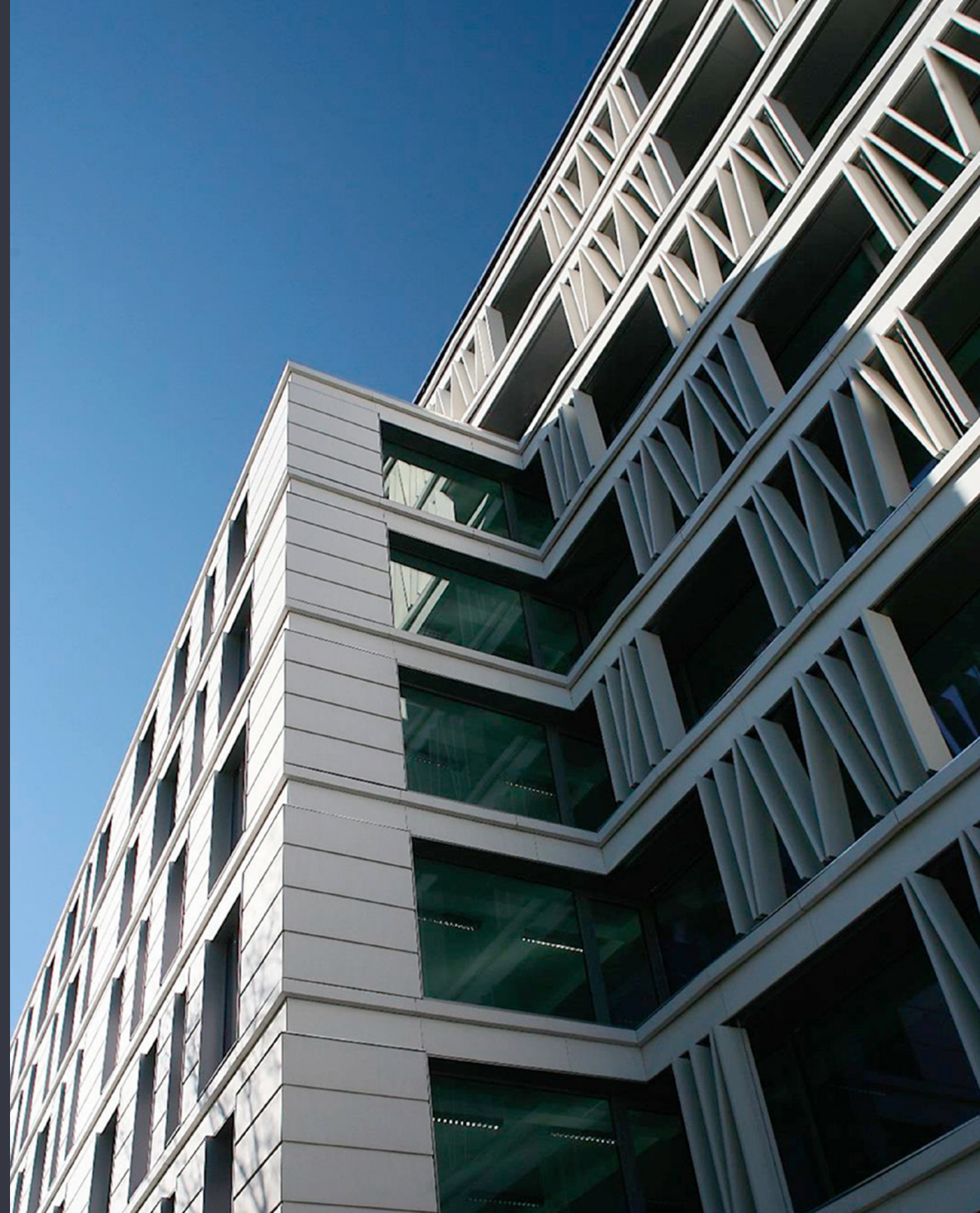




# Madrid Asset Portfolio

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INVESTOR DAY OCTOBER 2018







# Madrid Asset Portfolio

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INVESTOR DAY OCTOBER 2018



**General information:**

[informacio@inmocolonial.com](mailto:informacio@inmocolonial.com)

+34 934 047 900

**Investor Relations:**

[inversores@inmocolonial.com](mailto:inversores@inmocolonial.com)

+34 934 047 898

**Relations with Shareholders:**

[accionistas@inmocolonial.com](mailto:accionistas@inmocolonial.com)

+34 934 047 910

[www.inmocolonial.com](http://www.inmocolonial.com)

