



De conformidad con lo establecido en el artículo 227 del texto refundido de la Ley del Mercado de Valores aprobado por el Real Decreto Legislativo 4/2015, de 23 de octubre, Inmobiliaria Colonial, SOCIMI, S.A. ("**Colonial**" o la "**Sociedad**") comunica la siguiente

INFORMACIÓN RELEVANTE

Como continuación a la comunicación de información relevante publicada con fecha 21 de febrero de 2025 con número de registro 32692, Colonial remite documentación de soporte a la presentación a analistas e inversores relativa a los resultados correspondientes al ejercicio 2024, que se celebrará hoy jueves día 27 de febrero de 2025 a las 18:30 horas (CET) a través de un webcast.

Los datos de conexión a la conferencia se detallan a continuación:

España: +34 917 91 85 80

R. Unido: +44 020 3428 1388

Francia: +33 172 00 1700

Alemania: +49 891 436 7081

Holanda: +31 20 795 2680

USA: + 1 917 444 9040

Conference ID: 345632

La presentación podrá seguirse en tiempo real, vía webcast con audioconferencia a través del siguiente enlace:

[Inmobiliaria Colonial -- 2024 Results](#)

Adicionalmente, la presentación de resultados estará disponible en la página web de la Sociedad.

En Madrid, a 27 de febrero de 2025.



Colonial

2024 Full Year Results

February 27th, 2025



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Agenda

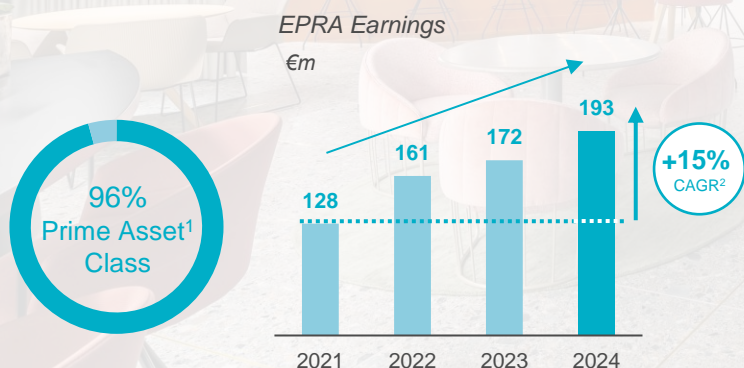
- 01** Highlights
- 02** Financial Performance
- 03** Portfolio Management
- 04** Future Growth

Our Strategic Positioning is set to deliver earnings and value growth

Prime Asset Class delivers strong rental growth through superior pricing power

The Prime Asset Class delivers superior growth

- **Pricing power** on the back of Prime CBD locations with strong connectivity, large efficient floor plates and amenities
- We **attract the best clients** and capture **above average rental growth** with our skills and capabilities
- **Strong earnings growth** on the back of a multi-layer growth platform



1) Portfolio Valuation: Includes CBD and City Centre assets
2) Earnings CAGR between 2021 - 2024

Colonial to continue serving its clients' needs through Urban Transformation

Colonial product evolves with its environment

- **Cities are evolving with new uses and regulations**
- **Top clients require specific asset characteristics** and willing to pay above market rents
- New urban ecosystems to work & live & play – enhanced urban life-style experiences in attractive European cities

1. Colonial has the team and the flexibility to determine best use of asset to maximize value
2. Optionality to create additional value through Urban Transformation projects in mixed-use approaches

Capital allocation of more than €1 bn into urban transformation themes

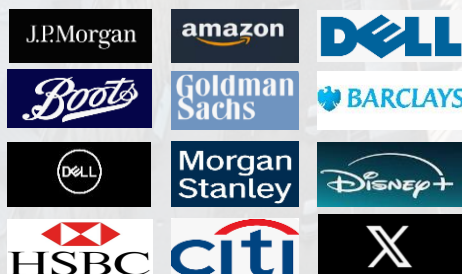
Our view on our markets for 2025

- Further Polarization -

Demand for high quality working environments increasing

- Increase in office-based employment, and higher and more stable office attendance rates
- Global tenants are encouraging employees back to the office
- Growing need for companies to provide high-quality working environments
- Well-located buildings continue to support further uplift in prime rents

Global companies enhancing back-to-office strategy



- Office supply is shrinking -

European housing shortage is reducing city center office stock

Paris - new PLUb¹ to convert 821 assets into residential post refurbishment

- 276 office assets affected inside City Centre,
- 170 office assets in core CBD (8^{eme} Arr.)

Madrid - Living needs are driving office asset conversion into residential

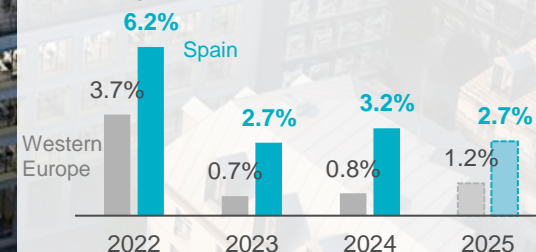
- 280.000 sqm of office stock inside M30 allocated to be converted into residential in 2024
- More than €1bn in assets transacted for conversion to other uses

- Spain with strong growth -

Madrid and Barcelona economies are leading European growth

- Spain as leading European economy on GDP growth
- Spain GDP 2024 per capita growing more than +5.4%
- Office based employment to continue growing more than +2% annually
- Madrid and Barcelona attracting companies of growth industries
- Accelerating needs for urban products: **Life Science & Innovation, Healthcare, Student Housing, Living**

