting for disposals, and for changes in the projects & refurbishment portfolio.

  In Paris, rental revenues increased 4.6% like-for-like. In Spain, like-for-like rental revenues decreased by 4.8%.

Rents (2013 vs. 2012) €m	Barcelona	Madrid	Paris	Total
Rental Income 2012	**8**	**11**	**38**	**56**
Like-for-like	*(0.3)*	*(0.5)*	*1.3*	*0.6*
Projects & refurbishments	*0.0*	*(0.6)*	*(3.2)*	*(3.8)*
Disposals	*0.0*	*(0.3)*	*(1.6)*	*(1.9)*
Indemnities & others	*(0.0)*	*0.0*	*0.0*	*(0.0)*
Changes in scope of consolidation	*0.0*	*0.0*	*3.2*	*3.2*
Rental Income 2013	**7**	**10**	**37**	**54**
Total variance (%)	*(3.4%)*	*(12.4%)*	*(0.7%)*	*(3.3%)*
Like-for-like variance (%)	*(3.4%)*	*(6.1%)*	*4.6%*	*1.3%*

- **The rental EBITDA (net rental income) reached €48m, an increase of 1% like-for-like**, with an EBITDA margin on gross rents of 88%.

Property business

March cumulative - €m	2013	2012	Var. %	Like-for-like %
Rental revenues - Barcelona	7	8	(3%)	(3%)
Rental revenues - Madrid	10	11	(12%)	(6%)
Rental revenues - Paris	37	38	(1%)	5%
Rental revenues	**54**	**56**	**(3%)**	**1%**
Costs invoiced	10	10	(1%)	
Invoiceable costs	(11)	(11)	(2%)	
Other operating costs [1]	(5)	(4)	(16%)	
EBITDA rents	**48**	**51**	**(6%)**	**1%**
EBITDA/ Rental revenues - Barcelona	*84%*	*84%*	*0.2 pp*	
EBITDA/ Rental revenues - Madrid	*84%*	*88%*	*(3.9 pp)*	
EBITDA/ Rental revenues - Paris	*90%*	*92%*	*(2.6 pp)*	
EBITDA/ Rental revenues	*88%*	*90%*	*(2.3 pp)*	

[1] Includes expenses related directly to property

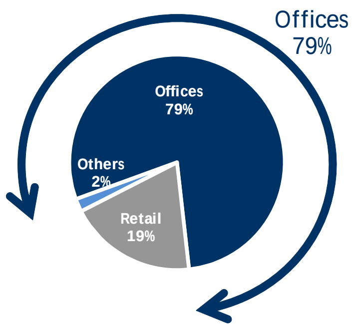
Pp: percentage points

- **Breakdown - Rental revenues:** The majority of the Group's revenue (79%) comes from office buildings.

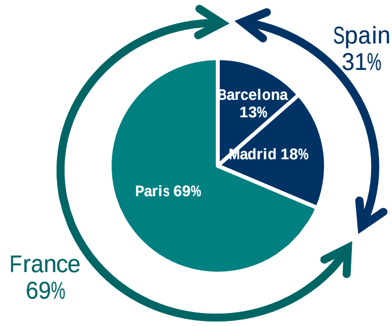
  The Group also continues to have a high exposure to prime markets (74% CBD). Approximately two thirds of the rental revenues (€37m) come from the subsidiary in Paris and one third from properties in Spain.

  In attributable terms, approximately 50% of the cash flow is generated in France and the rest in Spain.

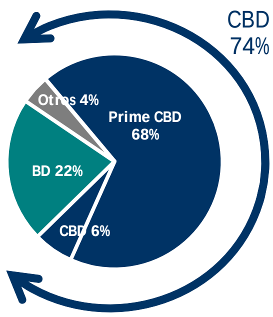
Revenues - by use



Revenues - by market



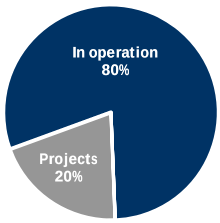
Revenues - by area



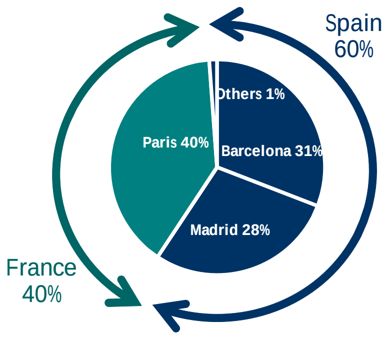
- **Surface area:** At the close of the first quarter of 2013, the Colonial Group's portfolio totalled 1,086,347 sq m (746,871 sq m above ground), most of which was office space.

  At March 31st, 2013, 80% of the portfolio was in operation, and the remaining 20% corresponds to an attractive portfolio of projects and refurbishments.

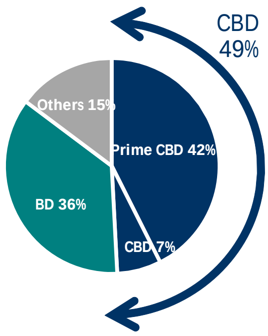
Surface - by condition



Surface - by market



Surface - by area



- **Letting performance:** During the first quarter of 2013, the Group signed a total of 49,978 sq m of **new rentals** (rental renewals and revisions at market prices). Of these, 96% were in Spain and 4% in France. The new rentals set in these agreements were 21% below previous rents.

Letting Performance

March cumulative - sq m	2013	% New rents vs. previous	Average maturity
Renewals & revisions - Barcelona	17,163	*(30%)*	3
Renewals & revisions - Madrid	10,981	*(22%)*	5
Renewals & revisions - Paris	2,077	*6%*	5
Total renewals & revisions	**30,221**	*(21%)*	**4**
New lettings Barcelona	3,822		3
New lettings Madrid	15,935		6
New lettings Paris	0		0
New lettings	**19,757**	**n/a**	**6**
Total commercial effort	**49,978**	**n/a**	**5**

- Almost all of Colonial's commercial effort corresponded to transactions carried out in the Spanish market.

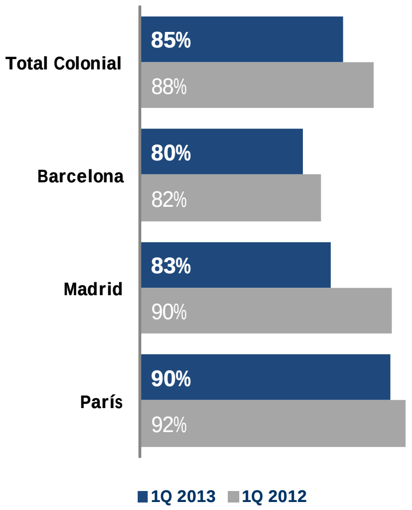
  In **Madrid**, the highlights are the contracts signed on the Martínez Villergas building with Iberia (15,935 sq m) and 9,088 sq m signed on the Alcalá building with the Comunidad de Madrid.

