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CAPITAL RECYCLING AT PREMIUM TO NAV

- 1 Alpha V – Disposals of more than €400m in Q4 20**
 - > Strong pricing with double digit premium on GAV
 - > CMD Disposal Guidance of €300m exceeded
 - > Disposal of mature offices and Non-Core
 - > Value Creation for Colonial Shareholders

- 2 2020 Full Year Disposal Program delivered > €600m**
 - > More than €600m of disposal volume - 5% of AUM
 - > Confirmation of fundamental value – double digit premium
 - > Offloading noncore, secondary & mature product
 - > Capital recycling with flight to quality
 - > Strengthened balance sheet - LTV post disposals below 35%

- 3 Project Pipeline execution on track**
 - > Marceau Project fully pre-let in Pandemic Year
 - > Attractive rental terms, exceeding target
 - > 2 out of 3 Paris Projects pre-let
 - > 4 out of 10 Assets of Project Pipeline fully let

01 Alpha V



Disposals of more than €400m in Q4 20 exceeding CMD guidance

- > €413m of disposals of mature offices and Non-Core
- > Attractive pricing: +13% premium on GAV¹
- > Value Creation for Colonial Shareholders

Value Creation Potential for Colonial Shareholders

Disposals of €413m of non-core assets & mature offices

- 1 Wagram 112 –CBD Paris
- 2 Percier 9 – CBD Paris
- 3 Av Bruselas – Madrid Secondary
- 4 Les Gavarres – Retail non-core Spain
- 5 Final Settlement Logistic portfolio



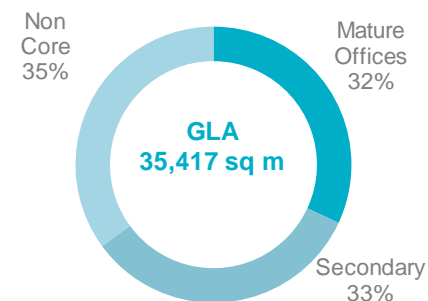
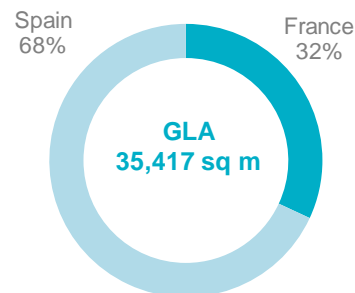
Strong pricing with double digit premium on GAV

CMD Disposal Guidance of €300m exceeded

Offloading Non-Core & Mature product

More than 131,875 sq m disposed

- > 131,875 sq m disposed, 35,417 sq m excluding logistics
- > 5 assets sold
- > Balanced geographic mix
- > Combination of Non-Core with mature product



(1) GAV Pre-Covid 19 as of December 2019 excluding Logistics final settlement

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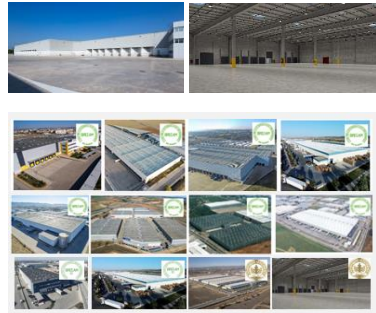
Spain

Spain – Offloading Non-Core & Secondary

Av. Bruselas 38



Logistics Final Settlement



Les Gavarres



France – Crystallizing Value on Mature

France

112 Wagram



9 Av. Percier



1 112 Wagram



2 9 Av. Percier



(1) GAV Pre-Covid 19 as of December 2019 excluding Logistics final settlement

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Spain

Spain – Offloading Non-Core & Secondary

Av. Bruselas 38

Non-Core Assets

- > Secondary Asset inn the north of Madrid
- > Opportunistic trade through an off-market transaction
- > Fully stabilized asset after Colonial repositioning
- > Final settlement of the logistics portfolio sale
- > Disposal of non-core Asset (Retail) inherited from Axiare