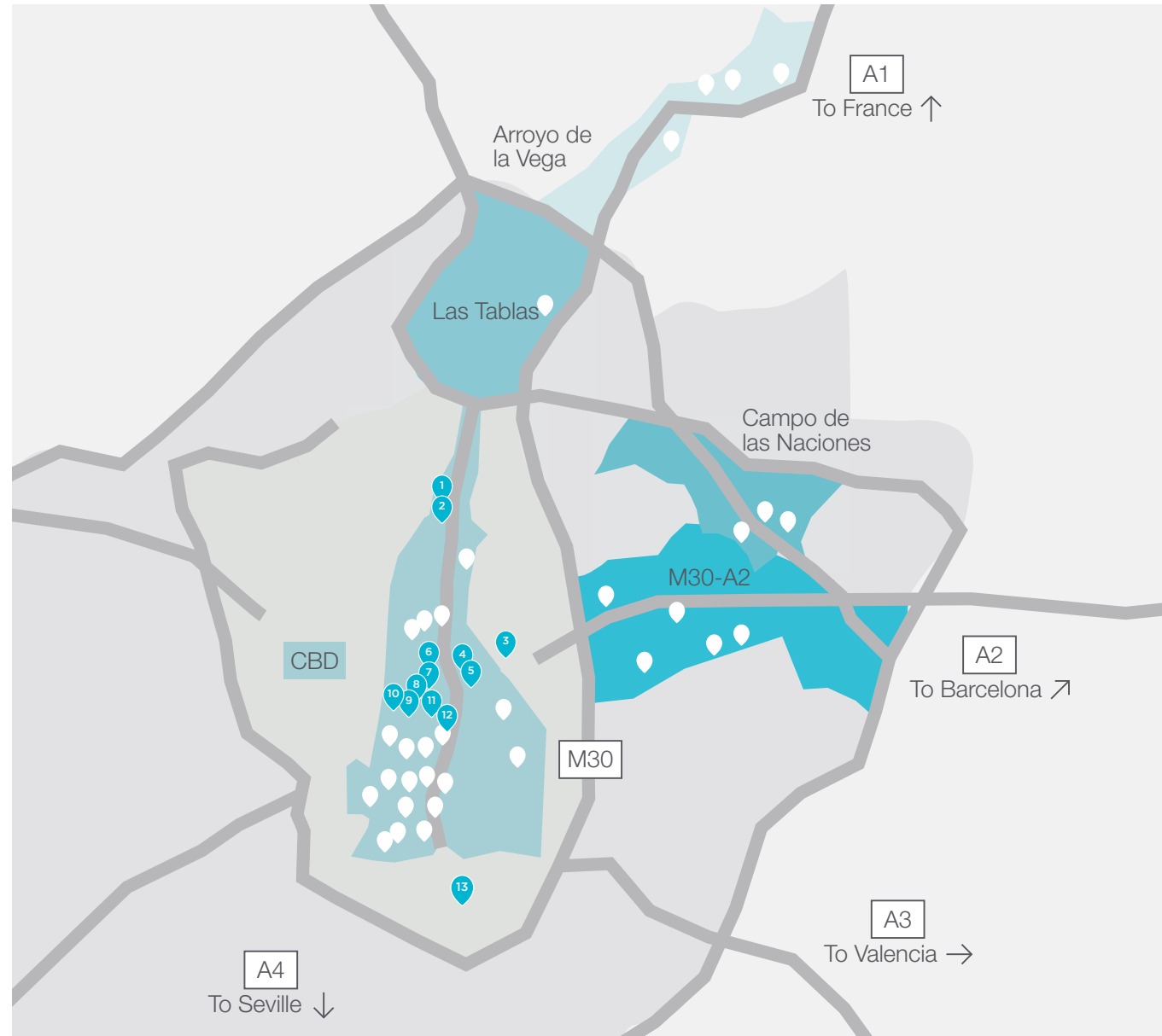


Colonial is a Spanish listed REIT company (SOCIMI), leader in the European Prime office market with presence in the main business areas of Barcelona, Madrid and Paris with a prime office portfolio of more than one million of sq m of GLA and assets under management with a value of more than €11bn.



### Property Location Colonial

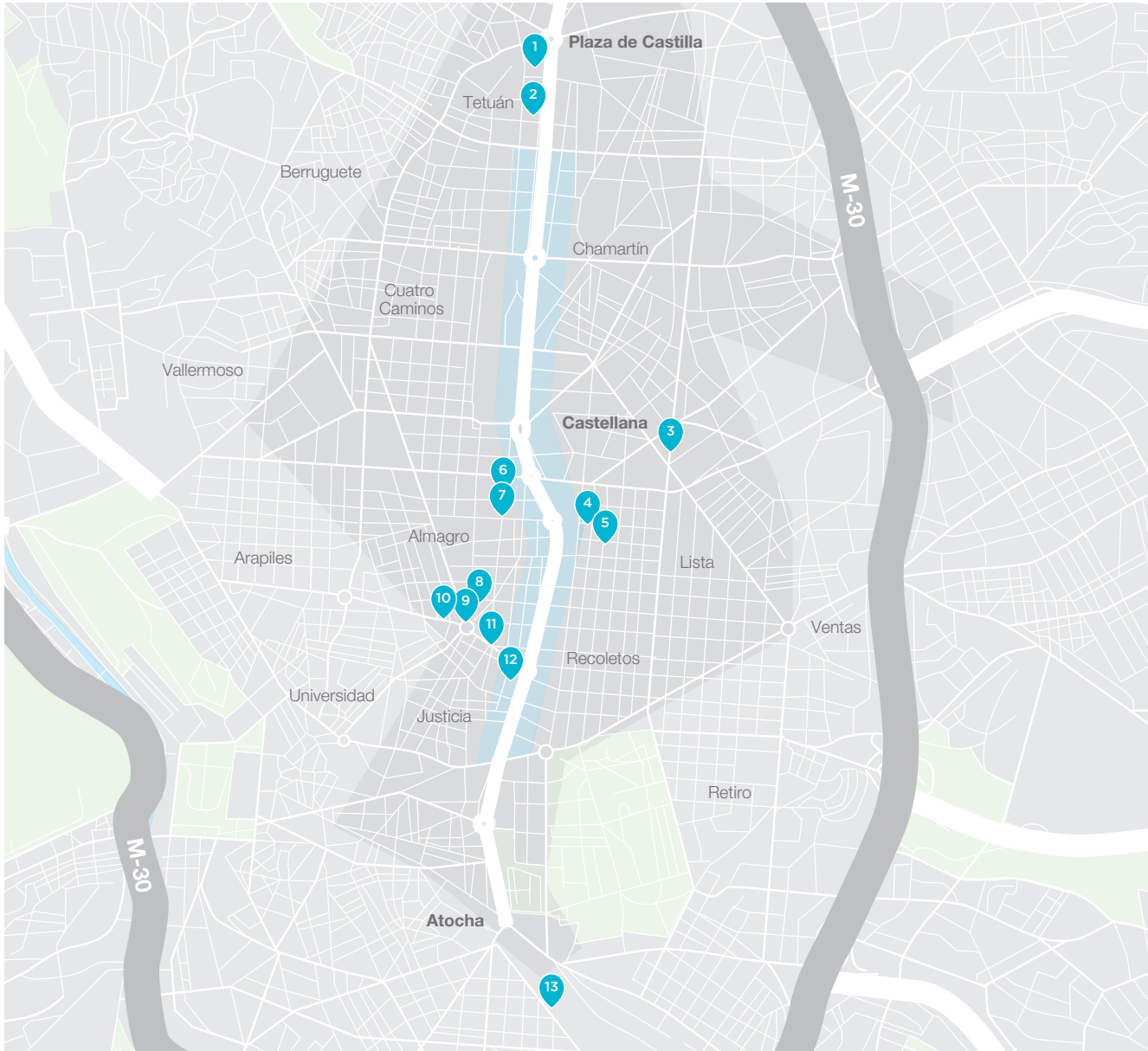
- 32
assets
CBD
- 5
assets
Arroyo de la Vega
- 1
assets
Las Tablas
- 3
assets
Campo de las Naciones
- 5
assets
M30-A2