GDP growth in Spain vs Western Europe



1) Plan Local d'Urbanisme Bioclimatique de Paris

Outstanding operating results with asset values stabilizing

1

Sustained
Cash Flow Growth

Gross Rental Income
€391m | **+6%** *LfL*

EPRA Earnings
€193m | **+12%**

EPRA EPS
€33.0 cts | *Beating upper
range of guidance*

2

Operational
Outperformance

Rental Growth¹
+5% *YoY*
+6% in Paris YoY

Release Spread²
+8% *Group YoY*
+20% in Paris YoY

Occupancy
95%
97% LfL

3

Asset Values
Bottoming Out

Gross Asset Value
€11.6bn | **+2.8%** *LfL*

Net Tangible Assets
€6.0bn | **+€665m**

Net Tangible Assets
€9.62/sh. | **+1%** *LfL*³

4

Solid Capital
Structure

Strong Credit rating
S&P BBB+
Moody's Baa1

Loan To Value
36%⁴
(350bps) YoY

Financial Cost
1.70%

- 1) ERV Growth for Colonial commercial effort .Signed rents vs 12/23 ERV (new lettings, renewals & relet).
2) Signed rents vs. previous contracts in re-let spaces
3) NTA variance excluding impact of capital increase
4) EPRA LTV stands at 43.7%

The Best Prime Product delivers outperformance on occupancy & rental growth

Paris

Rental Growth¹



Net Rental Income LfL

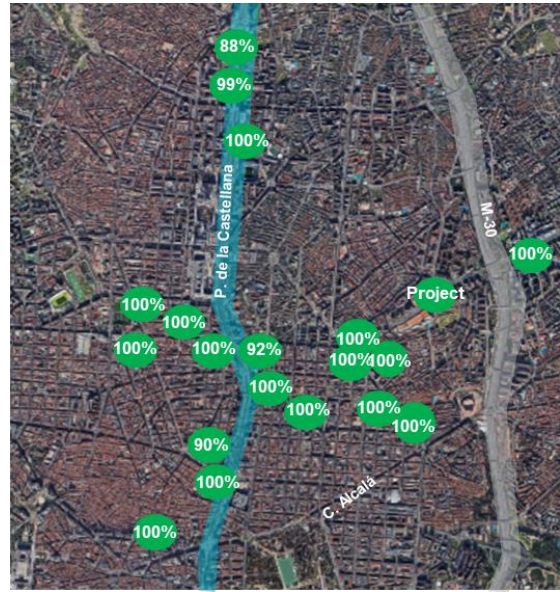


Madrid

Rental Growth¹



Net Rental Income LfL



Barcelona

Rental Growth¹



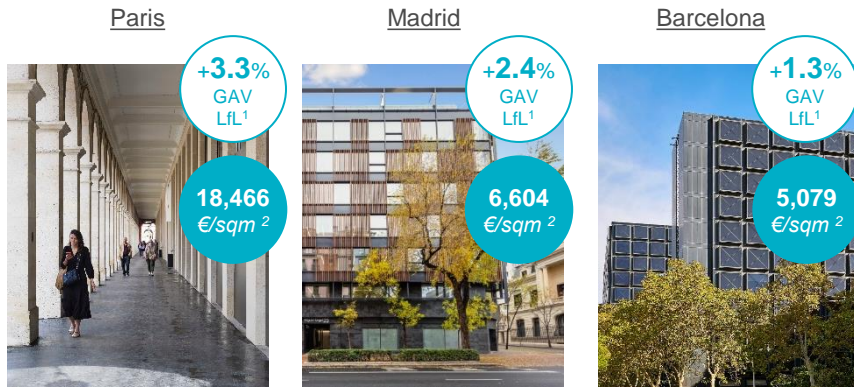
Net Rental Income LfL



1) ERV Growth for Colonial letting performance. Signed rents vs 12/23 ERV (new lettings, renewals & relet)

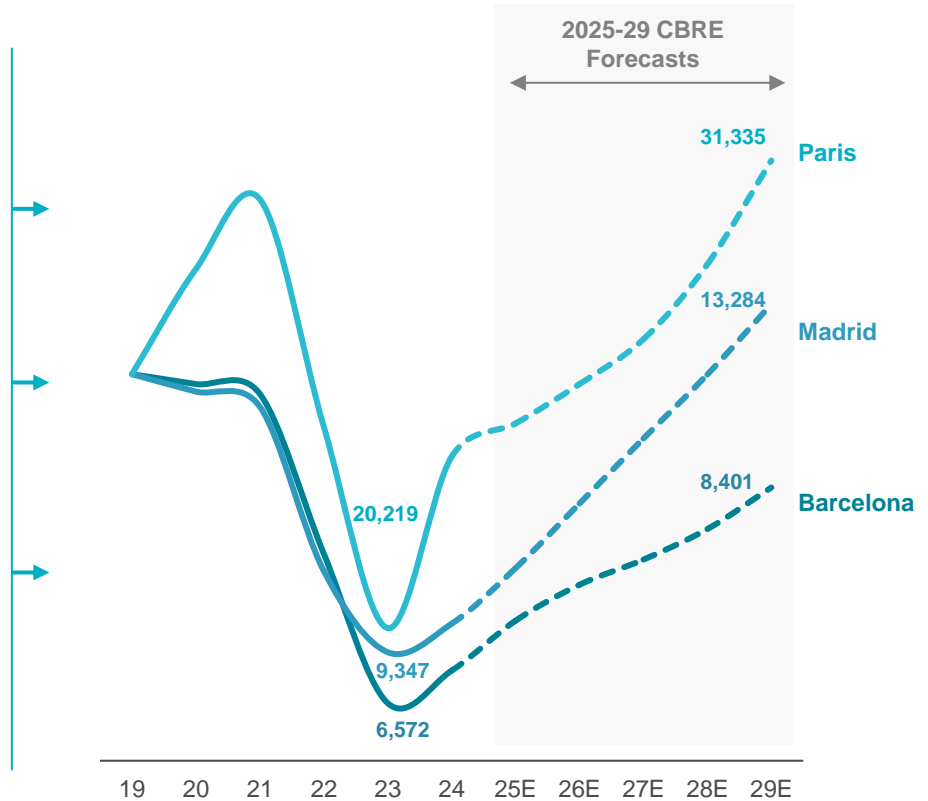
Return to growth in asset values on the back of a prime portfolio

Colonial's Prime Assets deliver on value recovery...