Value Creation through repositioning and attractive pricing

- > Attractive terms for secondary assets
- > Solid pricing vs last reported GAV¹
- > Avenida Bruselas with 1.8x Value Creation vs Initial Project Cost
- > 80% Capital Value Creation

(1) GAV Pre-Covid 19 as of December 2019 excluding Logistics final settlement

France – Crystalizing Value on stabilized Mature Assets

112 Wagram

9 Percier

- > Small asset, <6,000 sqm
- > Full repositioning completed
- > Reversion achieved, full contract renegotiation in the last years
- > Small asset with sub-optimal floorplates
- > Value creation through progressive refurbishment floor by floor

Cashing in Value in medium sized building with poor strategic fit in the Paris Portfolio of major business centers

Value Creation through asset management and attractive pricing

- > Premium of 16% on GAV
- > Capital values above €20,000 sq m
- > Capital value +30% vs 6/20 Paris portfolio average capital value
- > Value creation of 1.7x since refurbishment / acquisition
- > Core assets with yield compression

- > Cashing in Value in medium sized building with poor strategic fit in Paris portfolio of major Business Centers
- > Asset disposed for €120.5m with premium on GAV
- > Paris Investment market with yield compression on Core CBD



The Transaction

5,500
sq m

Mature
Asset

High
Liquidity

- > Process started in Q3, closing in Q4, **final settlement in Q1 21**
- > Initial phase with 40 investors
- > Final bid with 5 institutions
- > Asset sold to Aviva Investors

112 Wagram. Paris CBD

Strong Pricing

- > Asset disposed for €120.5m
- > Capital value of c.€22,500/ sqm,
- > +26% vs Average Capital Value of Paris portfolio
- > Price c.2x vs acquisition price in 2010
- > Capital Gain of c.100% on acquisition price

Real Estate Rationale

1. Full refurbishment modernizing spaces and maximizing efficiency
2. Obtention of maximum energy certificates
3. Capturing reversion through rental growth and letting up empty spaces
4. Disposal price with premium on GAV and implied yield compression

- > Cashing in Value in medium sized building with poor strategic fit in Paris portfolio of major Business Centers
- > Asset disposed for €143m with premium on GAV
- > High value creation trough renovation of the asset



Transaction Rationale

- > Small asset and small floor plants with suboptimal performance

6300
sq m

Mature
Asset

High
Liquidity

Successful execution with strong investor appetite

- > Process started in Q3, closing in Q4, **final settlement in Q1 21**
- > Initial phase with 50 investors
- > Final bid with 8 institutions
- > Asset sold to Deka Immobilien

9 Av Percier. Paris CBD

Strong Pricing

- > Asset disposed for €143m
- > Capital value of c.€24,000/sqm
- > c.+34% vs Average Capital Value of Paris portfolio
- > Disposal Price 1.8x on total cost (acquisition price + project capex)
- > Capital Gain of +80% on total cost

Real Estate Value Creation

1. Asset acquired from Siic de Paris in 2015
2. Value creation through progressive refurbishment floor by floor
3. Stabilized core asset put on the market
4. Disposal price with premium on GAV and implied yield compression

13% ungeared IRR on a 6 years period

Madrid Secondary – Avenida de Bruselas 38

- > Asset located in a secondary area in the north of Madrid
- > Sub-market with structural double-digit vacancy
- > Disposal of asset after real estate repositioning



Avd. de Bruselas 38. Madrid - Arroyo de la Vega

Strong Pricing

- > Optimized price through an off-market transaction
- > Disposal Price 1.8x on total cost (acquisition price + project capex)
- > Capital gain of +80% on total cost

Real Estate Value Creation

1. Asset acquired from Axiare in 2018
2. Project redefined by Colonial's asset management team
3. Full redevelopment with optimum lay-out and delivery in Q1 2019
4. Q2 2019 asset fully let with long term contract at maximum rent
5. Disposal of stabilized core asset in secundar location at optimal value