### Investor Day's Asset Tour

- 1** Discovery Building
- 2** Castellana 163
- 3** The Window Building
- 4** Serrano 73
- 5** Velázquez
- 6** Miguel Ángel 23
- 7** Miguel Ángel 11
- 8** Almagro 9
- 9** Sagasta 31-33
- 10** Sagasta 27
- 11** Génova 17
- 12** Recoletos 37
- 13** Méndez Álvaro



1 Castellana | Prime CBD | Estébanez Calderón, 3-5

# Discovery Building



Above-ground area  
**10.152 sq m**



Floors above  
ground level  
**5**



Floor Surface area  
**1.100 sq m**



Parking spaces  
**101**



## Description

New office building with characteristics of prime quality, created by the prestigious Estudio de Arquitectura Lamela. A unique space of more than 10,000 sq m, with open plan and flexible floors, located on the Castellana Norte thoroughfare, in the established heart of the Madrid business district. Estébanez Calderón, 3-5 is a building aimed at housing companies looking for the best location, maximum comfort for their employees and the best energy efficiency for their corporate headquarters. It boasts optimum brightness with 22 meters between its north and south façade, maximum flexibility in the creation of modules and an original roof top terrace with a garden area for common use.

By perfectly balancing aesthetics and efficiency, it offers a floor of 1,000 sq m as well as completely open plan floors with a single line of central pillars. This new, exceptional property has also two ground floor commercial premises with direct access to the street as well as 101 parking spaces.

## Sustainability

Discovery Building has obtained the LEED Platinum NC certification. This prestigious certification provides the highest level of assurance of the criteria used to construct the building, both in the selection of materials and construction processes, as well as the decisions taken regarding the use of natural and energy resources.



## Location

Located on the Castellana Norte business thoroughfare, it is extremely well connected by public transport and to the main access points of the city, as well as conveniently linked to the airport.

- Subway: Cuzco (L10), Plaza de Castilla (L1, L9, L10)



- |  |                       |
|--|-----------------------|
| <b>A</b> CBRE                          | <b>E</b> AIG          |
| <b>B</b> Schwepps                      | <b>F</b> Oliver Nyman |
| <b>C</b> Ministerio Economía y Empresa | <b>G</b> Aon          |
| <b>D</b> Marsh                         |                       |





