

Colonial included in the Top Dividend IBEX 35 Index

1. Colonial included in the top dividend payers among IBEX 35 index companies
2. Current dividend yield stands at 5.2%, supported by strong operating results
3. From 2017, Colonial has increased its dividend by +64% providing a strong growth shareholder remuneration

Madrid, February 5, 2025

Colonial has been included in the TOP Dividend IBEX35 index

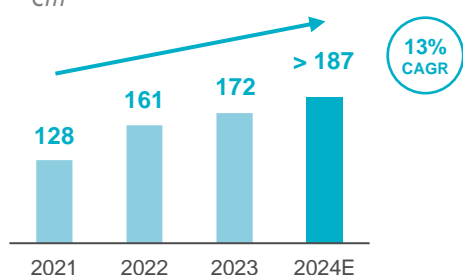
This Index is designed to track the price evolution of the securities with the highest dividend yield of the Spanish stock market. The rebalancing of the index, which took place as of 31st January, reflects Colonial's strong income generating profile reinforced by an **attractive dividend yield of 5.2% and an underlying EPS yield of 6.1%**.

Strong Earnings growth driving a high dividend yield

The dividend, which has increased by +64% since 2017, is underpinned by **+13% CAGR earnings growth in 4 years**, thanks to its premium assets and urban transformation capabilities that enable the company to capture the highest rents in the market.

Considering Colonial's guidance and latest dividend, current EPRA EPS Yield stands at c.6.1% and DPS.

Earnings Evolution
€m



DPS
Yield 2024¹
Last Dividend
0,27€

5.2%

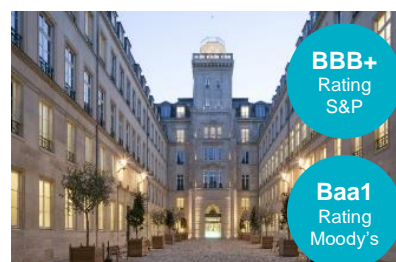
EPRA EPS
Yield 2024²
Guidance upgraded
>0,32€

6.1%

at 5.2%.

Debt markets have supported Colonial's strategy once again

Capital markets have rewarded the company's **strong credit profile**, reflected in its recent successful €500m bond issuance. The issuance was oversubscribed eight times, with a 3.25% coupon rate, securing an extremely competitive interest rate compared to recent BBB+ issuances.



1) DPS Yield calculated considering 2024 dividend paid over stock price VWAP January 2025

2) Earnings Yield calculated considering latest EPS guidance 2024 over stock price VWAP January 2025