The Transaction

- > Secondary Asset in the north of Madrid
- > Investor looking for a long-term contract
- > Quick execution during Q4
- > Private investor

11,697
sq m

Mono tenant
Asset

Secondary
Location

01 Alpha V Other Spain - Les Gavarres

- > Non-core Asset (Retail) inherited from Axiare
- > C-location in Tarragona (Spain)
- > Contract renegotiated in 2H18



Les Gavarres. Tarragona – Others Spain

Pricing

- > Solid pricing for asset with complicated outlook

Real Estate Rationale

1. Non-core Asset (Retail) inherited from Axiare
2. Contract renegotiated in 2H2018 improving the maturity profile
3. Asset with no strategic fit – retail/ secondary/ complex outlook
4. Disposal of a non-core asset after COVID outbreak



The Transaction

12,413
sq m

Mono tenant
Asset

Warehouse
C Location

- > Warehouse in C location of Spain
- > Process re-started after COVID outbreak with few investors
- > Settlement in Q1 2021

Other Spain – Logistics Portfolio final settlement

- > Process closed successfully with Prologis
- > €64m of final settlement signed in December 2020
- > Enhanced focus on Prime Offices



The Transaction

- > Agreement reached with Prologis in August 2019
- > Two phases of the transaction executed during 2019 and 2020
- > Final settlement of San Fernando project reached in Q4
- > Process closed successfully with Prologis

Logistics – Others Spain

Pricing

- > €64m of cash proceeds confirming Pre-Covid conditions
- > Total proceeds from Prologis confirm initial amount agreed Pre-Covid

Real Estate Rationale

1. Portfolio of logistic assets inherited from Axiare acquisition
2. Colonial as a pure play specialist on Prime Offices
3. Logistics as non-core for Colonial:
 - > Need of critical mass to have bargaining power
 - > Higher operational risk

02 Full Year Disposal Program delivered



02 Full Year Disposals

2020 Full Year Disposal Program delivered

- > More than €617m disposals in 2020 with premium on GAV
- > Disposals represent 5% of AUM
- > Offloading noncore, secondary & mature product

Value Creation Potential for Colonial Shareholders

	€m	Sq m
Disposals Q2 & Q3	204	131.039
Alpha V - Q4	413	127.173
Full Year Disposals	617	258.212

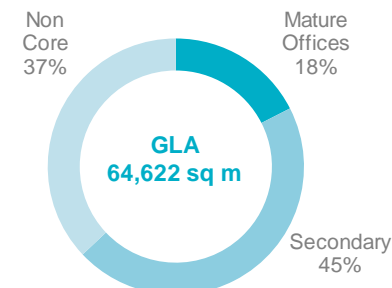
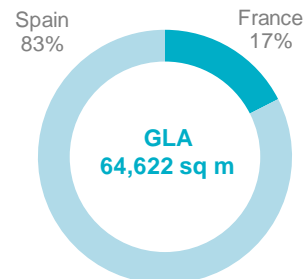


- > +11% premium on GAV¹ Pre-Covid
- > +13% premium in offices on GAV² Pre-Covid
- > Acceleration of Investor interest in 2H 2020

Offloading Non-Core & Mature product

More than 258,212 sq m disposed

- > 258,212 sq m disposed, 64,622 sq m excluding logistics
- > 17 assets sold
- > Combination of Non-Core with mature product



