

## Colonial successfully places €500m green bond issuance with maturity in 2030

- The markets have once again shown massive support for Colonial, with demand exceeding the issuance volume by 8.1 times.
- This issuance will allow Colonial to repay upcoming debt maturities and extend the average maturity of the Group's financing.
- Thanks to Colonial's pre-hedging strategy, the effective interest rate for this issuance is 2.75%.
- With this issuance, Colonial maintains its high liquidity of over €3 billion and a 100% fixed-rate and/or hedged debt.

### *Barcelona, January 16, 2025.-*

Colonial has successfully placed a green bond issuance worth €500 million, maturing in 2030. The issuance is expected to receive a BBB+ rating from S&P and is listed on Euronext Dublin. The coupon for this new issuance is 3.25% (equivalent to a yield of 3.41%), but thanks to Colonial's effective pre-hedging strategy, the average effective rate of this issuance is 2.75%.

The funds raised from this issuance will be used to repay debt maturing in the coming months. Consequently, Colonial is replacing short-term debt with a new five-year maturity.

The success of this issuance, with an oversubscription of 8.1 times, demonstrates investors' continued confidence in Colonial's financial discipline and strategy, the quality of its portfolio, its track record, and its solid credit profile. The issuance has been supported by leading international institutional investors who have participated in previous issuances and have once again shown their support for the company.

### **Solid financial structure**

During 2024, the Group continued its divestment program and other financial protection measures, enabling it to reduce net debt by 9% to €4.414m as of September 2024. These measures also protected the average debt maturity and reduced the Loan-to-Value (LTV) ratio to 36.5%. Additionally, Colonial maintains high liquidity (€3.4 billion as of Q3 2024), allowing it to cover all its debt maturities through 2028.

### **Green bonds**

After publishing its first Green Financing Framework in March 2022, Colonial became the first Ibex-35

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company to transform all its bonds into green bonds. Green bonds provide an alternative financing solution for companies in a context where corporate sustainability awareness is becoming increasingly important. This type of debt is intended to finance "green assets," which have a positive environmental impact.

In November 2024, the Colonial Group updated its Green Financing Framework, incorporating more ambitious KPIs aligned with market practices. This updated framework has been well-received by investors and aligns with the Group's sustainability strategy. Colonial demonstrates its leadership in ESG and Decarbonization, ranking as the leader in Sustainalytics (1st among IBEX 35 companies and Top 26 of 15,536 companies globally), achieving an A Rating from CDP for the third consecutive year, and earning a GRESB score of 94/100 (Top-3 best-listed real estate companies in Europe). The portfolio boasts 100% BREEAM and LEED Certifications, leading in Europe.

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### About Colonial

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 1 million sqm of GLA and assets under management with a value of more than €11bn.



"The information included in this document should be read together with all of the public information available, particularly the Company's website [www.inmocolonial.com](http://www.inmocolonial.com)."

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