2 Castellana | Prime CBD | Paseo de la Castellana, 163

# Castellana 163



Above-ground area  
**11.000 sq m**



Floors above  
ground level  
**12**



Floor Surface area  
**712 sq m**



Parking spaces  
**52**



Additional Services  
**Porter  
CCTV s ervice**



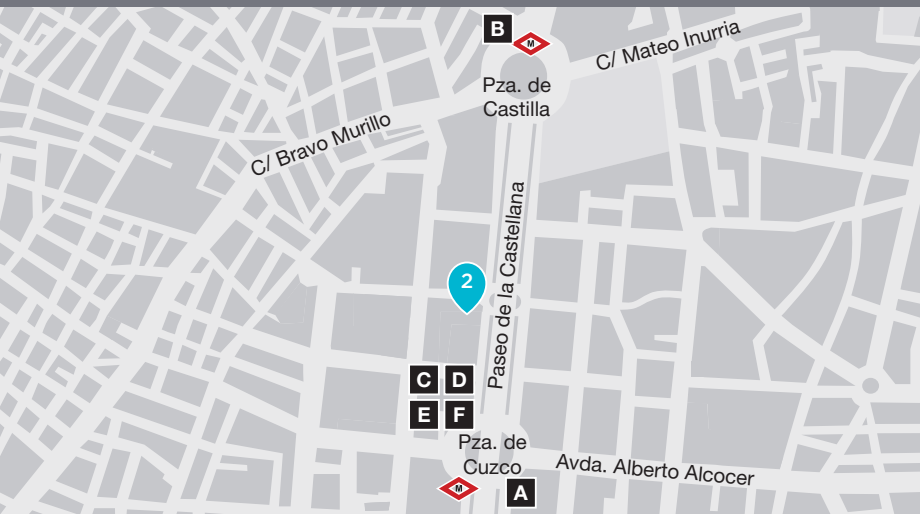
## Description

Building in the CBD of Madrid, H-shaped floor plan with two access points; one on Castellana and the other on Capitán Haya. The building has an above-ground surface area of 11,000 sq m divided between 12 floors of open-plan offices and a ground floor with three commercial units.

## Location

Located within the Castellana business hub, with excellent public transport links and connections to the main gateways of the city.

- Subway: Cuzco (L10), Plaza de Castilla (L1, L9, L10)



- |  |                                 |
|--|---------------------------------|
| <b>A</b> Ministerio Economía y Empresa | <b>D</b> Lexington              |
| <b>B</b> Gesvalt                       | <b>E</b> Colliers International |
| <b>C</b> Regus                         | <b>F</b> Morgan Philips Hudson  |

163



3 Chamartín | CBD | Príncipe de Vergara, 112

# The Window Building



Above-ground area  
**11.300 sq m**



Floors above  
ground level  
**8**



Floor Surface area  
**1.600 sq m**



Parking spaces  
**115**



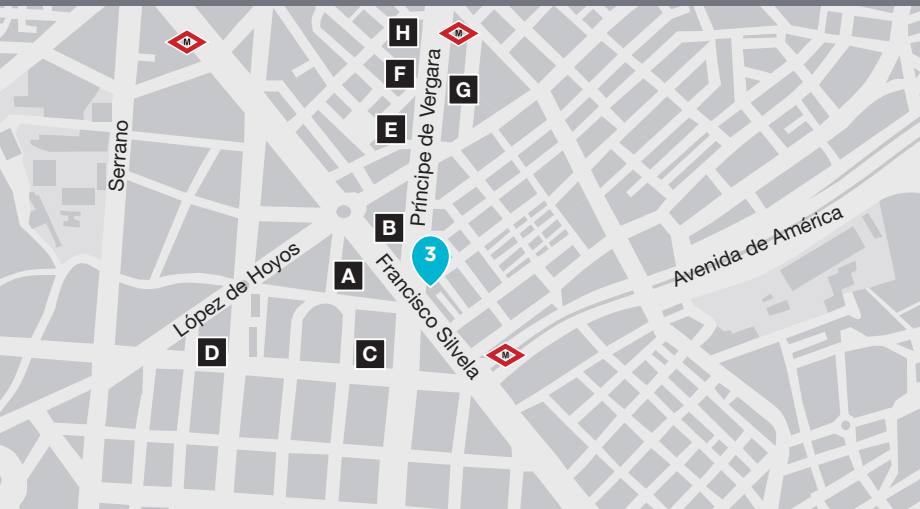
## Description

New office building under construction in Madrid's Zona Este business district, with prime quality characteristics, designed by the prestigious Estudio de Arquitectura Ortiz y León. This is a new property with a GLA of 11.300 sq m and 115 parking spaces. The project is due to be completed by 2018. Leed Gold certification in process. It will consist of completely open plan floors with a single line of central columns, with optimum brightness and façades facing all four directions. It will be a detached building, ideal for a single corporate headquarters, with large terraces for private use.

## Location

Excellent public transport links in a district with thriving commercial activity. Close to the Avenida de América Interchange and easy access to the M-30 and N-II to the airport. Several metro and bus links nearby, providing access to different points of the city.

- Subway: Avenida de América (L4, L5, L6, L7), Rep. Argentina (L6), Cruz del Rayo (L9)



**A** CNMV  
**B** Randstat  
**C** Ogilvy  
**D** Instituto de Empresa

**E** Reale Seguros  
**F** Moodys Investors  
**G** Saint Gobain  
**H** Ferrovial



4 Castellana | Prime CBD | Serrano, 73

# Serrano 73



Above-ground area  
4.242 sq m



Floors above  
ground level  
8



Floor Surface area  
550 sq m



Parking spaces  
89



## Description

The Serrano 73 building, located on one of the Spanish capital's most emblematic streets and in the heart of the Salamanca district, is renowned for its avant-garde design, with lights on three façades. Its strategic location affords panoramic views of the calle Serrano and the Paseo de la Castellana.

Refurbished in 2014, the building is noted for its elegant and balanced designed, top-quality materials involving wood and natural stone. It has 4,242m<sup>2</sup> of surface area on six above-ground floors of offices and a ground-floor for commercial use.

The building has a private underground car park with 89 spaces for cars and 11 for motorcycles.

## Location

Located in the center of Madrid, in the heart of the Barrio de Salamanca, overlooking Serrano street and Paseo de la Castellana.

With public transport connections to almost all points of the city. Quick access to Barajas airport (15 minutes) and Atocha train and AVE train station (8 minutes).