(1) GAV Pre-Covid 19 as of December 2019 excluding Logistics final settlement

(2) GAV Pre-Covid 19 as of December 2019

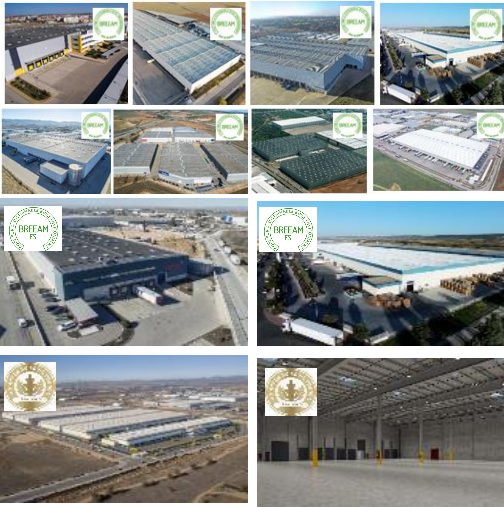
02 Full Year Disposals

2020 Full Year Disposal Program delivered

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Non-Core

Logistics Disposals Phase II



Other Non-Core



Secondary Offices

Av. Bruselas 38



Berlin / Numancia



Plaza Europa



Mature Offices

112 Wagram



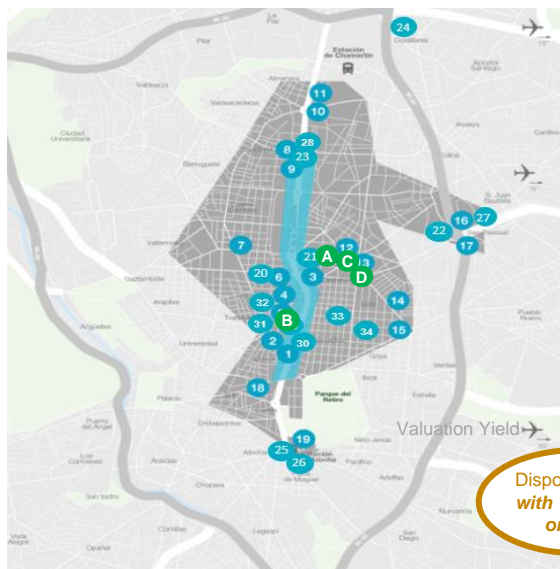
9 Av. Percier



Confirmation of fundamental value – double digit premium on GAV

- > Strong liquidity of Colonial assets in investment market
- > Investment market acceleration 2H 2020
- > Colonial's disposals with premium on GAV across its 3 markets

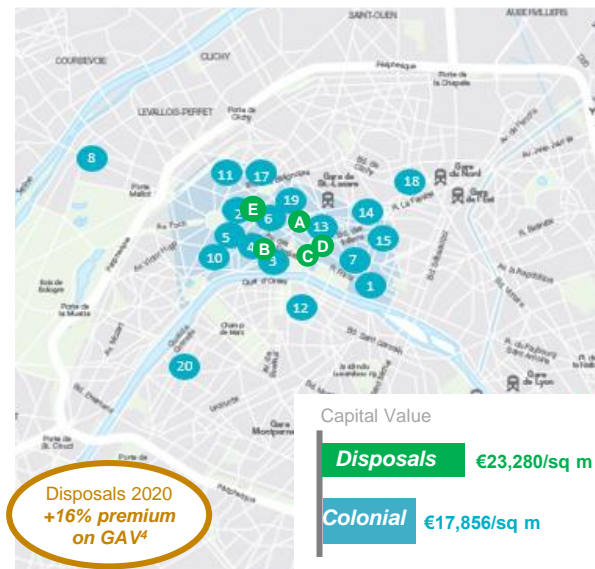
Madrid City Center (inside M30)



Barcelona City Center



Paris CBD



Latest investment transactions inside M30

	Price ⁽²⁾	Cap. Value ⁽³⁾
A Axis (incl. Retail)	100	25.000
B Fernando El Santo 20	42	11.058
C Velázquez 34 (incl. retail)	120	15.926
D Príncipe de Vergara 108	50	7.000
Transaction - Average	212	11.474
Colonial Average (6/20 appraisal)		6,671