  In **Barcelona**, the highlights are the contracts signed with Konecta BTO on the Illacuna office complex (3,091 sq m), as well as contracts signed with the Ajuntament de Barcelona for the BCN Glories Diagonal building (11,672 sq m), and with Silk for the El DAU building, Avenida Diagonal 609-615 (2,462 sq m).

- In Paris, the most significant contract is the 1,630 sq m, signed with Ariba for the Louvre des Antiquaires building.

- **Occupancy:** The office portfolio reached an occupancy rate of 85% at the end of the first quarter of 2013 and the financial occupancy, calculated according to EPRA recommendations, was 87%.

Office Occupancy - Surfaces (1)



	Occupancy (all uses)	*Office Occupancy EPRA* (2) **1Q 2013**	*Total Occupancy EPRA* (2) **1Q 2013**
Total Colonial	85%	87%	89%
Barcelona	78%	83%	84%
Madrid	81%	83%	84%
París	92%	89%	91%

(1) Occupied surfaces/surfaces in operation
(2) Financial occupancy according to the calculation recommended by EPRA

In **Barcelona**, the office portfolio reached an occupancy rate of 80%, a ratio lower than the first quarter of the previous year (82%), yet higher than the level reached at the close of 2012 (79%). The new Illacuna office complex is 75% occupied, Ausiàs March is at the marketing stage, and the rest of the Barcelona office portfolio has 84% occupancy.

In **Madrid**, the office portfolio reached a total occupancy rate of 83% at the close of the first quarter of 2013. It is worth highlighting the signing of 15,935 sq m in Martínez Villergas with a top-tier client. Therefore the occupancy of this building has increased up to 66%. This transaction demonstrates the capacity of the Colonial Group's assets to attract top tier demand in a difficult market.
During the first quarter of 2013 refurbishments began on the Alfonso XII property, an office complex which will undergo an integral refurbishment project.

In **Paris**, the occupancy rate stood at 90% for its office portfolio (92% including other uses), a lower figure to that of both the first quarter of 2012 and the close of 2012. This is mainly due to 6,500 sq m of refurbished offices which came into operation on the Edouard VII property during the first quarter of 2013.

Overall, the Colonial Group's total office portfolio reached an occupancy rate of 85%, a higher level than that at the close of 2012.

- **Disposals:** During the first quarter of 2013, the Mandarin Hotel in Paris was sold for €290m, a 15% premium on its appraisal value at June 2012.

Disposals 2013- €m	Use	Market	Date	Price
247 Saint Honoré	Hotel	Paris	1Q 2013	**290.0**
Others	Parking	Paris	1Q 2013	**0.1**
Total				**290.1**

- **Investments:** In terms of investments, it is important to point out that the Company holds a project portfolio of more than 97,000 sq m above ground, which is scheduled to come into operation between 2013 and 2017.

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

Projects	Entry into operation	% Group	Market	Use	Surface above ground (sq m) (1)
Travessera de Gràcia / Amigó	2H 2014	100%	Barcelona	Offices	8,202
Castellana, 43	2H 2013	100%	Madrid	Offices	5,998
Parc Central 22@ A.1.6 - A.1.7 - A.1.2	>2016	100%	Barcelona	Offices	14,737
Spain					**28,937**
In/Out - Quai Le Gallo	2H 2013	100%	Paris	Offices	35,000
Cardinal - Richelieu	2H 2015	100%	Paris	Offices	33,200
France					**68,200**
Total					**97,137**

(1) Floor area of completed project

In **Spain**, two projects worth highlighting are Castellana 43 in Madrid and Travessera de Gràcia / Amigó in Barcelona. Both projects are examples of prime location office complexes that are high-quality and energy-efficient, achieving a LEEDs certification ("green building"). The Castellana 43 project will be delivered in the second half of 2013, and it is already 100% pre-let.

In **France**, the refurbishment projects have continued to progress during the first quarter, notably in the In/Out building, an office project due to be delivered at the end of the summer.
At the end of 2012, refurbishments began on the Rue de Richelieu property in Paris. This office complex will undergo an integral refurbishment project ("the Cardinal Project"), which will involve the creation of 33,200 sq m of individual offices for top tier clients in central Paris. It is worth mentioning that significant structural work has begun on this building. More details on these and other projects can be found in Appendix 6.4.

In addition to the projects in the pipeline, the Colonial Group is carrying out substantial refurbishments in specific buildings in order to optimize the positioning of these assets in the market.

3. Financial Structure

Main debt figures

Group net debt stood at €3,396m at March 31st, 2013 (€3,623m at December 31st, 2012). Both figures exclude the debt of the subgroup Asentia, which is classified as Discontinued Operations.
The reduction in debt in the first quarter is mainly due to the sale of the Mandarin Hotel in France.

The breakdown of the debt at the close of the first quarter is the following:

Breakdown of the consolidated net financial debt	March 2013			December 2012			Var.
	SP	FR	Total	SP	FR	Total	Total
Syndicate loan	1,714	0	1,714	1,714	45	1,759	(45)
Mortgage debt/leases	356	294	650	357	295	652	(2)
Subordinated debt	41	0	41	41	0	41	(0)
Unsecured debt and others	8	41	49	8	232	240	(191)
Total gross debt with credit entities	**2,119**	**335**	**2,454**	**2,120**	**572**	**2,692**	**(238)**
Bonds	-	1,000	1,000	-	1,000	1,000	-
Total gross debt	**2,119**	**1,335**	**3,454**	**2,120**	**1,572**	**3,692**	**(238)**
Cash & cash equivalents	**(26)**	**(32)**	**(58)**	**(44)**	**(25)**	**(69)**	**11**
Group Net Debt	2,093	1,303	**3,396**	2,076	1,547	**3,623**	**(227)**
Average maturity drawn debt (years)	**2.1**	**3.7**	**2.7**	**2.2**	**3.4**	**2.6**	**0.1**
Average maturity available debt (years)	**1.7**	**1.9**	**1.9**	**2.2**	**3.0**	**2.9**	**12.9**
Cost of debt %	**3.08%**	**4.30%**	**3.57%**	**3.24%**	**4.61%**	**3.78%**	**-**

The main characteristics of the debt are as follows:

A gross debt of €3,454m that mainly includes:

1. A syndicate debt in Colonial of €1,714m refinanced on February 19th, 2010, and subscribed 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 2013 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 of 450bp, starting from July 2013 and backdating to January 1st, 2013. The potential contingency, in case of not reaching the above-mentioned LTV level, would amount to €19m of capitalized interest at the close of the first quarter, with an equal impact on the profit & loss account and on the equity of the Group.

