

Colonial beats guidance for the year with a recurring net profit of €193m, +12% vs previous year

1. Recurring Net EPS of €33cts/share, exceeding the upper range of the annual guidance of 30-32 €cts
2. Gross Rental Income of €391m, +6% like-for-like
3. Asset portfolio of €11,646m, resuming growth: +3% vs. previous year
4. Consolidated net result of €307m, +€1,326m vs. previous year
5. Solid occupancy levels at 95% (100% in Paris)
6. More than 134,797 sqm signed, with rental increases of +5% vs. market rents
7. Solid capital structure: Capital increase over €600m and €399m net debt reduction
8. Excellence in ESG: Leader in Sustainalytics (Rating 5.7) - 1st corporate in IBEX 35

Madrid, 27th February 2025. –

The Colonial Group closes 2024 with a record Recurring Net Profit of €193m, marking a +12% increase vs. the previous year. This increase is primarily driven by a +6% growth in rents, in comparable terms, as well as by the successful delivery of new projects and refurbishments. It is worth highlighting that the strong revenue growth is driven by the positioning of Colonial's prime assets in Paris, Madrid, and Barcelona. The value of its asset portfolio amounts to €11,646m, resuming its growth trajectory with a +3% appreciation in 2024. As a result, Colonial Group's net profit stands at €307m, representing an increase of €1,326m compared to the previous year.

"Once again, Colonial exceeds its annual target with a strong increase in both rental income and profit. Additionally, our prime asset portfolio has resumed its growth trajectory across all our markets and is well positioned to capture the upward cycle and adopt a net-investor stance," stated Juan José Brugera, Chairman of Colonial.

"We are very pleased with the evolution of our business and results.", explains Pere Viñolas, CEO of Colonial. "These results are a testament to Colonial's ability to grow its operational fundamentals, thanks to our "Prime Asset Class" strategy, which allows us to capture above average rental growth in our markets", Viñolas adds.

"We have initiated a new cycle of growth through a portfolio of urban transformation projects of more than 100,000 sqm and close to €70m in annual rents. We will continue to invest in this direction, taking advantage of the recovery of the real estate cycle in Europe through urban regeneration opportunities".

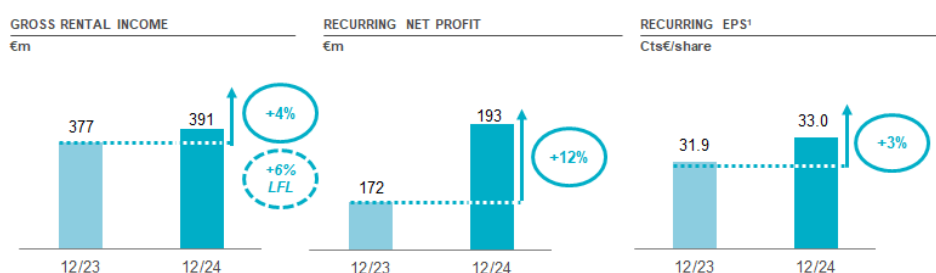
Full Year Results 2024

Strong growth in net profit and recurring profit

1. The Colonial Group registered a Net Profit of €307m and is back on track with its growth path in asset value

The Colonial Group closed 2024 with an increase in the Recurring Results mainly driven by the strong growth in rental income.

- **Gross Rental Income of €391m, +6% like for like vs. the previous year**
- **EPRA Net Profit of €193m, +12% vs. the previous year**
- **EPRA EPS of €33cts, +3% vs. the previous year**

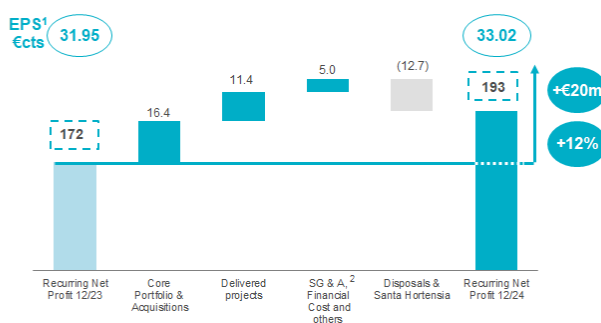


The **significant increase in the EPRA Net Profit** is based on the solid growth in rental income generated by the Group's asset portfolio. Thanks to the Group's positioning in prime locations, it is able to capture the indexation impacts, as well as rental increases in signed contracts.