Latest investment transactions in city center

	Price ⁽²⁾	Cap. Value ⁽³⁾
A Sancho de Ávila (Project)	100	5.747
B Sancho de Ávila 65	56	6.747
C 177 Almogavers	50	5.882
D Berlin/Numancia	Confidential	n.a.
Transaction - Average	n.a.	n.a.
Colonial Average (6/20 appraisal)		5,545

Latest investment transactions in Paris CBD

	Price ⁽²⁾	Cap. Value ⁽³⁾
A 9 Bergere	604	16.872
B 7 Rue Blanche	75	20.183
C 6/12 St Honoré (incl. retail)	290	53.704
D 7 Teheran	200	28.571
E 7 Magdebourg	73	28.077
Transaction - Average	1.242	22.782
Colonial Average (6/20 appraisal)		17,856

Source: JLL, C&W and public information

(1) Includes retail use

(2) €m

(3) €/sqm

(4) GAV Pre-Covid 19 as of December 2019 excluding Logistics final settlement

Capital recycling with flight to quality

- > Disposals of more than 600 €m in 12 months
- > Strengthened balance sheet - LTV post disposals below 35%
- > Value Creation for Colonial Shareholders

ENHANCED PRIME EXPOSURE

Disposals Proceeds

Total Proceeds	€617m
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<i>Thereof in 2020</i>	<i>€334m</i>
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<i>Thereof in Q121</i>	<i>€283m</i>
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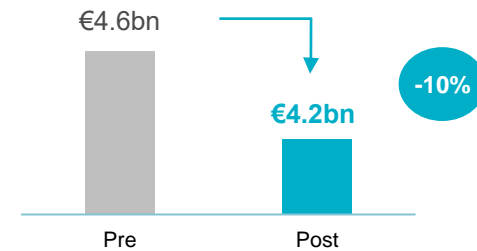


Use of proceeds

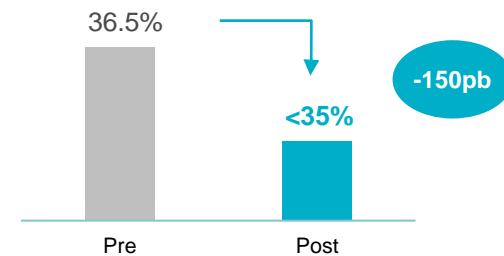
- > Project capex
- > Reduce leverage & strengthen balance sheet

