

## Colonial announces successful placement of €200 million bonds maturing in 2029

- The proceeds from this issuance will be used to cover the maturity of debt this October and will allow for an extension of the average maturity of its debt.
- Colonial's pre-hedging strategy in place has secured an effective interest rate of 1,9% for this issuance.
- This issuance reinforces Colonial's high liquidity of €2.9 billion and maintains a fixed and/or hedged debt of 100%.

### *Barcelona, April 19th, 2024.-*

Colonial has successfully placed two debt placements totalling 70 and 130 million euros, respectively, on its bond maturing in November 2029 with a BBB+ rating from S&P and listed on Euronext Dublin. The average cost of these new issuances is 4,2%, but thanks to Colonial's successful pre-hedging strategy, the average effective rate of this issue is 1,9%.

The funds from this issuance will be used to repay the 187-million-euro bond maturing in October of this year, thereby replacing short-term debt with a new maturity exceeding five years; an issuance success that allows Colonial to extend the average maturity of its debt.

With this new issuance, the principal of the bond stands at 500 million euros with an annual coupon of 2,5%.

The continued success of Colonial's debt issuances reflects the ongoing confidence of investors in the Company's discipline and financial strategy, the quality of the portfolio, the trajectory, and the solid credit profile of Colonial.

### **Strong financial structure**

During the 2023 financial year, the Group continued its divestment program, among other financial protection measures, that allowed the company to reduce net debt by 9% to €4.864 billion, extend its average maturity and achieve a LTV of 39.5%. Additionally, Colonial maintains high liquidity (€2.9 billion at the end of the 2023 financial year) that allows it to cover all debt maturities until 2027.

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## Green bonds

Colonial was the first company in the Ibex-35 to convert all its bonds into green bonds. Green bonds provide an alternative for corporate financing in an environment where corporate awareness regarding sustainability is becoming increasingly relevant. This type of debt is intended to finance "green assets," which are those that have a positive impact on the environment.

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## About Colonial

Colonial Group is a SOCIMI listed on the Spanish stock exchange, leader in the prime office market in Europe, present in the main business areas of Barcelona, Madrid and Paris with a prime office portfolio totalling more than 1 million sqm and a market value of more than €11,000m



"The information contained in this document should be read in conjunction with all publicly available information, in particular the information available on Colonial's website [www.inmocolonial.com](http://www.inmocolonial.com)."

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