In addition, the both successful delivery of projects and renovations in France, including **Louvre Saint-Honoré asset**, leased to *Cartier & Compagnie*, and the **Galeries des Champs-Élysées asset**, leased to Adidas, both of which have generated significant additional revenues. Revenue growth in the "like for like" portfolio as well as the delivery of projects has offset the loss of revenue due to divestments and the entry into refurbishment of the Santa Hortensia asset.

| Profit & Loss Account - €m | 2024 | 2023 |
|---|--------------|-----------------|
| Gross Rents | 390.8 | 377.1 |
| Recurring EBITDA | 321.5 | 315.6 |
| Recurring financial result | (77.4) | (93.1) |
| Income tax expense & others - recurring | (13.8) | (14.9) |
| Minority interests - recurring | (37.7) | (35.2) |
| EPRA Earnings | 192.6 | 172.4 |
| Change in fair value of assets & provisions | 101.1 | (1426.5) |
| Non-recurring financial result & MTM | (2.5) | (1.7) |
| Income tax & others - non-recurring | 61.6 | 43.0 |
| Minority interests - non-recurring | (45.4) | 193.8 |
| Result attributable to the Group | 307.4 | (1019.0) |

EPRA Earnings - Variance Analysis



(1) Earnings Per Share

(2) Includes SG&A costs, financial costs, taxes and minority interests

At the close of 2024, the asset value amounted to €11,646m, an increase of +3% compared to the previous year. The net result of the Colonial Group amounted to €307m, an increase of €1,326m compared to the previous year.

2. Gross Rental Income and Net Rental Income with strong growth

Revenue Growth: Polarization & Pan-European Prime Positioning

Colonial closed 2024 with **€391m of Gross Rental Income, and a Net Rental Income of €368m.**

The Group's revenue growth, in absolute terms, increased **+4%** compared to the previous year, and in like-for-like terms, it is up **+6%** compared to the previous year, demonstrating the strength of the Colonial Group's prime positioning.

| December cumulative - €m | 2024 | 2023 | Var | LFL |
|---|--------------------|------------|------------|------------|
| Gross Rental Income Paris | 254 ⁽¹⁾ | 234 | 8% | 7% |
| Gross Rental Income Madrid ⁽²⁾ | 89 | 96 | (8%) | 4% |
| Gross Rental Income Barcelona | 47 | 46 | 3% | 6% |
| Gross Rental Income Group | 391 | 377 | +4% | +6% |
| Net Rental Income Paris | 247 | 223 | 11% | 7% |
| Net Rental Income Madrid | 81 | 90 | (10%) | 6% |
| Net Rental Income Barcelona | 40 | 40 | 0% | 6% |
| Net Rental Income Group | 368 | 353 | +4% | +7% |

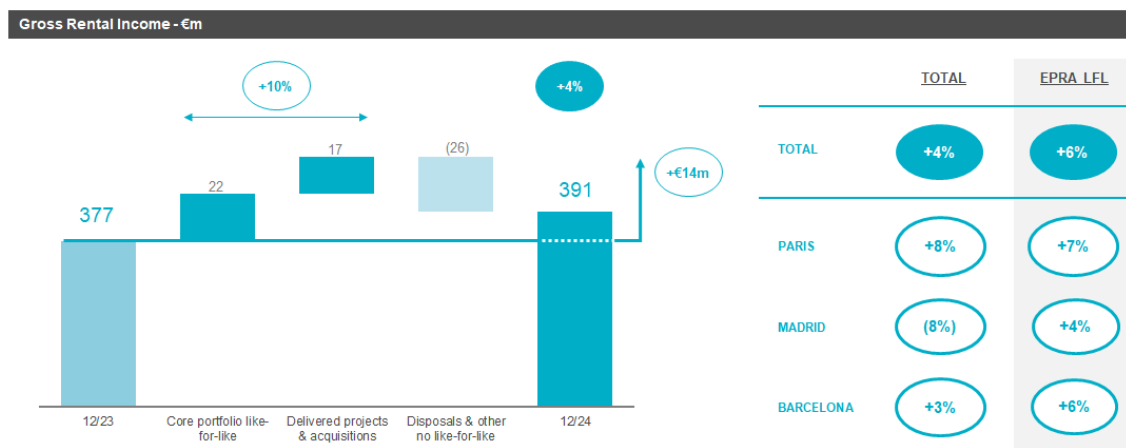
(1) Rental income including the impact of the reversal of provisions in relation to the early termination of a contract
 (2) Includes income from the residential sector in Spain

The **like-for-like increase in revenues** is among the highest in the sector and is a clear reflection of the **market polarization towards the best office product.**

Revenue growth based on strong prime positioning

The **+€14m increase in revenues** is based on a business model with:

- (1) A clear focus on the **best prime product offered in the city centre**, and
- (2) The proven capacity to generate profit through **urban transformation projects.**



1. Pricing Power: Growth in signed rents + capturing of indexation – a +6% contribution to total growth

The **Core portfolio delivered +€22m of revenue growth** based on solid like for like growth

of +6% due to strong pricing power that fully captures *the impact of indexation*, as well as *signing up for maximum market rents*.