... WITH A STRONGER BALANCE SHEET

Net Debt Reduction – Proforma based on Q3 balance sheet



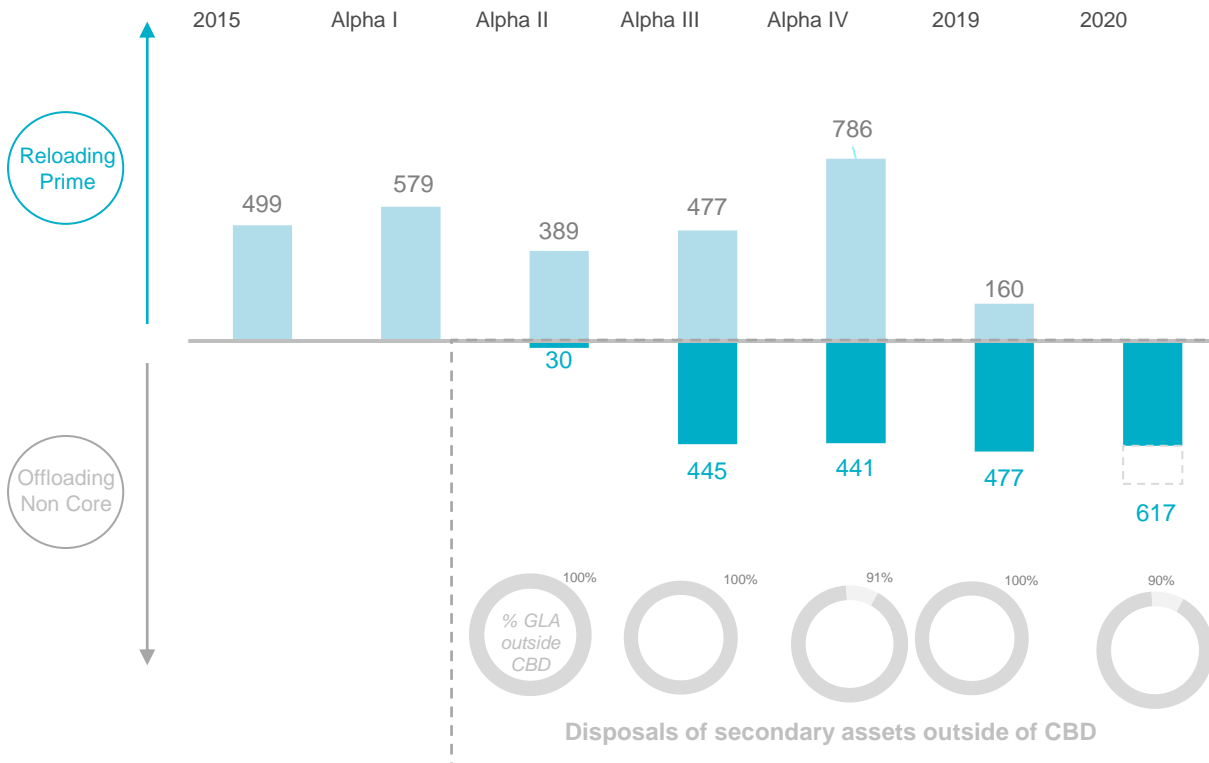
LTV Reduction – Proforma based on Q3 balance sheet



02 Full Year Disposals Ongoing Flight to Quality

- > 2020 Full Year Disposal Program delivered
- > Ongoing flight to quality through disciplined capital allocation
- > Disposals of €1.8bn of mature assets and or non-core product

ONGOING FLIGHT TO QUALITY THROUGH ACTIVE CAPITAL ALLOCATION



ACQUISITIONS OF €2.9bn OF PRIME

1. Prioritize opportunities in prime
2. Enhance exposure to high quality offices direct or indirectly
3. Maintain capital allocation discipline

DISPOSALS OF €1.8bn OF NON CORE

1. Non-Core Product
2. Secondary and Mature Offices
3. Prices at premium to GAV

Solid returns through Prime Factory and Capital Recycling

- > Alpha (Prime Factory asset transformation) has proved to be a significant driver in value creation
- > +€3.5 per share through project delivery since 2014
- > Significant Capital Value Creation since 2014, +150% (+6.7 €/sh of NAV)

ALPHA DELIVERY 2014-6/20

CAPITAL VALUE CREATION
ON EPRA NAV €/sh

6 YEARS

Alpha
Prime Factory

+ €3.8

Rental Price
Increases

+ €1.6

Yield & others

+ €1.3

Capital Value
Creation

+ €6.7

6/14-6/20

+150%

OUTPERFORMING THE INDICES AND BENCHMARK



03 Project Pipeline Execution on track



03 Project Pipeline Execution on track

Resilient projects attracting Top tenants

- > Marceau Project fully pre-let in pandemic year
- > Attractive rental terms, exceeding target
- > Strong Pricing confirms resilience of Prime

83 Marceau - Paris Prime CBD



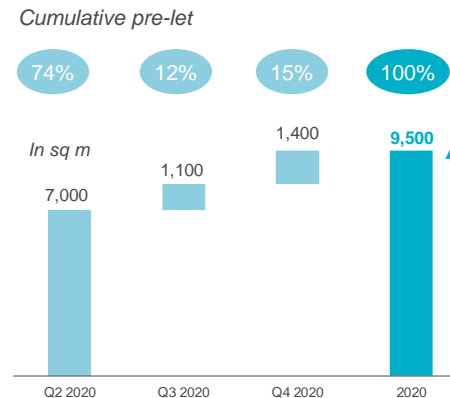
RESILIENT PRODUCT ATTRACTING TOP TENANTS

Letting Status - 100% pre-let at historical rents

- Q2-20: More than 6,000 pre-let with Goldman Sachs for its Paris HQ**
 - 12 years lease with 9 years with mandatory compliance
 - Signing of record rent in Paris
- Q3-20: Additional 1,200 sqm signed on the ground floor**
- Q4-20: Last floor pre-let to Investment Bank firm with 6 years mandatory compliance**