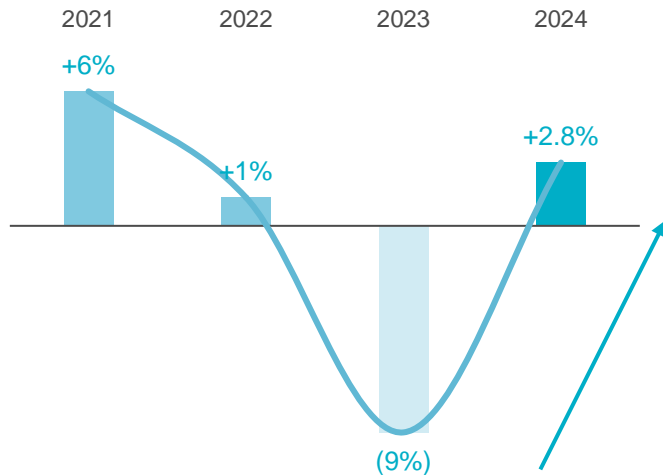
...well-positioned to benefit from new growth cycle

CBD Prime offices capital value (€/sqm base 100)



Source of market information: CBRE

Colonial valuation Like for Like – year on year



1) Gross Asset Value Like for Like growth year-over-year
 2) Colonial office portfolio in Operation, Capital values as of 2H24



01 Highlights

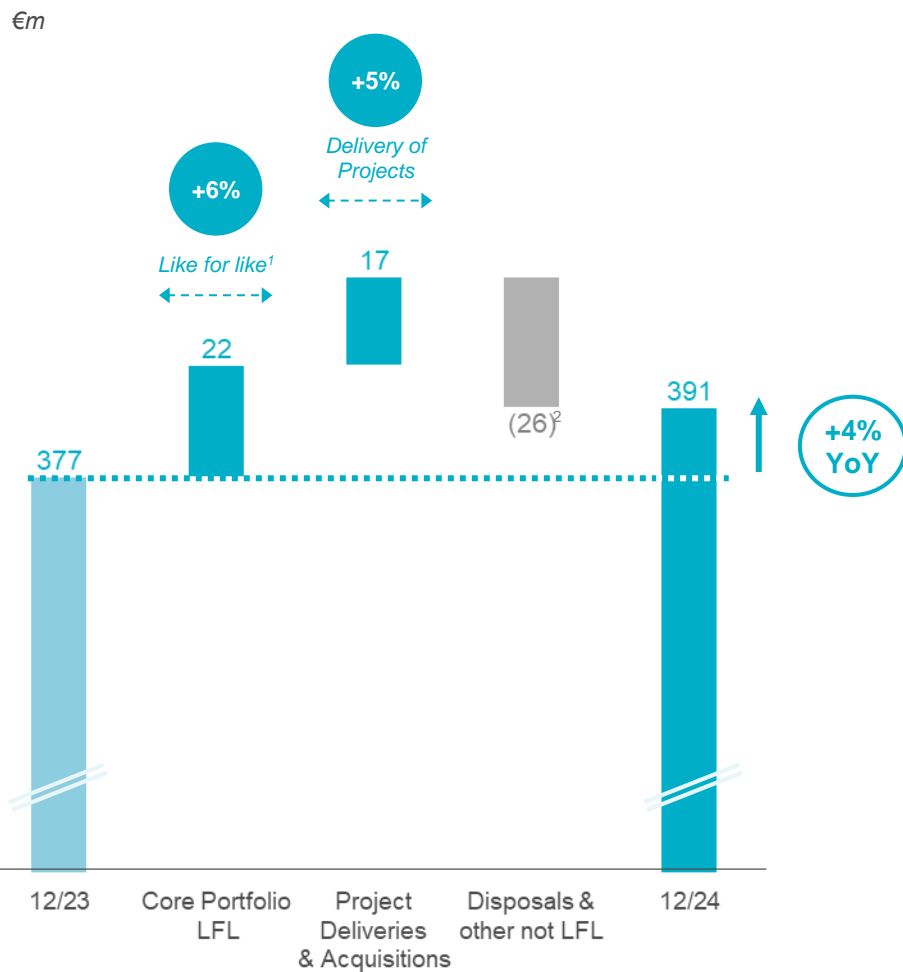
02 Financial Performance

03 Portfolio Management

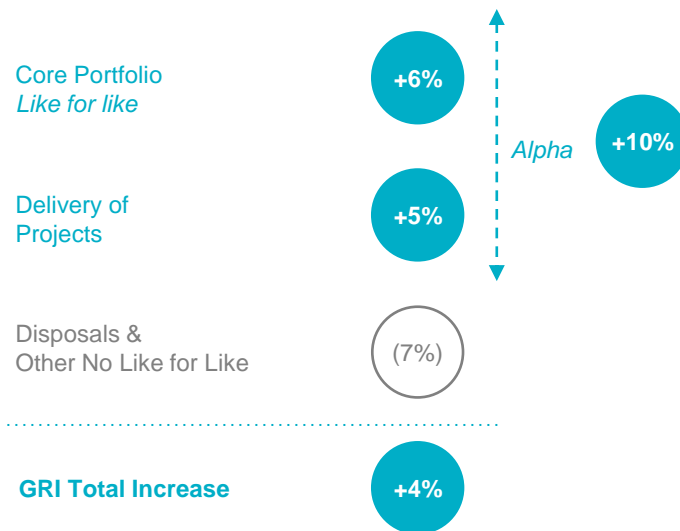
04 Future Growth

Gross rental income growth on the back of core portfolio & project deliveries

Gross Rental Income Variance



Gross Rental Income Growth (%)