#Cloud

Washington Plaza

Velázquez 86

Diagonal 609-615

2. Project deliveries and acquisitions – a +5% contribution to total growth

Project deliveries and the renovation program, as well as the acquisitions carried out in 2024, *contributed +€17m to revenue growth*. Highlighted is the income contribution from the *Louvre-Saint-Honoré in Paris* and the *Adidas flagship store in Champs Elysees*.



Louvre Saint Honoré

Galeries Champs-Elysées

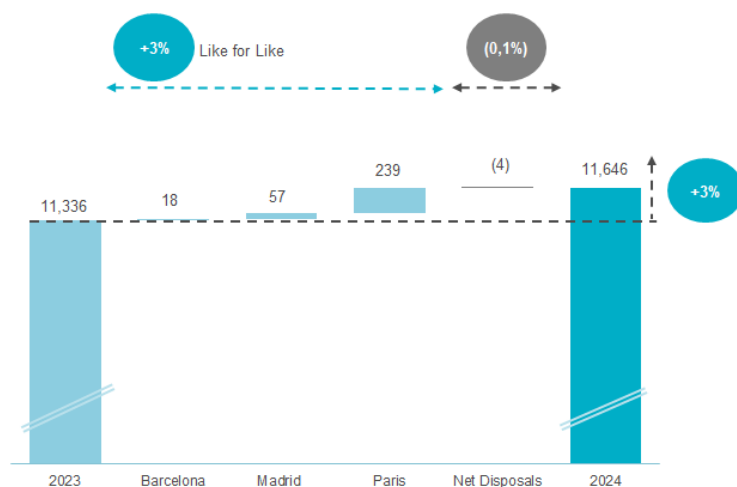
The *disposal of non-strategic assets and other non-like-for-like impacts* has led to a (7%) *year-on-year decrease* in the rental income, *mainly due to the departure of IBM from Santa Hortensia in Madrid*.

3. Back to the growth path in asset values

The **Gross Asset Value of the Colonial Group** at the close of 2024 is **€11,646m (€12.276m including transfer costs)**, an increase of **+2.7%** compared to the previous year.

In **like-for-like terms**, Colonial's portfolio has increased by **+2.8%** compared to the previous year, highlighting the increase **+3.3%** in the assets of the Paris market, **+2.4%** in the Madrid assets, and in the Barcelona market, with a revaluation of **+1.3%**.

VARIANCE ANALYSIS VALUE 12 MONTHS - €m



GAV VARIANCE LFL

| | 2024 | 2H 24 | 1H 24 |
|---------------|--------|-------|--------|
| BARCELONA | +1.3% | +1.9% | (0.5%) |
| MADRID | +2.4% | +1.9% | +0.6% |
| PARIS | +3.3% | +2.2% | +1.0% |
| TOTAL LFL | +2.8% | +2.1% | +0.7% |
| NET DISPOSALS | (0.1%) | 1.3% | (1.4%) |
| TOTAL VAR | +2.7% | +3.4% | (0.6%) |

Resilient Net Asset Value (NTA)

The Net Asset Value at 31 December 2024 amounted to €6,036m, with an increase of more than €664m compared to the previous year. The NTA per share amounted to €9.62/share.

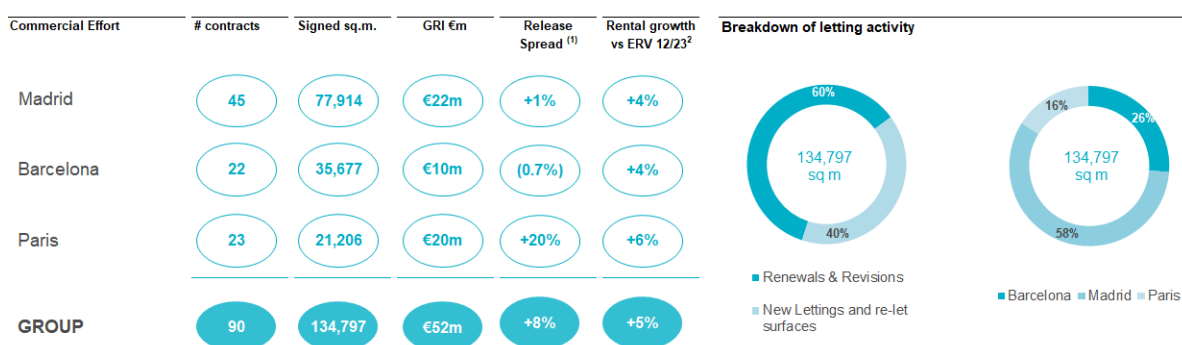
The Net Asset Value has increased compared to year-end 2023, driven by a combination of factors: strong recurring earnings, rental growth, successful project deliveries, and the capital increase resulting from the transaction with Criteria.