As a guarantee, the loan has mortgages on certain property assets in Spain, a pledge on the parent company's (SFL) shares, and on the shares of the Torre Marenostrum, S.L. subsidiary.

2. SFL's bonds for €1,000m, €500m issued on May 17th, 2011, and €500m on 28th November, 2012, with an annual fixed coupon of 4.625% and 3.50%, maturing on May 25th, 2016 and 28th November, 2017, respectively. These bonds are unsubordinated and non-preferential, and have been accepted for listing on the regulated market of Euronext Paris.

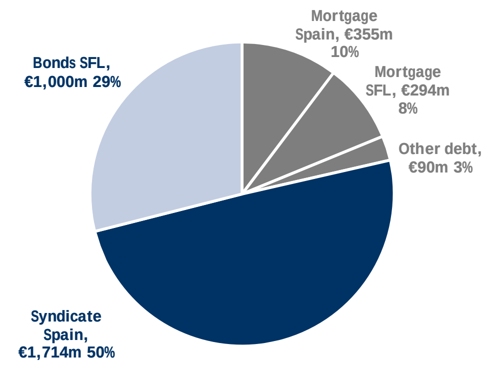
3. Bilateral loans with mortgage security:
   a) Colonial maintains a total of €356m in bilateral loans with various credit institutions, with mortgage securities on property assets. The average maturity of these loans is 3.58 years and the average financing spread is 161 bp.
   b) SFL has a total of €294m in bilateral loans with various credit institutions, with mortgage securities on property assets. The average maturity of these loans is 3.42 years and the average financing spread is 167 bp.

4. Bilateral loans without mortgage security:
   a) Colonial has a total of €8m in a single loan without mortgage security with an average maturity of 0.9 years and an average financing spread of 175 bp.
   b) SFL has a total of €41m split into two loans with an average maturity of 0.5 years and an average financing spread of 56 bp.

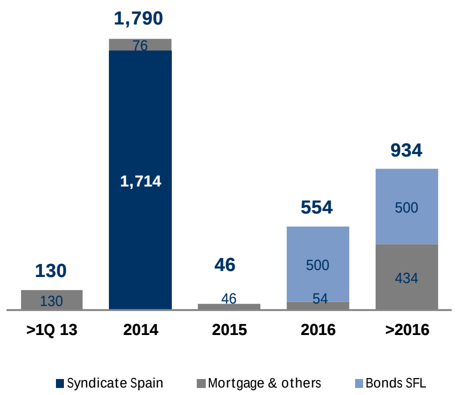
- The liquidity available at March 31st amounted to €907m (current accounts and deposits for €58m and undrawn debt for €849m), of which €69m correspond to Colonial, €833m to SFL, and €5m to the rest of the companies of the Group.

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

Breakdown of drawn debt



Maturity of drawn debt (€m)



Property Business Spain	33	1.785	41	24	237
Property Business SFL	97	5	5	530	697

Hedging portfolio

- The hedging portfolio structure at March 31st, 2013, is the following:

March 31st , 2013 Financial instrument - €m	Description	Spain	France	Total	%	MTM
SWAP	From floating to fixed rate	430	226	656	32%	(18)
COLLAR	Floating rate between a maximum and a minimum	25	0	25	1%	0
CAP	Floating rate with a maximum	1,354	0	1,354	67%	0
Total Hedging portfolio (Variable - Fixed)		**1,809**	**226**	**2,035**	**100%**	**(18)**
Maturity (years)		**1.6**	**3.8**	**1.9**		

- The effective hedging ratio at the close of the first quarter of 2013 (hedges/debt at floating rates) stood at 82% (84% in Spain and 67% in France).

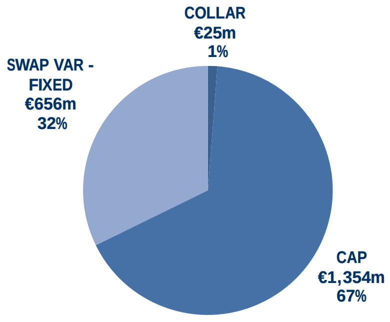
- At March 31st, 2013, the percentage of total hedged debt or total fixed rate debt stood at 87%, taking into account the SFL bonds.

- 100% of the nominal value of the hedging portfolio at the close of the first quarter meets the requirements established under the IFRS 39, and the variance of the market value (MtM) of the derivatives is booked directly in net equity. During the first quarter, the variations in the MtM of the derivatives portfolio (without including the accrued coupons) amounted to (€17m), of which (€4m) was registered under the heading "Non-recurring financial expense".

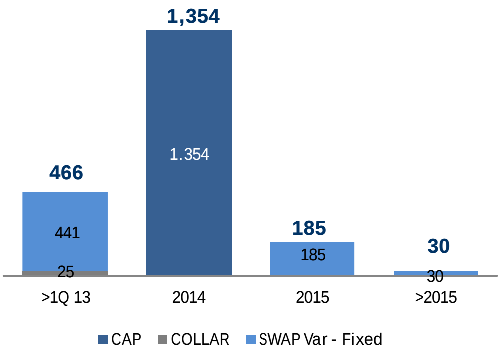
- During the first quarter of 2013, as a result of the issuing of fixed rate bonds and the reduction in France's debt, hedging instruments were cancelled for a nominal value of €250m with the objective of adapting the interest rate risk hedging ratio to the nominal value of the drawn debt at floating rates.

- The current structure of the hedging portfolio and its breakdown per product and company are as follows:

Breakdown of derivatives portfolio



Maturity of derivatives portfolio (€m)



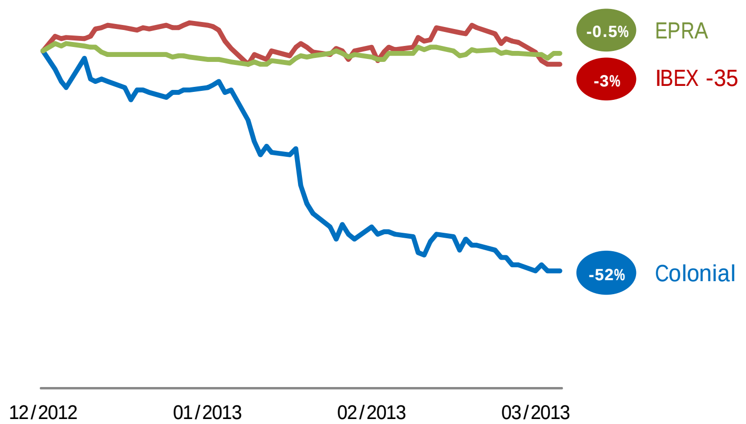
Spain	**425**	**1.354**	**0**	**30**
France	**41**	**0**	**185**	**0**

4. Stock Market Performance

Share price evolution

The share price performance has been affected by the difficult situation in the capital markets and the high risks of a recession in Europe, and particularly in Spain.