- Subway: Ruben Darío (L5) Nuñez de Balboa (L5) (L9)



- A** USA Embassy
- B** Allen & Overy
- C** Banco Sabadell
- D** Morgan Stanley
- E** Italian Embassy

- F** Citybank International
- G** Banca March
- H** JP Morgan
- I** Hogan Lovells
- J** Banco Santander



5 Barrio de Salamanca | CBD | Padilla, 17

## Velázquez



Above-ground area  
16.816 sq m



Floors above  
ground level  
7



Floor Surface area  
2.000 sq m  
aprox.



Parking spaces  
155



## Description

Prime office building located on a prominent corner in the heart of the exclusive Salamanca district of Madrid's CBD. Particularly strong points are its floors with more than 2,000 sq m, unusual in the area, as well as an underground car park with 155 spaces. Its interesting corner location gives the building an excellent level of natural light, very good visibility and great potential for corporate headquarters.

## Location

Velázquez is on a prominent corner in the heart of the exclusive Salamanca district of Madrid's CBD. Located in the heart of Madrid's CBD, a large number of services are within walking distance and it is very close to Madrid's Golden Mile: the Ortega y Gasset luxury shopping street. Easy access to the M30 ring road and the A2 motorway via Avenida de América, less than 1 km from the building.

- Subway: Nuñez de Balboa (L5) (L9)



- A** USA Embassy
- B** Allen & Overy
- C** Banco Sabadell
- D** Morgan Stanley
- E** Italian Embassy

- F** Citybank International
- G** Banca March
- H** JP Morgan
- I** Hogan Lovells
- J** Banco Santander





Advertisement board on the left side of the street.

White van with license plate 4278 WNR.

White van with text: Hispano Inglesa

White delivery truck with text: Viana

Dark grey hatchback car.

Red circular 'no entry' traffic sign.

Red car.

Yellow van with text: PROS

LOEWE logo on the building's ground floor.

Text on the building's ground floor: olzque

6 Castellana | CBD | Miguel Ángel, 23

# Miguel Ángel 23



Above-ground area  
**8.036 sq m**



Floors above  
ground level  
**7**



Floor Surface area  
**1.050 sq m**



Parking spaces  
**99**



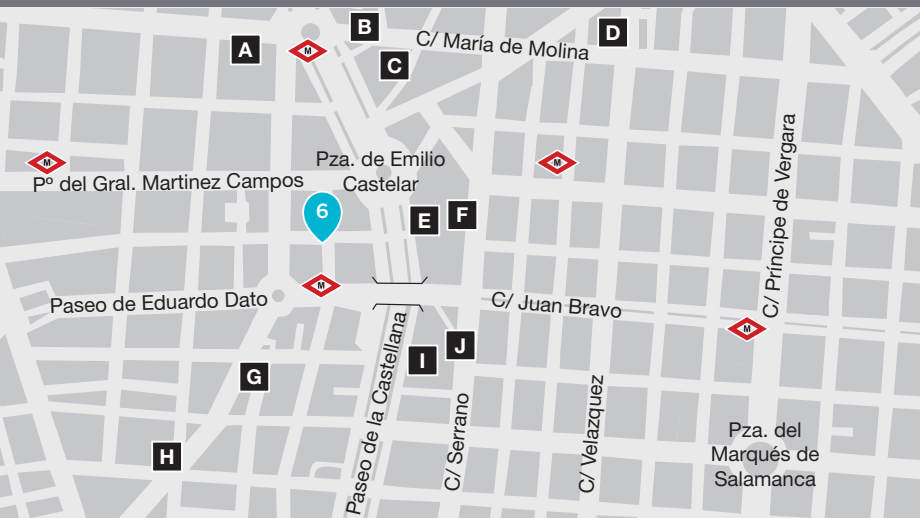
## Description

Prime office building, under refurbishment, with a GLA of 5,647 sq m distributed over seven open floors and a standard surface area of 1,050 sq m. It has 100 underground parking spaces and a commercial premises of more than 800 sq m. It is located in the Madrid central business district, and its corner location gives it excellent visibility from Paseo de la Castellana.

## Location

The building is located on Calle Miguel Ángel, in the heart of the Madrid central business, just a short walk from Paseo de la Castellana, and less than a minute's walk from the Intercontinental Hotel and the Gregorio Marañón underground station. The area offers an excellent range of high quality services.

- Subway: Gregorio Marañón (L10), Iglesia (L1), Alonso Cano (L7), Rubén Darío (L5)



- |                                  |                         |
|----------------------------------|-------------------------|
| <b>A</b> Grant Thornton          | <b>F</b> USA Embassy    |
| <b>B</b> Sony Pictures           | <b>G</b> Linklaters     |
| <b>C</b> Goldman Sachs, UBS      | <b>H</b> Cuatrecasas    |
| <b>D</b> IE Instituto de Empresa | <b>I</b> Morgan Stanley |
| <b>E</b> Pérez-Lorca             | <b>J</b> JP Morgan      |