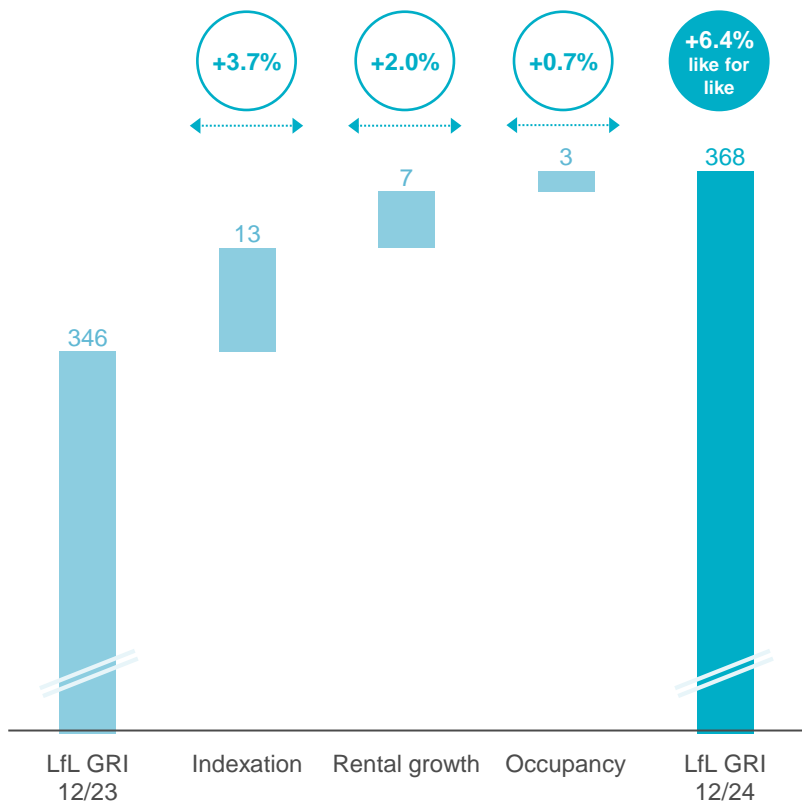
1) Like-for-like calculated following EPRA BPR recommendations

2) Includes Disposals, Santa Hortensia & Haussmann entries into refurbishment as well as other non like for like assets

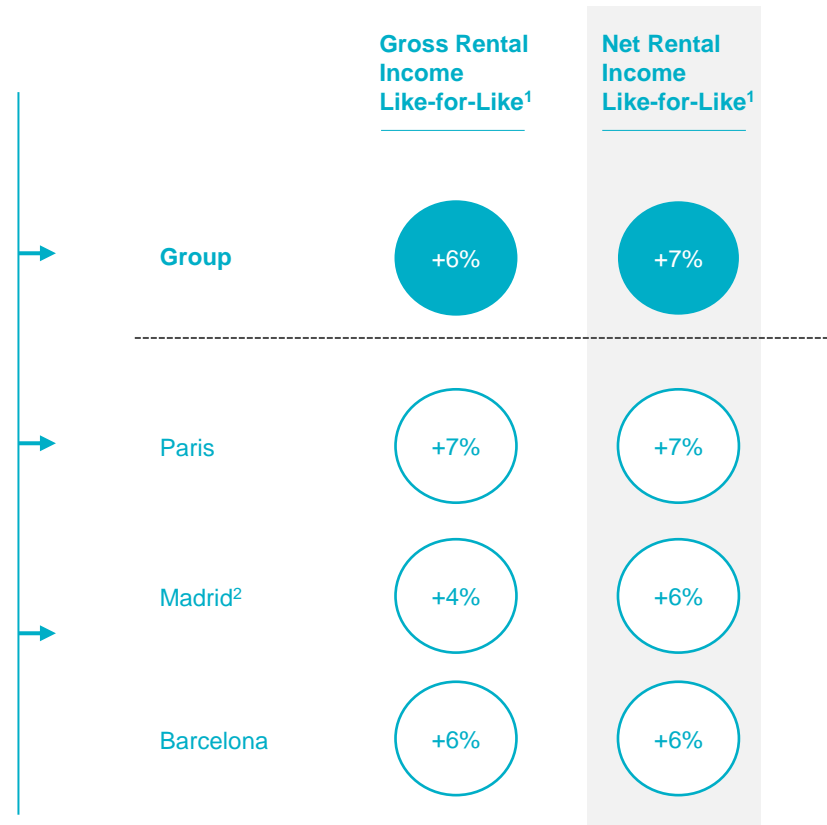
Superior pricing power across markets driving solid rental income growth

Gross Rental Income Like for Like¹ Variance

€m



Rental Income Variance (%)

