

# Colonial

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## Objective achieved: Colonial returns to normality and closes its new capital structure

- The capital increase of 1,263 million euros was successfully completed, with a group of internationally renowned investors and a free float of close to 40%
- A new syndicate loan of 1,040 million euros was signed, reaching a Holding Loan-to-Value of approximately 40%
- The new financial structure and shareholding supports and drives Colonial's pure property strategy, maintaining control in Société Foncière Lyonnaise

Barcelona, 6 May 2014

Colonial has completed the capital increase of 1,263 million euros and signed a new syndicate loan in the amount of 1,040 million euros. Thanks to the success achieved, Colonial has settled the previous syndicate loan, as well as the bilateral loans that made up the company's debt. Colonial has definitively broken free from its old capital structure and closes the recapitalization of the company. With the backing of internationally renowned investors and lenders, Colonial strengthens its position as a reference company in the European property market.

### New debt and new shareholding structure

The new syndicate loan was led by CA-CIB, (Crédit Agricole Corporate and Investment Bank), and subscribed by internationally renowned lenders. Holders include GIC (Singapore's sovereign wealth fund), AXA, Generali, BAWAG P.S.K, ING and Banc de Sabadell among others. The demand to participate in the new debt has clearly exceeded the amount required. The maturity date of the loan is December 2018, having achieved market conditions, a *spread of 400bp and standard covenants*, common to these types of financing.

By registering these new shares, Colonial completes its capital increase, the demand for which has tripled the offering. Following the increase, advised by Morgan Stanley and GBS Finanzas, the company's shareholding is made up of both national and international institutional investors, who support the company's property strategy, with presence in Paris, Madrid and Barcelona. The new shares will be listed from 7 May 2014. Among these investors, it is worth highlighting Villar Mir Group, the Qatar Investment Authority (QIA), Quadrant (Santo Domingo Group) and Amura Capital (Mora Banc Grup).

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## Leading player in the European property market

The new Colonial has a Holding Loan-to-Value of approximately 40% and a market capitalization, following the capital increase, of approximately 1,500 million euros, with a free float of close to 40%. This positions Colonial as the leading listed property company in the Spanish market, as well as one of the main office property companies in Europe.

The capital increase also enables Colonial to obtain additional liquidity that, together with its new financial structure, will enable the company to make new investments, always in line with its strategy of including select office buildings in Barcelona, Madrid and Paris in its portfolio, currently valued at 5,300 million euros.

“Today is the most important milestone for Colonial since the beginning of the crisis and marks the start of a new era in the company’s history. This achievement has been made possible thanks to all of our investors, shareholders, banks and lenders who have supported us during all these difficult years, an excellent team that has always been on top of all situations, with a strategy focused on prime office assets in three markets, which have provided the necessary stability to recapitalize the company”, explains Colonial’s Chairman, Juan José Brugera.

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