7 Castellana | Prime CBD | Miguel Ángel, 11

# Miguel Ángel 11



Above-ground area  
**6.300 sq m**



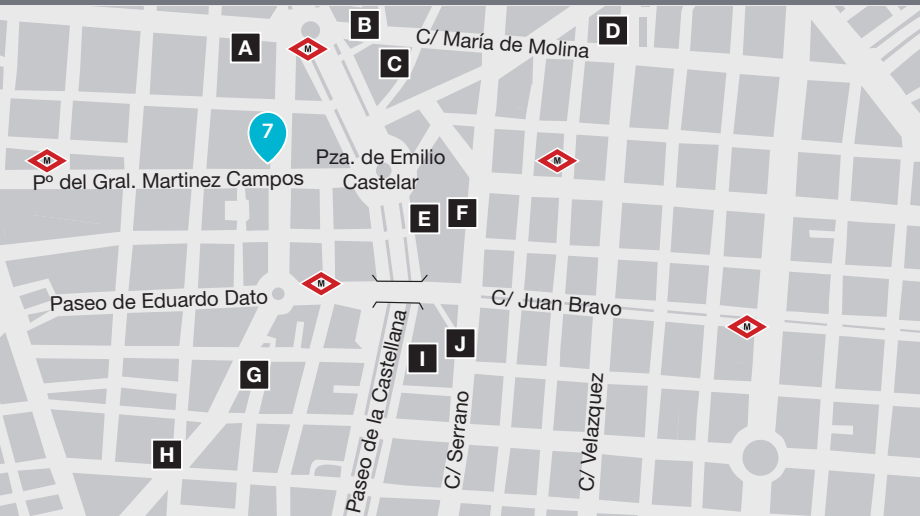
Floors above  
ground level  
**7**



Floor Surface area  
**800 sq m**



Parking spaces  
**89**



- A** Grant Thornton
- B** Sony Pictures
- C** Goldman Sachs, UBS
- D** IE Instituto de Empresa
- E** Pérez-Lorca

- F** USA Embassy
- G** Linklaters
- H** Cuatrecasas
- I** Morgan Stanley
- J** JP Morgan



## Description

Located in the Madrid business district, at the junction of calle Miguel Ángel with Paseo del General Martínez Campos, a few metres from Paseo de la Castellana. With a magnificent double glazed façade, this corner property with seven floors is guaranteed natural light throughout the day.

The offices are structured around a central core with three elevators, in a space to let of up to 800 sq m. A line of modern finishes was chosen for the lobby, stylishly and elegantly combining blacks and whites. The ground floor is divided into three commercial premises with direct street access and the car park is located in the below grade floors.

## Sustainability

Has a facilities management system controlled by the Building Management System to reduce energy costs.



## Location

The offices to let at calle Miguel Ángel 11 are located in the heart of the business district on the Paseo de la Castellana thoroughfare. It is a zone of restaurants, hotels, blue chip companies and cultural sites. The Madrid Barajas airport is 11 minutes away, and the Atocha railway station 8 minutes away.

- Subway: Gregorio Marañón (L7) (L10), Rubén Darío (L5)



SUSHI  
CAFE

Miguel Ángel 11

8 Camartín | CBD | Almagro, 9

# Almagro 9



Above-ground area  
**15.094 sq m**



Floors above ground level  
**8**



Floor Surface area  
**1.700 sq m**



Parking spaces  
**201**



## Description

Prestigious office building located in Calle Almagro, in the heart of Madrid's CBD. It has been completely refurbished by the architect Antonio Ruíz Barbarín. With a GLA of 15,094 sq m distributed over eight floors and 201 underground parking spaces, excellent natural light and interesting open waiting areas as well as an auditorium for 140 people. The building has an outstanding architectural design and is bathed in natural light thanks to its three glazed façades and private interior courtyard.

## Sustainability

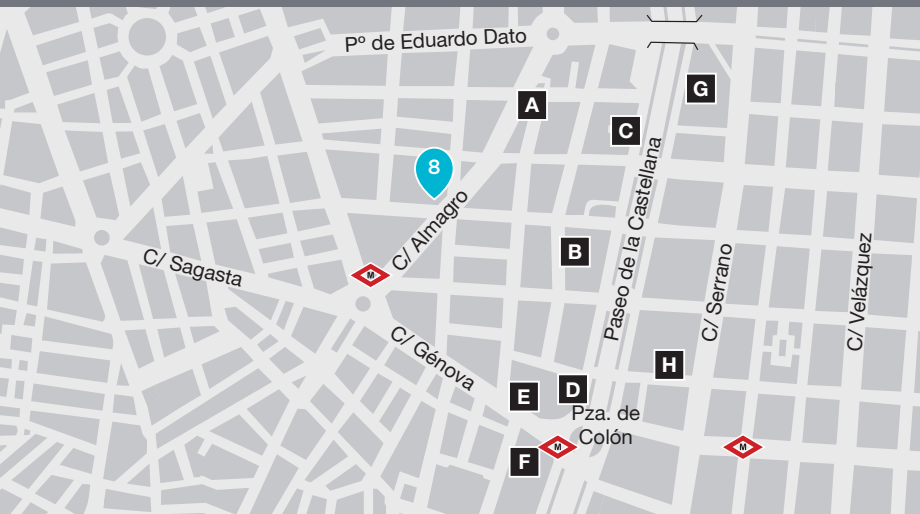
This building is Leed Gold certified. This environmental certification reinforces Colonial's commitment to the environment and certifies that this is an energy-efficient building.



## Location

The property is located in one of the most exclusive areas of the Madrid central business district. The surrounding area has exclusive homes, prime offices, the main hotels of the capital, as well as a wide range of high quality services. Only a five-minute walk from Paseo de la Castellana and the Alonso Martínez underground station, it is very well connected to the public transport network and offers easy access to the city's main ring roads and the international airport.