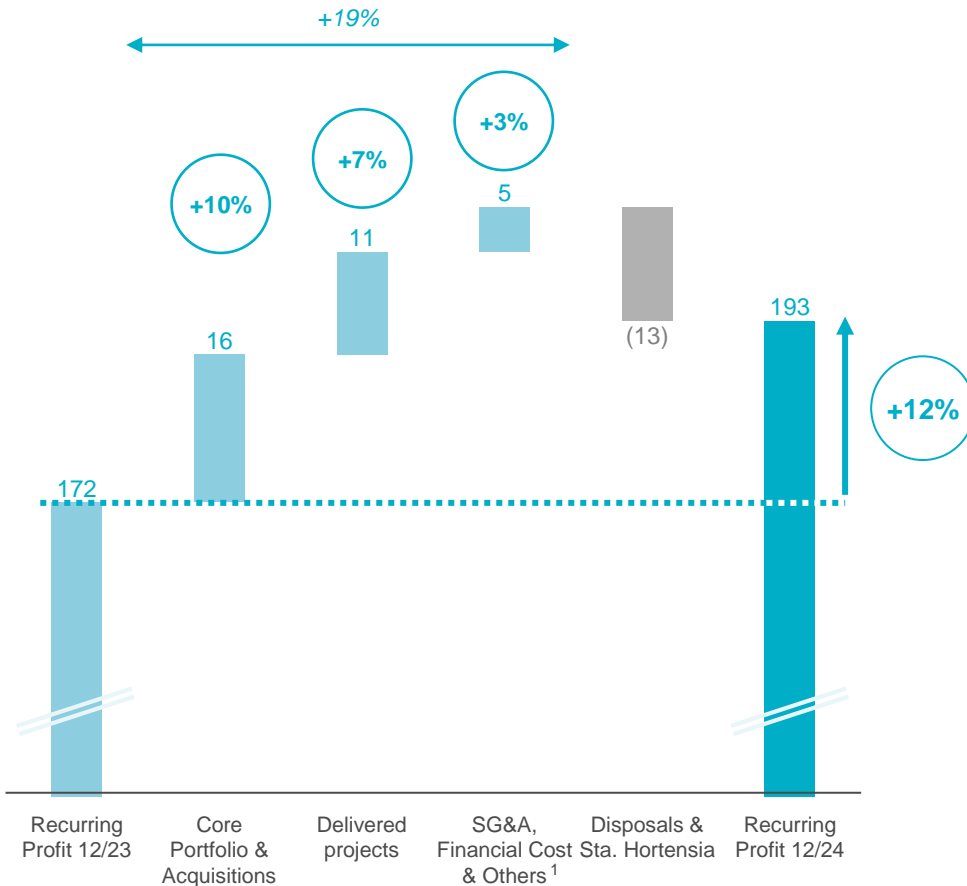


1) Like-for-like calculated following EPRA BPR recommendations
 2) Includes rental income from residential assets in Spain

Strong growth in EPRA EPS - beating upper range of guidance

EPRA Earnings

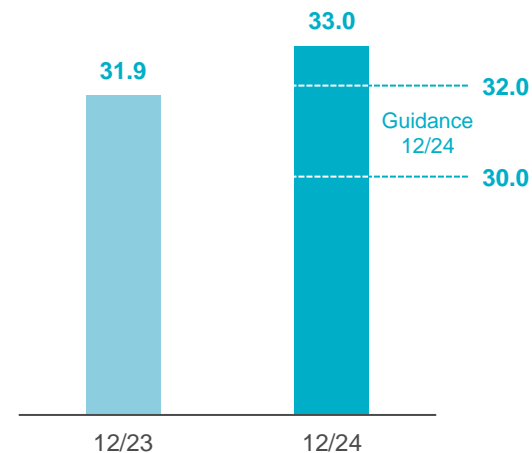
€m



EPRA EPS

€cts/share

Beating upper range of 2024 EPS Guidance



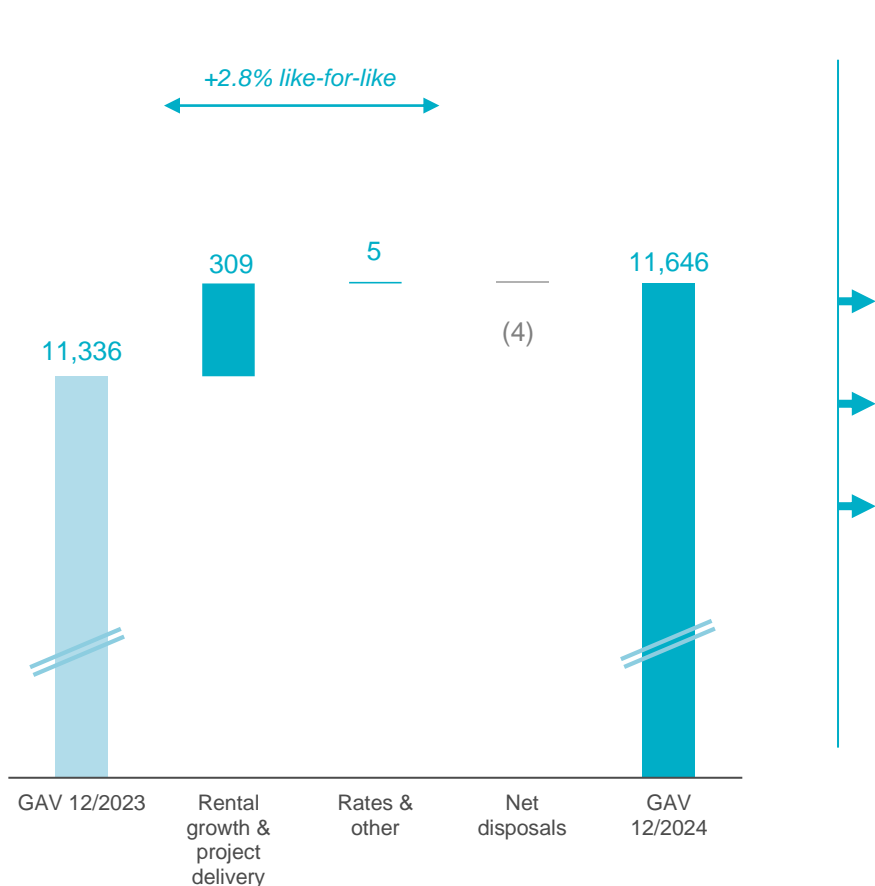
1) Includes the taxes, minorities of SFL & others