Consequently, Colonial's share price is currently trading at a high discount to its Net Asset Value.



Share price performance

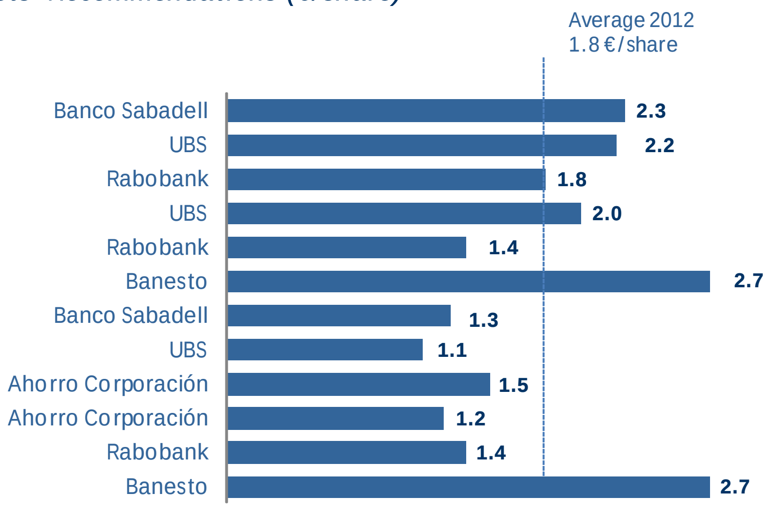
Colonial shares	Mar-13	Dec-12
Market capitalisation at closing date (€m)	**176**	**368**
Closing price (€/share)	**0.8**	**1.6**
Average daily traded volume (million shares)	0.36	0.10
Average daily turnover (€m)	0.4	0.1
Number of shares (mn)	225.9	225.9

Colonial is part of 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)

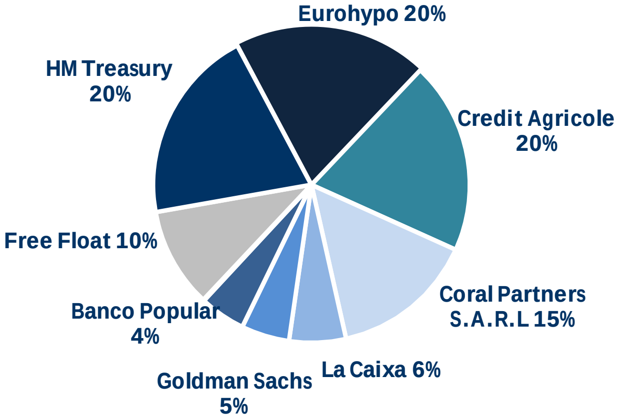


(*) During the first quarter of 2013, there have been no recommendations by analysts

Institution	Analyst	Date	Recommendation	Target Price
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
Ahorro Corporación	Juan Moreno	09/08/2012	Sell	1.2
Rabobank	Martijn van den Eijnden	25/10/2012	Sell	1.4
Banesto	Marta Gómez	14/11/2012	Buy	2.7
Average 2012				**1.8**

Company shareholder structure

Shareholder structure 31/03/2013 (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
Carlos Gramunt Suárez	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 31 Desember 2012

5. Discontinued operations

Highlights – Discontinued operations

- The Colonial Group carries out its land residential business, as well as the sale of residential units through the subgroup Asentia, whose parent company is Asentia Project, with Riofisa as its main subsidiary.

- The land bank at the close of the first quarter of 2013 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

March cumulative - €m	2013	2012	Var. %
Operating indicators			
Land Bank surface	1,685,062	1,683,874	0%
Riofisa surface (1)	1,544,989	1,523,076	1%
# of finished units	91	199	(54%)
Financial results			
Residential sales - Commercial sales (units)	8	9	(11%)
Residential sales - Booked sales (units)	3	5	(40%)
Revenues from homebuilding sales	0.5	1.4	(65%)
Revenues from land bank sales	0.1	-	-
Other income	-	0.1	-
Revenues from Riofisa	8.8	4.6	92%

(1) Includes residential land bank

- During the first quarter of 2013, the sales of housing units amounted to €0.5m, a figure lower than the sales of the same period of the year before. In addition, the revenue from the Riofisa subsidiary reached €8.8m.

- In the residential housing portfolio, the Group continues with a strategy of reducing its exposure, and its stock of residential units decreased 54% compared to the same period of the previous year.

  The current stock of finished housing amounts to 91 units (vs. 199 units in the first quarter of 2012). Of these 91 units in stock, pre-sale contracts have been signed on 6 of them, and the rest (85 housing units) are in the process of being sold.

Financial structure of the discontinued operations

The breakdown of the financial debt of the Asentia Group at March 31, 2013, is the following:

Structure of the financial debt

March 31st , 2013 - €m	Asentia Project S.L	Riofisa Group	Other subsidiaries	Total	%
Syndicate loan	898	0	0	898	56%
Syndicate loan (participative tranche)	8	0	0	8	4%
Mortgage debt	52	322	154	528	35%
Non-mortgage debt	0	67	0	67	5%
Total gross debt	**958**	**389**	**154**	**1,501**	**100%**
Cash & cash equivalents	**(21)**	**(8)**	**(10)**	**(39)**	
Total net debt	**937**	**381**	**144**	**1,462**	
Average maturity (years)	**1.7**	**1.6**	**5.2**	**2.0**	
Financial cost (excl. Commissions)	4.40%	4.07%	4.57%	**4.34%**	
Financial cost	**(10)**	**(5)**	**0**	**(15)**	

- Asentia's syndicate loan was originated in the restructuring of Colonial's syndicate loan signed on February 19th, 2010. The applicable spread of Asentia's syndicate debt is 400 bp, generated as cumulative PIK interest, and payable at maturity on December 31st, 2014. At March 31st, the amount of capitalised interest stood at €8m.

- 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 would imply a maximum dilution of Colonial's equity below 10%.

  The syndicate loan provides a mechanism through which, should the Company find itself in a mercantile situation of dissolution, the capitalised interests and the convertible tranche will be converted into a profit participative loan (PPL) for the amount necessary to restore the Company's equity. In the first quarter of 2013, €171m were converted into a participative loan (€60m from the PIK tranches and €111 from the convertible tranche). At March 31st, 2013, the PPL amounted to €233m and the applicable fixed rate is 6.5%.