Solid operating fundamentals in all segments

1. High letting volumes with significant price increases

Colonial closed 2024 with **solid letting activity, capturing significant rental price increases in the contracts signed**. In particular, 90 contracts were signed for a total of 134,797 sqm corresponding to €52m in annualized rents, of which 61% corresponds to the Madrid and Barcelona market and 39% corresponds to the Paris market.

LETTING ACTIVITY REMAINS SOLID AT THE END OF THE YEAR



At the close of 2024, the release spread on re-let surfaces stood at **+8%** and exceeded the market rents by **+5%** at 31 December 2023, clearly evidencing the rental growth of Colonial's prime assets.

Of special mention is the **Paris market** with a **release spread of +20%** and an **increase of +6%** compared to the market rent. It is worth highlighting that a large transaction was signed with a release spread of +30% and an increase of +15% compared to the market rent.

In the **asset portfolio in Spain**, the **Madrid and Barcelona portfolios captured a +4% growth compared to the ERV**.

¹ Signed rents vs previous rents in re-let spaces
² Signed rents vs ERV 12/23

2. Solid occupancy levels

The occupancy of the Colonial Group stands at 95%, reaching one of the highest ratios in the sector.

Of special mention is the Paris portfolio with full occupancy at 100%, followed by the Madrid portfolio at 92% (98% in the CBD market).

EPRA OFFICES OCCUPANCY



It is worth highlighting that the current vacancy in the Barcelona portfolio is mainly due to the entry into operation of the renovation program of the Diagonal 197 asset. The rest mainly corresponds to the Torre Marenostrum and Illacuna assets. Both assets are currently generating a high level of market interest. The occupancy of the CBD Barcelona portfolio is at 96%.

Project pipeline and renovation programs – Driving future growth

1. Delivery of Project Madnum in the centre of Madrid

At the end of 2024, the Madnum Urban Campus was delivered. It is a complex located in the south of the Paseo de la Castellana in Madrid with more than 60,000 sqm of offices and retail space.

This project is generating a lot of market interest, with an expected yield on cost of approximately 8%, as well as significant value creation upon completion of the project.

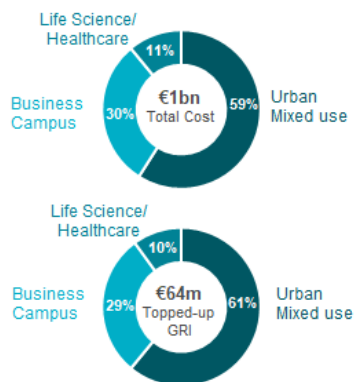
In this case, Colonial has not only bet on creating a pioneer Urban Campus project in Madrid, but it has also acted as the catalyst in the urban transformation of one of the neighborhoods in the city with the greatest forecasted business and residential growth.



2. Project X – Launch of the new Project pipeline

Within the Alpha X Project framework, the Colonial Group has launched a new project pipeline with an investment capex of €380m and an ungeared IRR of more than 9%. This project will transform more than 110,000 sqm of assets in Paris, Madrid and Barcelona, and generate additional annual rents of €64m.

The Alpha X Project is a new, well-diversified, large-volume project portfolio with a high capacity to generate value. It is made up of 4 assets which will be the object of urban regeneration.



| Project | Use | Delivery | GLA (sqm) | Total Cost €m ¹ | Ungeared IRR |
|---|-------------------------|----------|----------------|----------------------------|---------------|
| 1 Scope <i>Paris City Center</i> | Business Campus | 2026 | 22,000 | 309 | > 9% |
| 2 Sancho de Ávila <i>Barcelona 22@</i> | Life Science/Healthcare | 2027 | 17,860 | 114 | > 7% |
| 3 Condorcet <i>Paris City Center</i> | Urban Mixed-Use | 2027 | 24,000 | 366 | >9% |
| 4 Santa Hortensia <i>Madrid City Center</i> | Urban Mixed-Use | 2028 | 46,928 | 237 | >9% |
| NEW PIPELINE | | | 110,788 | 1,026 | >9% |

¹ Total Cost = Asset Value pre project + future Capex

The new project portfolio, covering over 100,000 sqm of urban regeneration, includes two assets in central Paris, a business campus in Madrid, and a Life Science/Healthcare project in Barcelona.