Gross Asset Values accelerating

Gross Asset Values

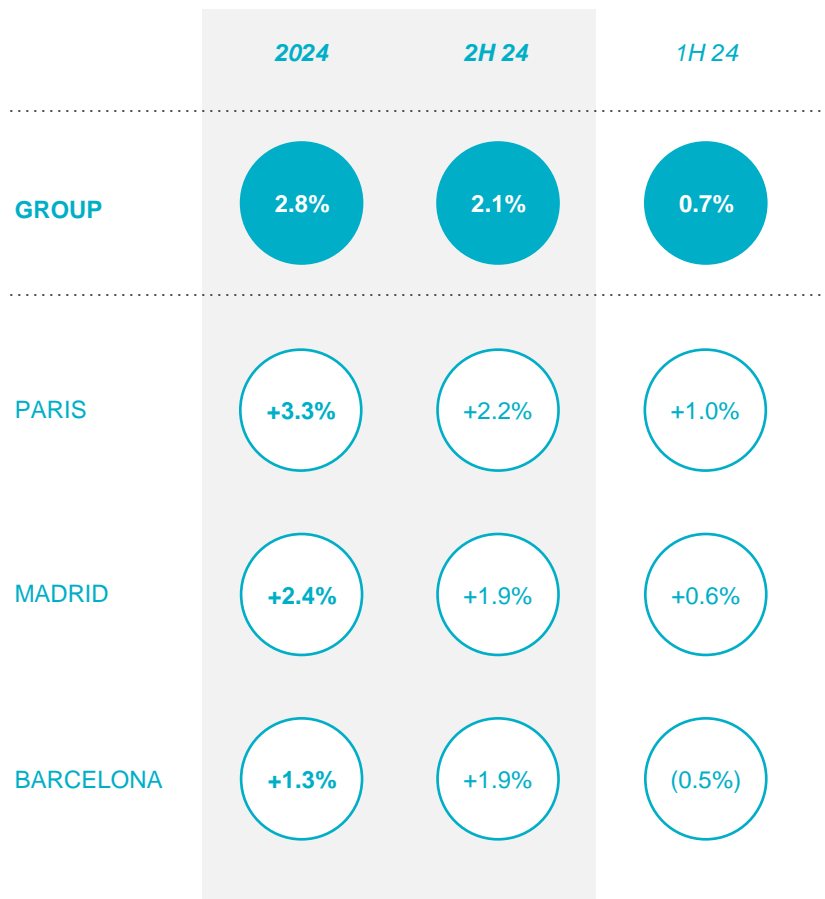
Asset value increase on the back of rental growth & project delivery...

€m



GAV Like For like Variance

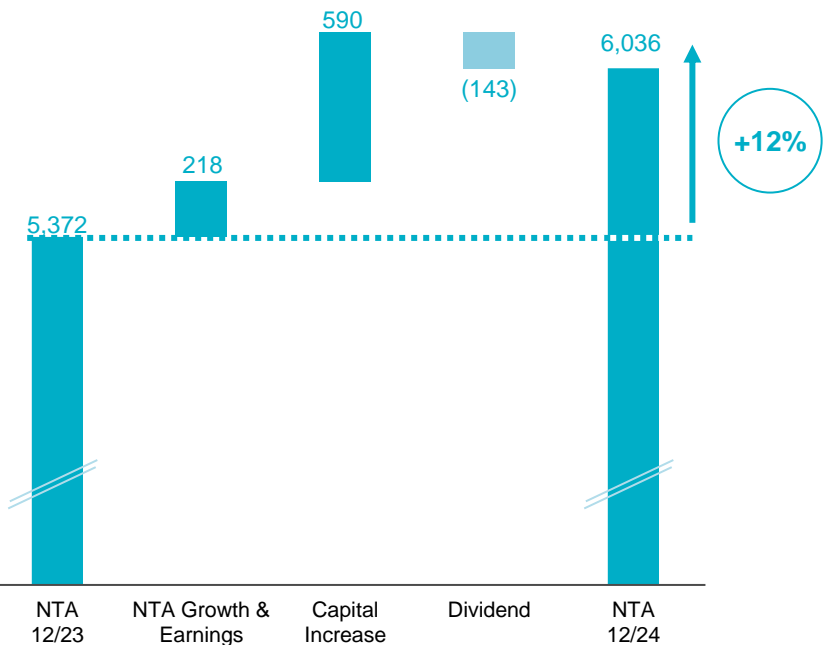
... GAV growth acceleration in the second half of 2024