  In addition, the syndicate loan facility provides for, given a certain leverage ratio (LTV) is reached, the voluntary conversion of the profit participative loans into new shares of the company, at the election of Asentia's lenders.

- Additionally, Asentia has a mortgage of €45m, on which the interests are capitalised. At March 31st, 2013, the accumulated amount of these interests amounted to €7.2m, payable at maturity of the loan. The applicable spread is 400bp and it matures in February 2015.

- The Riofisa Group has a mortgage debt with various banking institutions for €322m, maturing in December 2014, extendable for additional 24 months and with an average financing spread of 270 bp.

- At the close of the first quarter, the interest rate swap amounts to €161m, totally assigned to the debt of "Other Subsidiaries", with a Mark-to-Market (MtM) that amounts to (€11m).

- The financial result of the companies reclassified as discontinued operations was (€15m), of which (€10m) corresponded to the capitalised financial expenses of Asentia and (€5m) corresponded to Riofisa's financial cost, of which (€3m) were capitalised.

- The mortgage debt of €154m 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 financing bank of the project states that, in the case of additional needs to the initial business plan, Colonial will be obliged to contribute new funds to cover these needs. If the expected sales do not take place, Colonial's contributions to comply with the business plan would rise to approximately €89m. Failure to comply with these obligations would entitle the financing bank to early terminate its credits, resulting in recourse to Colonial of €164m under all the concepts.

  Currently, a new urban planning agreement has been agreed with the local city hall, as well as a new deferred urban planning calendar in line with the current reality of the residential market, pending definitive approval.

  After the reporting closing date of this report, in April 2013, a refinancing agreement was signed on the aforementioned debt, which consists of its partial cancellation through the release of specific assets and the acceptance of specific liabilities by Colonial and Asentia, for a total amount of €85m and €10m respectively.

  The signing of the agreement will allow for:

  I. The total cancelation of the recourse to Colonial
  II. The agreement on a new business plan in accordance with the current market situation and to the new urban planning agreement with the local city hall
  III. The financing by the financial institution for the necessary works to comply with the newly acquired commitments, in terms of quantity as well as the calendar

6. Appendices

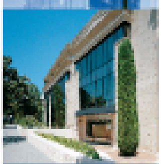
6.1 Consolidated balance sheet

€m	1Q 2013	2012
ASSETS		
Consolidated goodwill	120	120
Investment property - In operation	*4,404*	*4,391*
Investment property - Work in progress, advances and provisions	*418*	*391*
Investments Property	4,822	4,782
Equity method	291	287
Other non-current assets	290	291
Non-current assets	**5,522**	**5,480**
Debtors and other receivables	63	65
Other current assets	76	85
Assets available for sale	1,318	1,624
Current assets	**1,457**	**1,773**
TOTAL ASSETS	**6,979**	**7,253**
LIABILITIES		
Share capital	*226*	*226*
Other reserves	*14*	*1,135*
Profit (loss) for the period	*(24)*	*(1,129)*
Other instruments for equity	*2*	*2*
Exchange differences	*(1)*	*(1)*
Treasury shares	*(60)*	*(60)*
Equity	156	172
Minority interests	1,230	1,220
Net equity	**1,386**	**1,392**
Bond issues and other non-current issues	994	994
Non-current financial debt	2,250	2,499
Deferred tax	227	226
Other non-current liabilities	107	124
Non-current liabilities	**3,578**	**3,843**
Bond issues and other current issues	24	14
Current financial debt	190	189
Creditors and other payables	85	91
Other current liabilities	62	69
Liabilities associated to assets available for sale	1,654	1,656
Current liabilities	**2,015**	**2,018**
TOTAL EQUITY & LIABILITIES	**6,979**	**7,253**

6.2 Asset portfolio - Locations

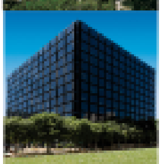
Barcelona

1
TORRE BCN



2
PG. DELS TIL·LERS 2-6

3
AV. DIAGONAL 682



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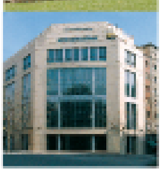
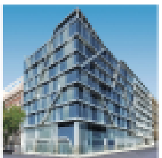
AV. DIAGONAL 609-615

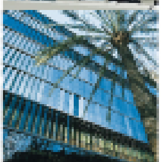


5
BERLÍN 38-48 / NUMÀNCIA 46



6
TRAVESSERA DE GRÀCIA 11

7
AMIGÓ 11-17



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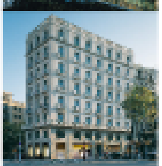
AV. DIAGONAL 530-532



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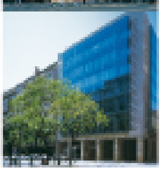
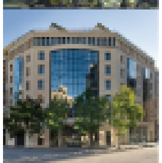
AV. DIAGONAL 409

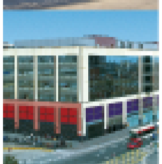


10
VIA AUGUSTA 21-23

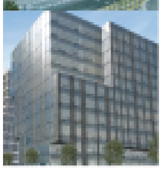
11
TORRE MARENOSTRUM



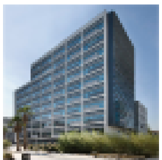
12
AUSIÀS MARC 148



13
DIAGONAL GLÒRIES



14
COMPLEJO DE OFICINAS PARC CENTRAL



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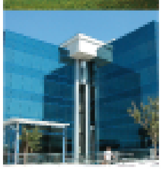
COMPLEJO DE OFICINAS ILLACUNA