- Subway: Alonso Martínez (L4) (L5) (L10), Rubén Darío (L5)

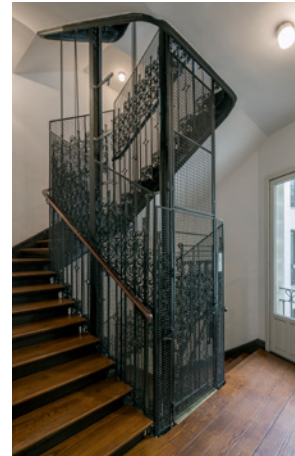


- |                          |                        |
|--------------------------|------------------------|
| <b>A</b> Linklaters      | <b>E</b> ING           |
| <b>B</b> Freshfields     | <b>F</b> Jones Day     |
| <b>C</b> JP Morgan       | <b>G</b> Hogan Lovells |
| <b>D</b> Crédit Agricole | <b>H</b> Garrigues     |



9 Chamberí | CBD | Sagasta, 31-33

## Sagasta 31-33

Above-ground area  
7.054 sq mFloors above  
ground level  
5Floor Surface area  
1.200 sq mParking spaces  
93

## Description

Prime office building, located in one of the most exclusive areas of Madrid's CBD, just 8 minutes from Plaza de Colón. It consists of two adjoining buildings, with independent accesses from the street and a total of five floors per building. It has a GLA of 7,054 sq m and two floors of underground parking with 93 parking spaces. It has plenty of natural light thanks to its corner location, its large number of windows and its three interior courtyards.

## Location

The building is located in one of the most exclusive areas of the Madrid central business district, offering a wide range of services and it is very well connected to the public transport network, with six nearby underground stations (the Alonso Martínez station is only a few steps away), the Regional network railway station is only 12 minutes away on foot and several nearby bus stops.

- Subway: Alonso Martínez (L7) (L5) (L10), Bilbao (L5) (L4), Iglesia (L1), Colón (L4), Tribunal (L1) (L10), Rubén Darío (L5)



**A** Cuatrecasas  
**B** Linklaters  
**C** Freshfields  
**D** JP Morgan  
**E** Crédit Agricole

**F** ING  
**G** Jones Day  
**H** Hogan Lovells  
**I** Garrigues





10 Chamberí | CBD | Sagasta, 27

## Sagasta 27



Above-ground area  
4.481 sq m



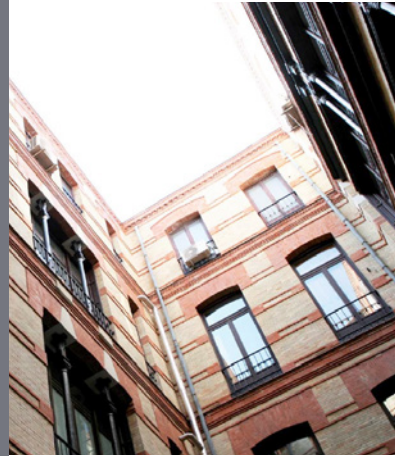
Floors above  
ground level  
3



Floor Surface area  
1.250 sq m



Parking spaces  
0



## Description

Prime office building, located in one of the most exclusive areas of the CBD of Madrid, consists of three floors above ground with a GLA of 4.481 sq m. Excellent level of natural light thanks to its numerous windows and its location in the corner as well as its two large interior courtyards. It will be thoroughly renovated in 2018.

## Location

The building is located in one of the most exclusive areas of the Madrid central business district, offering a wide range of services and it is very well connected to the public transport network, with six nearby underground stations (the Alonso Martínez station is only a few steps away), the Regional train station is only 12 minutes away on foot and several nearby bus stops.

- Subway: Alonso Martínez (L7) (L5) (L10), Bilbao (L5) (L4), Iglesia (L1), Colón (L4), Tribunal (L1) (L10), Rubén Darío (L5)



**A** Cuatrecasas  
**B** Linklaters  
**C** Freshfields  
**D** JP Morgan  
**E** Crédit Agricole

**F** ING  
**G** Jones Day  
**H** Hogan Lovells  
**I** Garrigues



11 Castellana | Prime CBD | Génova, 17

# Génova 17



Above-ground area  
4.544 sq m



Floors above ground level  
9



Floor Surface area  
528 sq m



Parking spaces  
70



- A Cuatrecasas
- B Linklaters
- C Freshfields
- D JP Morgan
- E Crédit Agricole

- F ING
- G Jones Day
- H Hogan Lovells
- I Garrigues



## Description

The office building at Génova 17 is located on one of the most central streets of Madrid, with excellent links, parking for cars and an area specifically for bicycles. It is an avant-garde building, recently fully renovated with the best quality materials and an internal design and functioning, bringing it more in line with what a latest generation office building would be.

Génova 17 has utilities that can be monitored and accessible by the users, efficient and flexible spaces, an entrance with a height of over five metres and open plan offices, with no columns to make maximum use of the work spaces. The maple drop-ceiling comes with built-in low energy consumption light fittings, high efficiency and low-glare lighting. The flooring is raised to facilitate the laying of cables for workstations. The air conditioning system is of the latest generation VRV variety, which makes it possible to have different temperatures in different areas of the office.

## Sustainability

The Génova 17 building has a facilities management system controlled by the Building Management System to reduce energy costs.



## Location

The Génova 17 office building is situated at an unbeatable location, on one of the most central streets of Madrid. It has excellent links with numerous lines of public transport on Paseo de la Castellana and access to the Atocha railway station just 10 minutes away.