Strong Letting momentum – %



- > Project fully pre-let in despite COVID-19 crisis
- > Strong Pricing confirm resilience of Prime

03 Project Pipeline Execution on track Resilient projects attracting Top tenants

- > Development program on track
- > Project delivery in 3Q 2021

83 Marceau - Paris Prime CBD



03 Project Pipeline Execution on track Resilient projects attracting Top tenants

- > 2 out of 3 French projects are 100% pre-let
- > 4 out of 10 projects are pre-let
- > Strong value creation through achievement of projects milestones

Spain Project pipeline

Castellana 163



Diagonal 525



Campus Méndez Álvaro



Miguel Angel 23



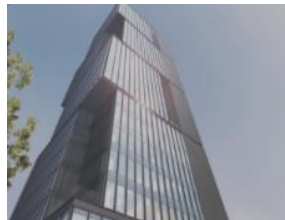
Velázquez



Sagasta 27



Plaza Europa 34



France Project pipeline

Marceau



Louvre-Saint-Honoré



Biome



1. Future pole of attraction of large demands in Paris City center
2. Starting of commercialization in Q2 2021
3. Project delivery in S2 2022

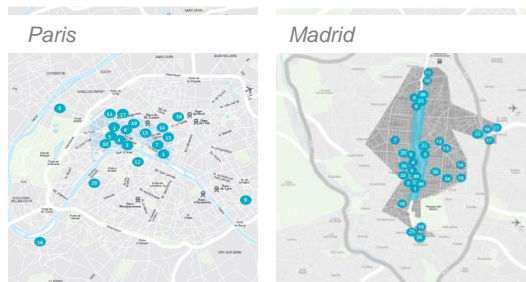


03 Project Pipeline Execution on track

Attracting AAA clients with strong solvency

- > Attracting AAA clients with strong solvency through the Best Product & Best Location
- > Clients with high loyalty to Colonial assets
- > 75% of our clients have been with us more than 5 years

BEST LOCATION



- > Low commuting
- > Low carbon footprint
- > Urban life and Talent attraction
- > Corporate branding

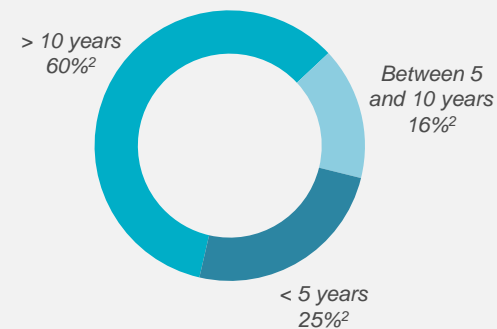
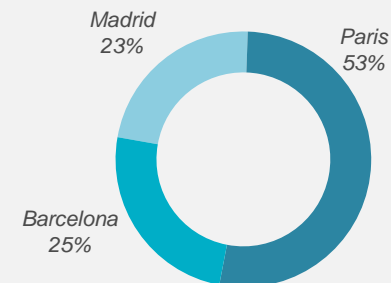
BEST PRODUCT



- > Low rise buildings
- > Efficient floors
- > Flexible product
- > Maximum quality and energy efficiency standards

CLIENTS WITH HIGH LOYALTY

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



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





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Q&A



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Don't miss our next events

> **Feb 25: 2020 Results Presentation**

Colonial



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