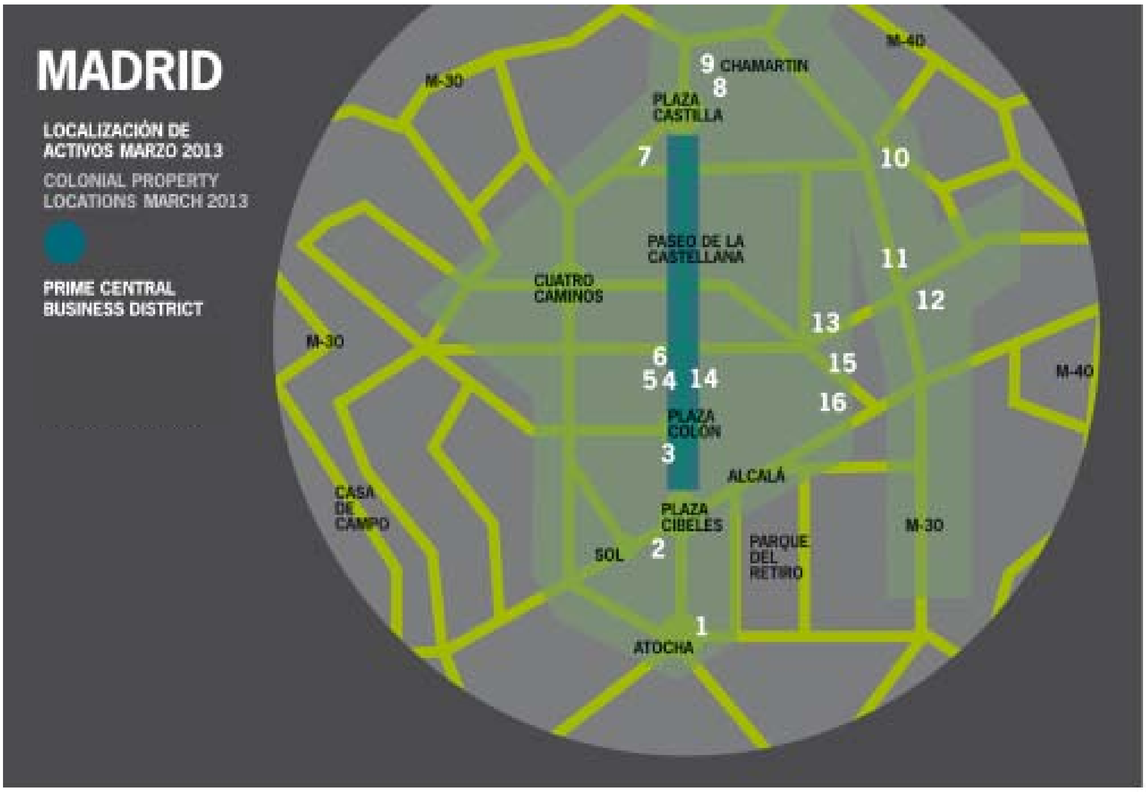
16
COMPLEJO DE SANT OFICINAS CUGAT NORD



17
COMPLEJO DE SANT OFICINAS JOAN DESPÍ

6.2 Asset portfolio – Locations (cont.)

Madrid

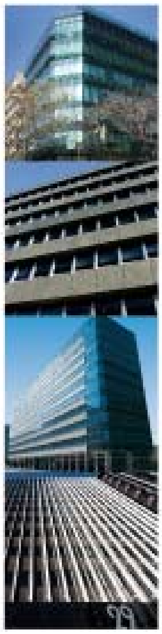


1
ALFONSO XII, 62

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
AGUSTÍN DE FOXÁ, 29

9
HOTEL TRYP CHAMARTÍN

10
TORRES ÁGORA/M-30

11
RAMÍREZ DE ARELLANO, 37

12
MV 49 BUSINESS PARK

13
LÓPEZ DE HOYOS, 35

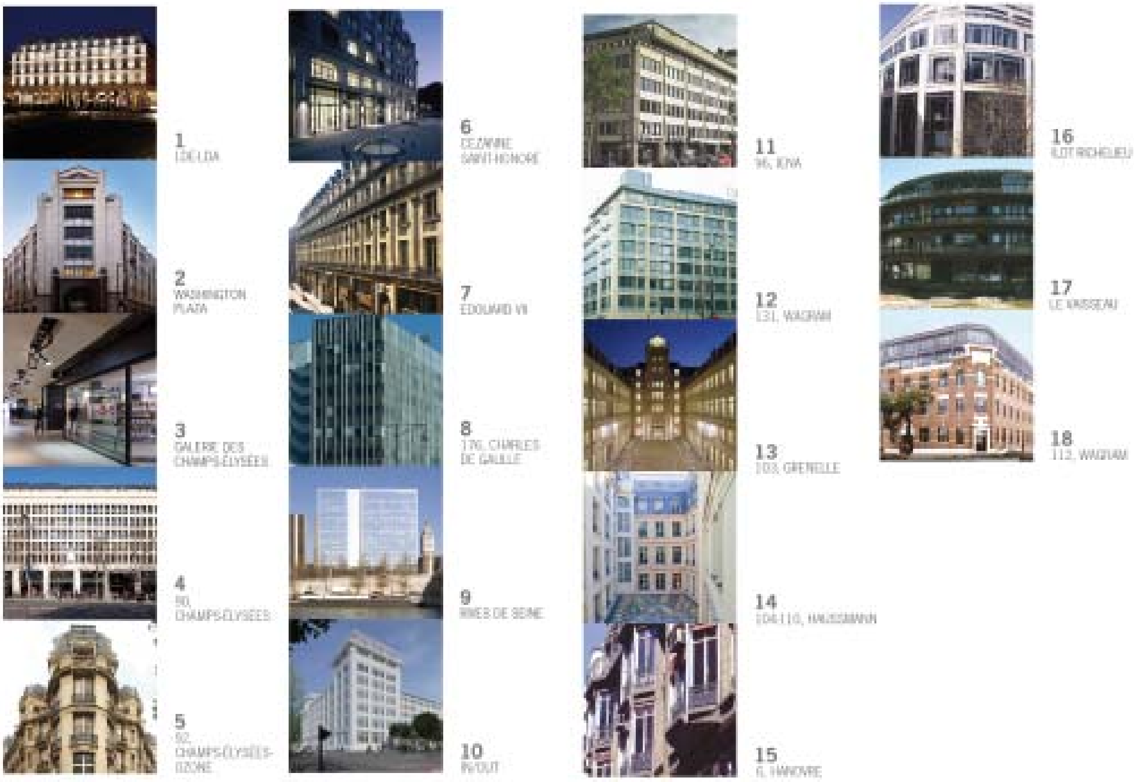
14
PASEO DE LA CASTELLANA, 52

15
FRANCISCO SILVELA, 42

16
ORTEGA Y GASSET, 100

6.2 Asset portfolio – Locations (cont.)

Paris



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)	21,110					21,110	19,113	40,223
AV. DIAGONAL, 682	8,622					8,622	600	9,222
PEDRALBES CENTRE	0	5,410				5,410	1,355	6,765
AUSIAS MARC / LEPANT	6,430					6,430	1,521	7,951
BERLIN, 38-48/NUMANCIA, 46	11,716					11,716	1,704	13,420
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	8,235					8,235	3,398	11,633
TORRE DEL GAS	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
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 (1)	6,402	1,216			8,073	15,691	41,606	57,297
MARTINEZ VILLERGAS, 49	24,135					24,135	14,077	38,212
RAMIREZ DE ARELLANO, 37	5,988					5,988	4,923	10,911
SAMONTA 19	0			3,905		3,905	0	3,905
RENTAL PORTFOLIO	**332,955**	**6,626**		**3,905**	**8,073**	**351,559**	**210,281**	**561,840**
OTHER COMMERCIAL PREMISES		**6,024**				**6,024**	1,752	**7,776**
RENTAL FLOOR SPACE SPAIN	**332,955**	**12,651**		**3,905**	**8,073**	**357,583**	**212,033**	**569,616**
PARC CENTRAL	14,737					14,737	14,737	29,474
TRAVESSERA DE GRACIA, 11	4,440					4,440	1,517	5,957
AMIGÓ	3,762					3,762	1,403	5,165
BERLIN, 38-48/NUMANCIA, 46	1,101					1,101	0	1,101
AV. DIAGONAL, 609-615 (DAU)	762					762	0	762
TORRE BCN	1,600					1,600	0	1,600
ALFONSO XII, 62	13,135					13,135	2,287	15,422
PEDRALBES CENTRE	0	53				53	0	53
HOTEL MARINA DE LA TORRE	0				11,519	11,519	0	11,519
CASTELLANA, 43	5,999					5,999	2,441	8,440
SAMONTA 21	5,404					5,404	2,655	8,060
PROJECTS UNDERWAY SPAIN	**50,941**	**53**	**0**	**0**	**11,519**	**62,513**	**25,041**	**87,555**
TOTAL SPAIN	**383,897**	**12,704**	**0**	**3,905**	**19,592**	**420,097**	**237,074**	**657,171**

(1) Centro Norte complex has been reclassified in two assets (Agustín de Foxá, 29 & Hotel Tryp Chamartín)

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	**20,512**	1,516			2,134	**24,162**	5,730	**29,892**
EDOUARD 7	**27,430**	15,997	4,509		4,502	**52,438**	9,933	**62,371**
C. ELYSEES 8288	**0**	4,539				**4,539**	3,721	**8,259**
C. ELYSEES 90	**2,569**	981				**3,550**	0	**3,550**
C. ELYSEES 92	**4,110**	3,089				**7,199**	0	**7,199**
