

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("EEA"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU ("**MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**"), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014 (the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**MiFID II Product Governance / Professional investors and ECPs only target market** – Solely for the purposes of each manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturers' target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers' target market assessment) and determining appropriate distribution channels.

#### **Final Terms dated 9 October 2020**

**Inmobiliaria Colonial, SOCIMI, S.A.**

**Issue of €500,000,000 1.350 per cent. Notes due October 2028**

**Legal Entity Identifier (LEI): 95980020140005007414**

**Euro Medium Term Note Programme**

**PART A – CONTRACTUAL TERMS**

Terms used below shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Book-entry Notes (the "**Conditions**") set forth in the Base Prospectus dated 19 December 2019 and the supplement to the Base Prospectus dated 24 September 2020 which together constitute a base prospectus (the "**Base Prospectus**") for the purposes of the Prospectus Regulation. This document constitutes the Final Terms of the Notes described below for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information.

The Base Prospectus has been published on the website of the CNMV ([www.cnmv.es](http://www.cnmv.es)) and the Issuer's website ([www.inmocolonial.com](http://www.inmocolonial.com)).

The expression "**Prospectus Regulation**" means Regulation (EU) 2017/1129.

In accordance with the Prospectus Regulation, no prospectus is required in connection with the issuance of the Notes described below.

- |           |       |  |                                     |
|-----------|-------|--|-------------------------------------|
| <b>1.</b> | (i)   | Issuer:                                  | Inmobiliaria Colonial, SOCIMI, S.A. |
| <b>2.</b> | (i)   | Series Number:                           | 6                                   |
|           | (ii)  | Tranche Number:                          | 1                                   |
|           | (iii) | Date on which the Notes become fungible: | Not Applicable                      |

3.	Specified Currency or Currencies:	Euro ("€")
4.	Aggregate Nominal Amount:	
	(i) Series:	€500,000,000
	(ii) Tranche:	€500,000,000
	(iii) Number of Notes:	5,000
5.	Issue Price:	99.609 per cent. of the Aggregate Nominal Amount
6.	(i) Specified Denominations:	€100,000
	(ii) Calculation Amount:	€100,000
7.	(i) Issue Date:	14 October 2020
	(ii) Interest Commencement Date:	Issue Date
8.	Maturity Date:	14 October 2028
9.	Interest Basis:	1.350 per cent. Fixed Rate (see paragraph 14 below)
10.	Redemption/Payment Basis:	Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at their nominal amount.
11.	Change of Interest or Redemption/Payment Basis:	Not Applicable
12.	Put/Call Options:	Put Event Issuer Call Residual Maturity Call Option Substantial Purchase Event (See paragraphs 17, 19, 20 and 21 below)
13.	Date Board approval for issuance of Notes obtained:	Board approval dated 23 September 2020 and " <i>Acta de Decisiones</i> " dated 9 October 2020

#### **PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

14.	<b>Fixed Rate Note Provisions</b>	Applicable
	(i) Rate of Interest:	1.350 per cent. per annum payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	14 October in each year
	(iii) Fixed Coupon Amount:	€1,350 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual (ICMA)
15.	<b>Floating Rate Note Provisions</b>	Not Applicable
16.	<b>Zero Coupon Note Provisions</b>	Not Applicable

#### **PROVISIONS RELATING TO REDEMPTION**

<b>17.</b>	Call Option	Applicable
	(i) Optional Redemption Date(s) (Call):	From (but excluding) the Issue Date to (and including) the Maturity Date
	(ii) Optional Redemption Amount(s) (Call) of each Note:	Make Whole Amount
	(ii) Make Whole Amount:	Applicable
	(a) Reference Bond:	DBR 0.25% 08/15/28 (ISIN: DE0001102457)
	Redemption Margin:	0.30 per cent.
	Financial Adviser:	As per Condition 2
	Quotation Time:	As determined by the Financial Adviser
	(b) Discount Rate:	Not Applicable
	(c) Make Whole Exemption Period:	Not Applicable
	(iii) If redeemable in part:	
	(a) Minimum Redemption Amount:	€100,000
	(b) Maximum Redemption Amount	€499,900,000
	(iv) Notice period:	Condition 10(c) applies
<b>18.</b>	Put Option	Not Applicable
<b>19.</b>	Put Event	Applicable
<b>20.</b>	Residual Maturity Call Option	Applicable
	Date fixed for redemption:	As per Condition 10(d)
<b>21.</b>	Substantial Purchase Event	Applicable
<b>22.</b>	Final Redemption Amount of each Note	€100,000 per Calculation Amount
<b>23.</b>	Early Redemption Amount (Tax)	€100,000 per Calculation Amount
<b>24.</b>	Early Termination Amount	€100,000 per Calculation Amount

#### **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

<b>25.</b>	Form of Notes:	Book-entry notes ( <i>anotaciones en cuenta</i> )
<b>26.</b>	Additional Financial Centre(s):	Not Applicable

Signed on behalf of Inmobiliaria Colonial, SOCIMI, S.A.:

By: .....  
Duly authorised

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Admission to Trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on AIAF with effect from or around 16 October 2020.
- (ii) Estimate of total expenses related to admission to trading: €15,400

### 2. RATINGS

Ratings: The Notes to be issued are expected to be rated:

Standard & Poor's: BBB+

According to Standard & Poor's rating system, a "BBB" credit rating exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation. The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

(source:

[https://www.standardandpoors.com/en\\_EU/web/guest/article/-/view/sourceId/504352](https://www.standardandpoors.com/en_EU/web/guest/article/-/view/sourceId/504352))

Standard & Poor's is established in the EEA and registered under Regulation (EU) No 1060/2009, as amended (the "CRA Regulation").

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Joint Bookrunners, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Joint Bookrunners and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

### 4. REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

Reasons for the offer:

See "Use of Proceeds" in the Base Prospectus

Estimated net proceeds: €495,995,000

### 5. YIELD

Indication of yield: 1.402 per cent.

*The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield*

## 6. OPERATIONAL INFORMATION

ISIN:	ES0239140017
Common Code:	224432372
Any clearing system(s) other than Iberclear and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Relevant Benchmarks:	Not Applicable
Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation "yes" does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

## 7. DISTRIBUTION

(i) Method of Distribution:	Syndicated
(ii) If syndicated:	
(A) Names of Joint Bookrunners:	<i>Global Coordinators and Joint Bookrunners</i> BNP Paribas CaixaBank S.A. Crédit Agricole Corporate and Investment Bank Deutsche Bank Aktiengesellschaft Natixis <i>Additional Joint Bookrunners</i> Banco de Sabadell, S.A. Banco Bilbao Vizcaya Argentaria, S.A. Bankinter, S.A. Barclays Bank PLC J.P. Morgan Securities plc Mediobanca – Banca di Credito Finanziario S.p.A. Merrill Lynch International Morgan Stanley & Co. International plc NatWest Markets N.V. Société Générale
(B) Stabilisation Manager(s), if any:	BNP Paribas
(iii) If non-syndicated, name of Dealer:	Not Applicable
(iv) U.S. Selling Restrictions:	Reg S Compliance Category 2