In particular, the following 4 assets are included:

- 1) Scope – Business campus of 22,000 sqm in the centre of Paris
- 2) Condorcet – A mixed-use urban complex of 24,000 sqm in the centre of Paris
- 3) Santa Hortensia – A mixed-use urban complex of 47,000 sqm in the centre of Madrid
- 4) Sancho de Ávila – A project of 18,000 sqm in the centre of the 22@ district in Barcelona

Active Management and Capital Structure

1. Disposal Program with a premium over last appraisal

In 2024, the Colonial Group closed **disposals for €201m¹ with a premium of +11% over the last appraisal**, confirming the liquidity and the value of its asset portfolio. In particular, the Colonial Group disposed of three non-strategic assets located in the Madrid market: Sagasta 31-33, Recoletos 27, and the residential part of the Madnum Urban Campus. Of the total sales, two floors of the Recoletos 27 property were sold at the end of 2023. The rest were sold in 2024.

These disposals enable Colonial to recycle capital, maximize the value creation, and obtain additional liquidity to take advantage of the opportunities at the start of the new cycle in the European real estate market.

2. Capital increase of more than €600m

In the first half of 2024, **Colonial announced the Alpha X project**, a strategic operation designed to **relaunch its growth, strengthen its capital structure, and accelerate its investment plan**. **The capital increase of €622m** was carried out in July, and it was structured through a non-cash contribution of €272m in real estate assets, as well as €350m in cash, fully subscribed by Criteria Caixa who has become a reference shareholder of the Group.

3. Solid Capital Structure

At the close of 2024, the Colonial Group had a **solid balance sheet** with an LTV of **36.0%** and a **liquidity of €3,113m**. **The liquidity of the Colonial Group increased by €210m, amounting to €3,113m between cash and undrawn credit lines**. This enables the Colonial Group to cover all its debt maturities until 2028.

The Group's net debt decreased by **€399m (amounting to €4,465m)**. In relation to the financing cost of the Group, the spot interest rate at the close of 2024 remained at 1.70%

As proof of Colonial's financial stability, **in September 2024, the Moody's rating agency upgraded Colonial's rating to Baa1 with a stable outlook**. Likewise, the Colonial Group maintained its Standard & Poor's rating of BBB+ with a stable outlook.

Following the close of the 2024 financial year, **a green bond issuance totaling €500 million was carried out in January 2025**, maturing in 2030. **The success of this issuance, which was oversubscribed by 8.1 times, highlights investors' strong confidence in Colonial's financial discipline and strategy, the quality of its portfolio**, its track record, and its solid credit profile. The issuance was backed by leading international institutional investors, who have participated in previous issuances and have once again demonstrated their support for the Company. **The coupon for this new issuance stands at 3.25% (equivalent to a yield of 3.41%)**, but thanks to Colonial's effective pre-hedging strategy, the average effective rate for this issuance is 2.75%.

(1) Of the total disposals, two floors of the Recoletos 27 asset were sold at the end of 2023. The rest were sold in 2024

About Colonial

Inmobiliaria Colonial is the leading platform in the prime commercial real estate market in Europe, with a presence in the main business areas of Barcelona, Madrid, and Paris. It owns a unique portfolio of commercial properties totalling over 1 million m², with a market value exceeding €11.6 billion. The Group follows a dedicated long-term strategy focused on value creation through a high-quality client portfolio and asset appreciation. Looking ahead, the Colonial Group will continue to lead the urban transformation of city centres in the European market, recognized for its expertise and professionalism, financial strength, and profitability, while providing excellent sustainable real estate solutions tailored to its clients' needs.

About SFL

*A benchmark in the prime segment of the Parisian commercial real estate market, **Société Foncière Lyonnaise (SFL)** stands out for the quality of its property portfolio, valued at €7.6 billion and focused on the Central Business District of Paris (**#cloud.paris, Edouard VII, Washington Plaza, etc.**), as well as for the prestige of its client base, composed of renowned companies. As the oldest real estate company in France, SFL demonstrates year after year a firm commitment to its strategy, centered on creating high user value for tenants and, ultimately, substantial valuation gains for its properties. Looking to the future, SFL remains dedicated to developing sustainable real estate, aiming to build the city of tomorrow and contribute to reducing carbon emissions in its sector.*