CEZANNE SAINT HONORE	**23,369**	1,849	0			**25,219**	3,369	**28,588**
PRONY-WAGRAM	**7,100**				449	**7,549**	3,119	**10,668**
IENA	**7,505**					**7,505**	4,695	**12,201**
108-112 WAGRAM	**4,470**	892				**5,362**	546	**5,908**
WASHINGTON PLAZ	**34,612**	460			2,241	**37,313**	13,271	**50,584**
HAUSS. 104-110	**11,683**	791				**12,474**	2,650	**15,124**
NEUILLY	**5,749**	389				**6,138**	2,739	**8,876**
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	**0**	130	**130**
103 GRENELLE	**15,176**	258				**16,486**	1,872	**18,357**
SAINT DENIS	**0**		60			**60**	16	**76**
RENTAL FLOOR SPACE PARIS	**190,580**	**30,760**	**4,569**	**0**	**12,138**	**238,048**	**60,702**	**298,751**
WASHINGTON PLAZA	**4,592**					**4,592**	2,678	**7,270**
CALL-LDA	**7,991**	5,165				**13,156**	8,462	**21,618**
108-112 WAGRAM						**0**	562	**562**
GRENELLE						**0**	2,996	**2,996**
C. ELYSEES 8288						**0**	2,304	**2,304**
C. ELYSEES 92						**0**	493	**493**
CEZANNE SAINT HONORE	**812**		231			**1,043**	1,504	**2,547**
C. ELYSEES 90	**5,071**					**5,071**	0	**5,071**
QUAI LE GALLO	**31,003**				1,275	**32,278**	8,434	**40,712**
ILOT RICHELIEU	**24,392**				5,095	**29,487**	10,248	**39,735**
NEULLY						**0**	861	**861**
PRONY-WAGRAM						**0**	532	**532**
IENA						**0**	930	**930**
EDOUARD 7		35				**35**	0	**35**
HANOVRE LB	**3,003**		61			**3,065**	1,697	**4,762**
PROJECTS UNDERWAY PARIS	**76,864**	**5,200**	**292**	**0**	**6,370**	**88,727**	**41,699**	**130,425**
TOTAL PARIS	**267,444**	**35,960**	**4,861**	**0**	**18,508**	**326,774**	**102,402**	**429,176**
TOTAL	**651,341**	**48,664**	**4,861**	**3,905**	**38,100**	**746,871**	**339,476**	**1,086,347**

6.4 Project portfolio

Travessera de Gràcia / Amigó

A 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 have enabled the company to apply for the LEEDs GOLD certification ("green 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 ("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. As a consequence, the works have begun with the premises already fully pre-let to a top tier tenant.

6.4 Project portfolio (cont.)

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. This project is expected to begin in the medium term. 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 the same building.

Quai Le Gallo



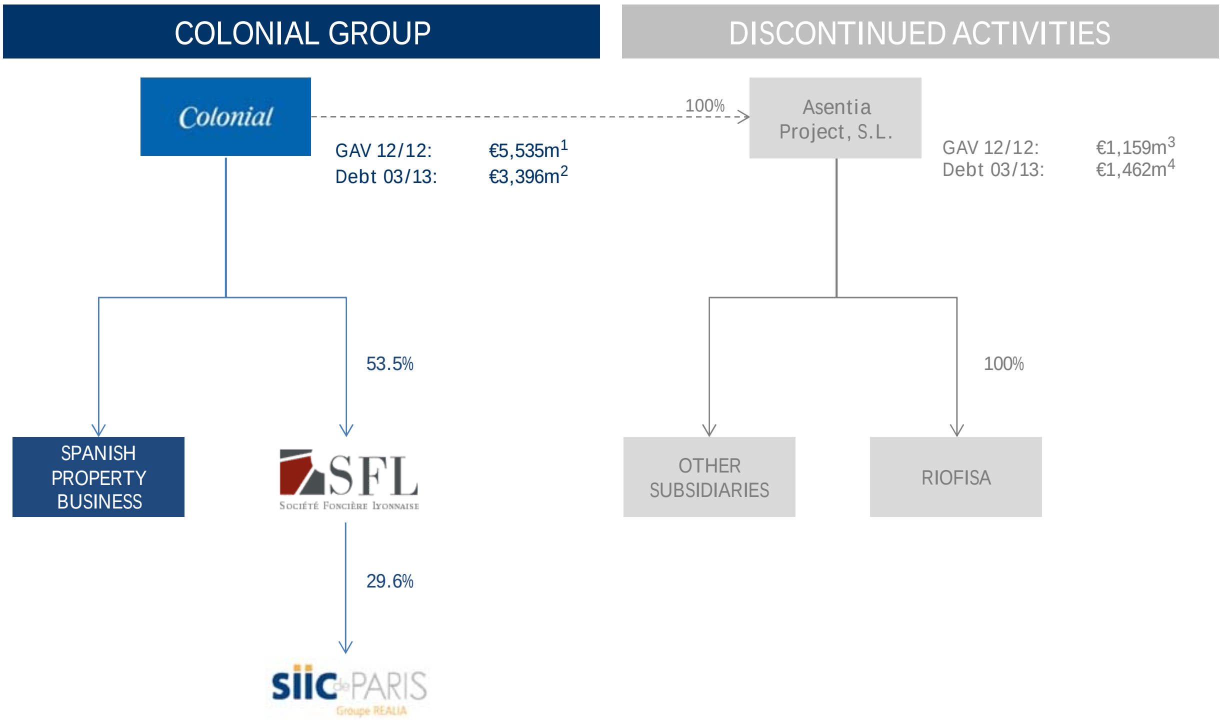
Located on the outskirts of Paris, this building is found within the Vallée de la Culture Community Revival Project. The renovation project will convert the building into a brand new high end office complex. The main building is to be used for offices, but a new extension will house a services centre, 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.