- Subway: Velázquez (L4), Colón (L4), Alonso Martínez (L4, L5, L10)



12 Castellana| Prime CBD | Serrano, 73

# Recoletos 37



Above-ground area  
**17.202 sq m**



Floors above  
ground level  
**10**



Floor Surface area  
**1.910 sq m**



Parking spaces  
**175**



## Description

This office building with more than 17,000 sq m distributed among the floors with spaces of up to 1,910 sq m, is located in one of the central points of Madrid. A unique setting characterised by its thriving economic activity and for the abundance of unique office buildings representing multinational companies, four and five star hotels and luxury residential buildings.

The exquisite complete renovation of this building has converted it into an architectural benchmark along the Recoletos-Prado thoroughfare, as well as a privileged site to house offices of the highest quality.

## Sustainability

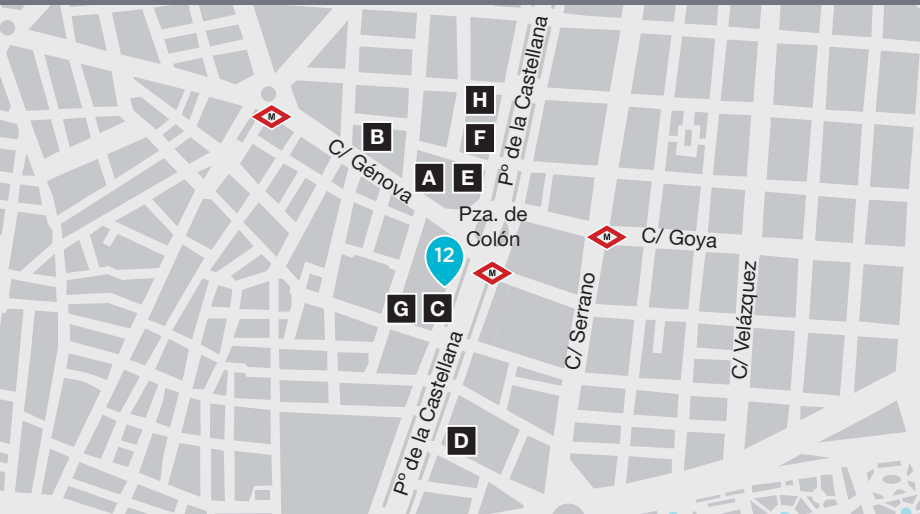
Has a facilities management system controlled by the Building Management System to reduce energy costs.



## Location

The building is located in Genova street, just a few meters away from Castellana, benefiting from excellent public transportation lines and very close to the Atocha railway station.

- Subway: Colón (L4), Serrano (L4), Alonso Martínez (L4, L5, L10)



- A** ING
- B** Grosvenor
- C** Garrigues
- D** ICBC

- E** Crédit Agricole
- F** Julius Baer
- G** BDO
- H** Condé Nast



13 Castellana South | Méndez Álvaro

# Méndez Álvaro



Above-ground area  
**90.000 sq m**



Floors above  
ground level  
**17**



Floor Surface area  
**Diverse**



Parking spaces  
**900**



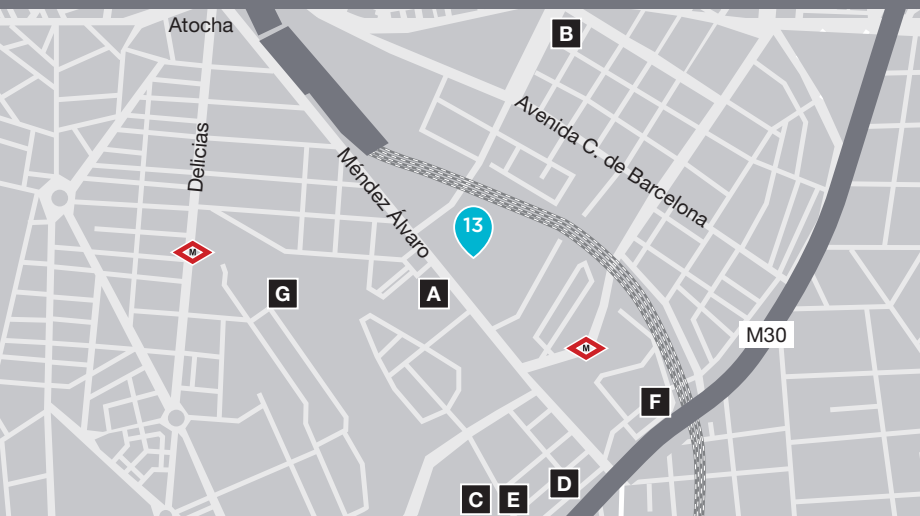
## Description

Mendez Alvaro Campus will feature a state-of-the-art 90.000 sq m campus of mixed used of offices and residential space. The campus will comprised 3 independent buildings with the most advanced technical specifications. The full project was designed by the prestigious Estudio de Arquitectura Lamela. The constructions works are due to be completed in 2022 and will be the largest office project inside the city centre of Madrid, incorporating the latest trends in the real estate market in the areas of energy efficiency, space distribution, use combinations and Proptech initiatives.

## Location

The campus is located in the south of Castellana/CBD, close to the high speed train Atocha Station, a highly growth market with strong traction among big multinationals and technological companies. The area counts on excellent communication links for public as well as private transport, with easy access on foot from the centre of Madrid. There are also various train and bus lines as well as quick access from the M-30.

- Subway: Delicias (L3), Méndez Álvaro (L1)



**A** Repsol  
**B** Acciona  
**C** Cataluña Occidente  
**D** Grupo CLH

**E** Mohou San Miguel  
**F** Ericcson  
**G** Amazon