Significant increase in NTA up to €6bn

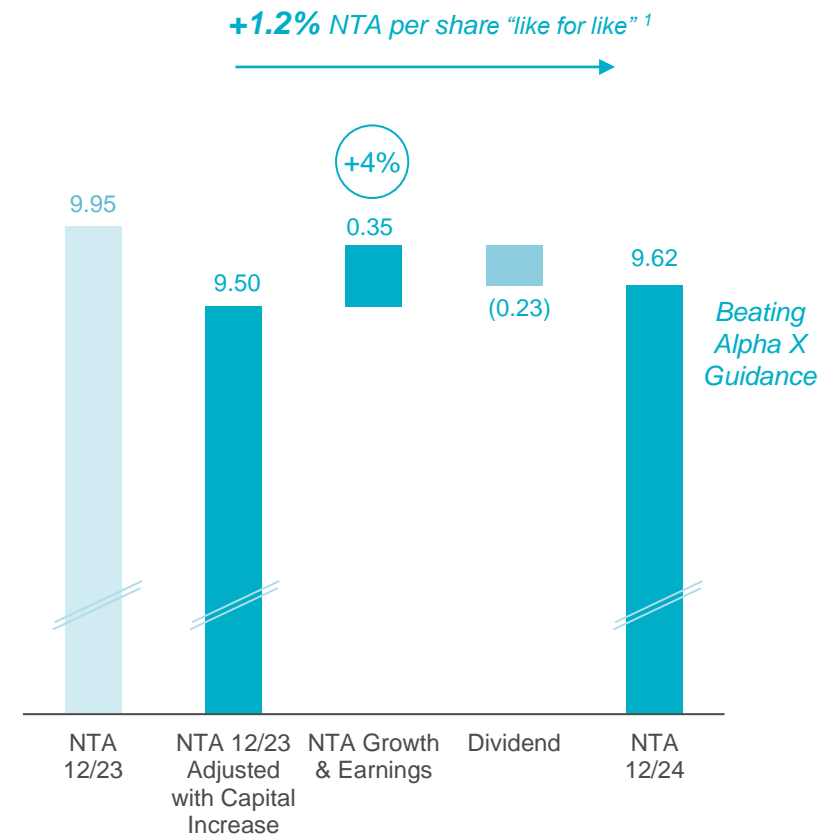
Significant increase in Shareholder Equity (NTA)...

€m



...with return to NTA growth on the back of Prime Assets

€/share



1) NTA variance excluding impact of capital increase

Highly successful refinancing: €500m Green Bond Issuance at 3.25% coupon

Outstanding capital markets demand for high quality security

1 Unparalleled demand

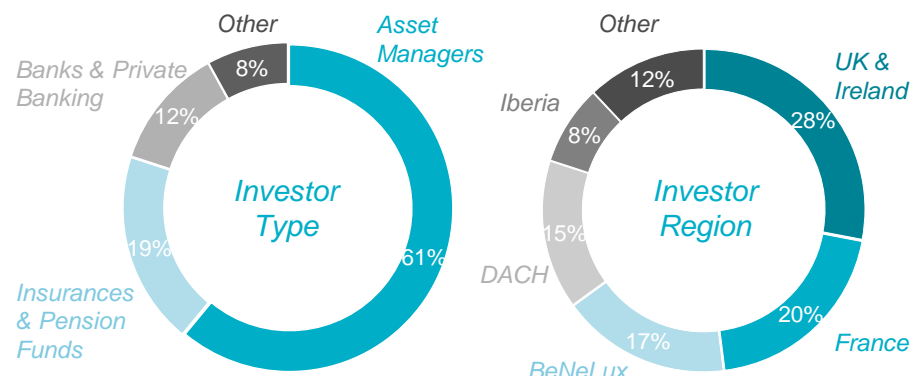
- > 8 times oversubscribed
- > Highest demand in the sector in the last 24 months¹
- > Highest demand in Colonial history

2 Very competitive cost of debt

- > 3.25% coupon
- > Risk management policy lowers effective yield to 2.75%
- > Lowest among comparable bonds
- > Opportunistic tapping of the market

3 Top tier order book for high quality security

- > International pension funds, insurance companies & asset managers driving strong interest
- > Large demand from investors with relevant ticket sizes (€50m - €200m)

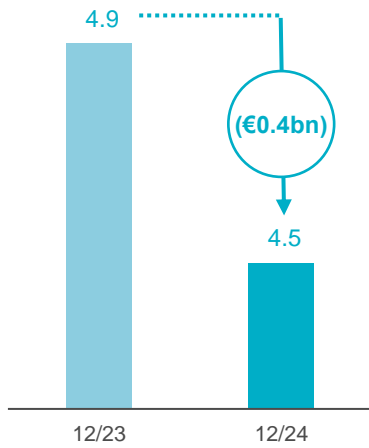


1) Based on comparable transactions of +€500m bonds

Significant debt and leverage reduction with enhanced liquidity

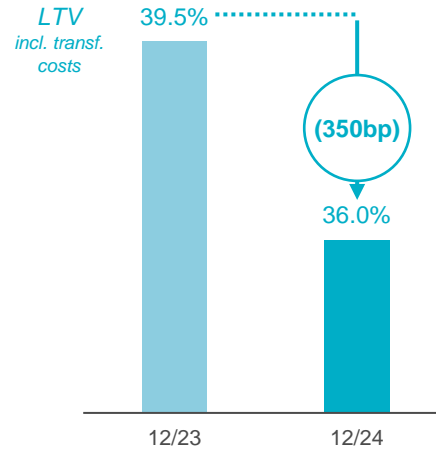
Significant net debt reduction

€bn



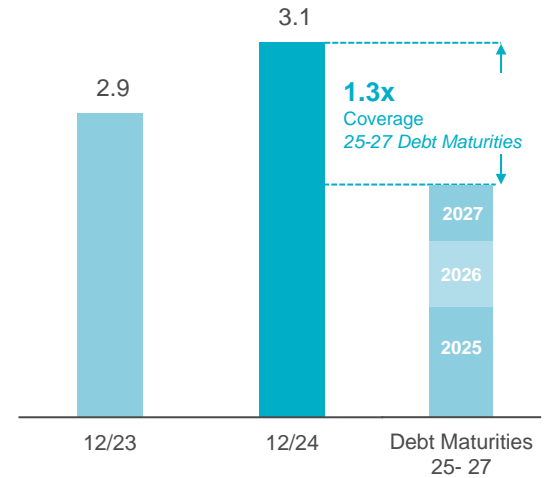
Loan To Value

%



Enhanced liquidity & improved maturities

€bn



Note: All LTVs including the sales agreements already signed at each corresponding date