6.4 Project portfolio (cont.)

Ilot Richelieu

Acquired by SFL in April 2004, Ilot Richelieu is located just a few paces from the Palais Brongniart in the "Cité Financière" (Financial District) and was let by a large French Bank. During the third quarter of 2012, refurbishments began on the property. This office complex will undergo an integral renovation project ("the Cardinal Project"), which will involve the creation of 33,200 sq m of individual offices for top tier clients in central Paris.

6.5 Legal structure



Notes:

(1) GAV of assets owned directly + GAV other subsidiaries Spain + 100% GAV SFL + % NAV SIIC de Paris

(2) Debt of Holding + Debt of other subsidiaries Spain + 100% SFL debt

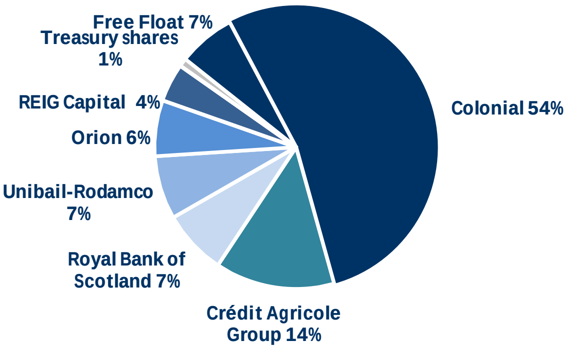
(3) GAV of assets owned directly+ GAV of other subsidiaries + Riofisa GAV

(4) Debt of Asentia Holding + Debt of other subsidiaries + Riofisa debt, includes participative loan of €60m

6.6 Subsidiary – Details

▪ Shareholder structure and Board of Directors of SFL

SFL - Shareholder structure 31/12/2012



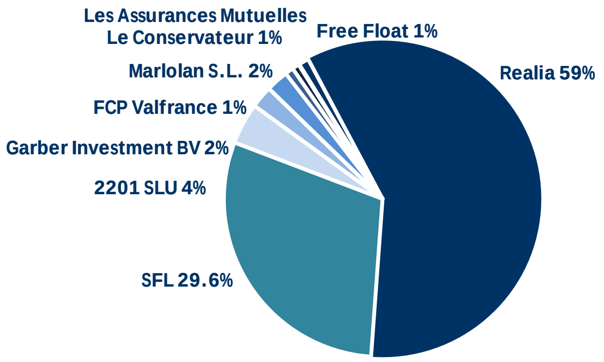
Board of Directors SFL

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	

6.6 Subsidiaries - Details (cont.)

▪ Shareholder structure and Board of Directors of SIIC de Paris

SIIC de Paris - Shareholder structure 31/12/2012



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

6.7 Additional information

EPRA Earnings - March cumulative - €m	2013	2012
Earnings per IFRS Income statement	**(24)**	**(13)**
Adjustments to calculate EPRA earnings, exclude:		
(i) Changes in value of investment properties, development properties held for investment and other interests	(1)	1
(ii) Profits or losses on disposal of investment, development properties held for investment and other interests	2	0
(iii) Tax credits impairment	0	0
(iv) Changes in fair value of financial instruments and associated close-out costs	6	2
(v) Adjustments (i) to (iv) above in respect of joint ventures (unless already included under proportional consolidation)	0	0
(vi) Minority interests in respect of the above	(3)	(1)
EPRA net profit - pre-company specific adjustments	**(21)**	**(11)**
(vii) Company specific adjustments - discontinued operations	21	10
EPRA net profit - post-company specific adjustments	**(0.2)**	**(0.7)**

6.8 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 market value of its shares by the number of shares in circulation
CBD	Central Business District (prime business area)
Property company	Company with rental property assets
Portfolio (surface area) in operation	Property surfaces with the capacity to generate rents at the closing date of the report
EBITDA	Operative results before net revaluations, amortisations, provisions, interests and taxes
EPRA	European Public Real Estate Association: Association of listed European property companies that sets best market practices for the sector
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 that are independent from 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 and refurbishment portfolio, and 3) other extraordinary items, for example, indemnities from tenants in case of anticipated leave

6.8 Glossary (cont.)

Like-for-like valuation	Data that can be compared between one period and another (investments and disposals are excluded)
LTV	Loan to Value (Net financial debt / GAV of the business)
EPRA NAV	EPRA Net Asset Value (EPRA NAV) is calculated based on the consolidated equity of the company and adjusting some items following the recommendations of the EPRA
EPRA NNNAV	The EPRA NNNAV is calculated adjusting the following items in the EPRA NAV: the fair market value of the financial instruments, the fair market value of the debt, the taxes that would be accrued with the sale of the assets at their market value applying tax benefits for reinvestments and the tax credit on balance, considering a going concern assumption
Occupancy - surfaces	Percentage: occupied square metres of the portfolio at the closing date of the report/ surfaces in operation of the portfolio
Occupancy - EPRA	Financial occupancy according to the calculation recommended by the EPRA (occupied surface areas multiplied by the market rental prices / surfaces in operation at market rental prices)
Reversionary potential	This is the result of comparing the rental revenues from current contracts (contracts with current occupancy and current rents in place) with the rental revenues that would result from 100% occupancy at market prices, estimated by independent appraisers. Projects and refurbishments are excluded
Projects underway	Property under development at the closing date of the report
RICS	Royal Institution of Chartered Surveyors
Yield on cost	Market rent 100% occupied / Market value at start of project net of impairment of value + invested capital expenditure
€m	In millions of Euros

6.9 Contact details

Investor Relations

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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: IPD

6.10 Disclaimer

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