1) Colonial's Net Debt excluding debt attributable to projects divided by Topped up Operating EBITDA



01

Highlights

02

Financial
Performance

03

Portfolio
Management

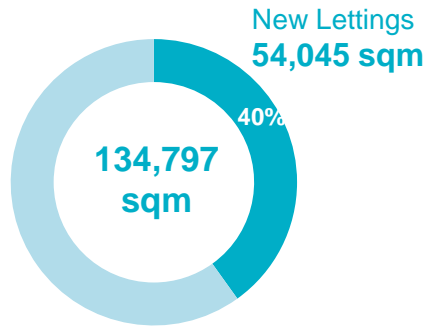
04

Future
Growth

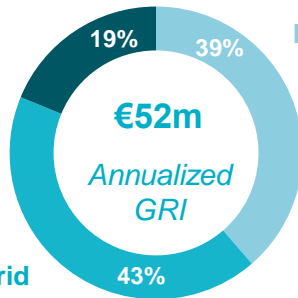
Our premium assets deliver strong letting performance

Strong Letting Performance...

... with prime properties capturing the highest rents in the market



Barcelona



... on the back of top tier clients

BESTSELLER

BRUNSWICK



LVMH



Cartier

ALLEN & OVERY



Strong pricing power - letting performance achieving record rental levels

Strong pricing power across markets

YoY	Release Spread ¹	ERV Growth ²	Solid Indexation
Group	+8%	+5%	+4%
Paris	+20%	+6%	+5%
Madrid	+1%	+4%	+2%
Barcelona	(0.7%)	+4%	+2%

1) Signed rents vs previous contracts in re-let spaces

2) Signed rents vs 12/23 ERV (new lettings, renewals & relet spaces)

Our assets outperform the market ERV Growth

- › Our Grade A assets have higher rental growth than the market
- › Colonial combines prime assets with prime management

2025 to continue growing on the base of sector trends

1. Further Polarization

Demand needs to provide high-quality working environments

2. Office supply is shrinking

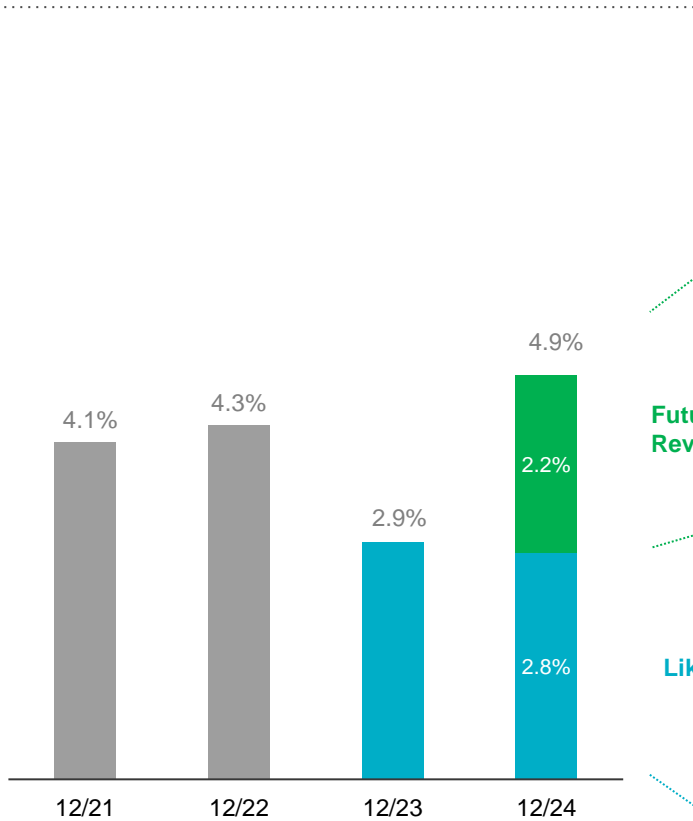
European Housing shortage is reducing city center office stock

3. Spain with strong growth

Madrid and Barcelona economies are leading Europe growth

High occupancy profile with attractive reversion potential

Group EPRA Vacancy



Attractive Reversion



Future Reversion

Like for like

1) Includes Alpha X portfolio, Madnum & Diagonal 197
 2) Includes CBD & City Centre

Strong momentum on project delivery – MADNUM

MADNUM - Mixed use approach leads to outperformance

- 1 **8,400 sqm signed** with **Gestamp**, who will relocate its headquarters
- 2 **2,800 sqm signed** with **Bestseller**, to establish Financial & Tech hub for Iberia & Latam
- 3 **4,800 sqm signed** with other corporates interested in large space demands
- 4 **3,300 sqm of retail & F&B fully let**, gym operator strongly committed
- 5 **c.20,000 sqm in conversation with substantial market interest**

Strong
Pre-letting

>20,000 sqm
Signed or strongly
committed¹

Strong pricing
power

ERV +7%
Above
underwriting



€20m
New
Rents

>8%
Yield On
Cost

56,300
Sqm
office

3,300
Sqm
retail

Fully
let

Gestamp

BESTSELLER

iryo

SIBUYA
URBAN SUSHIBAR

**honest
greens**

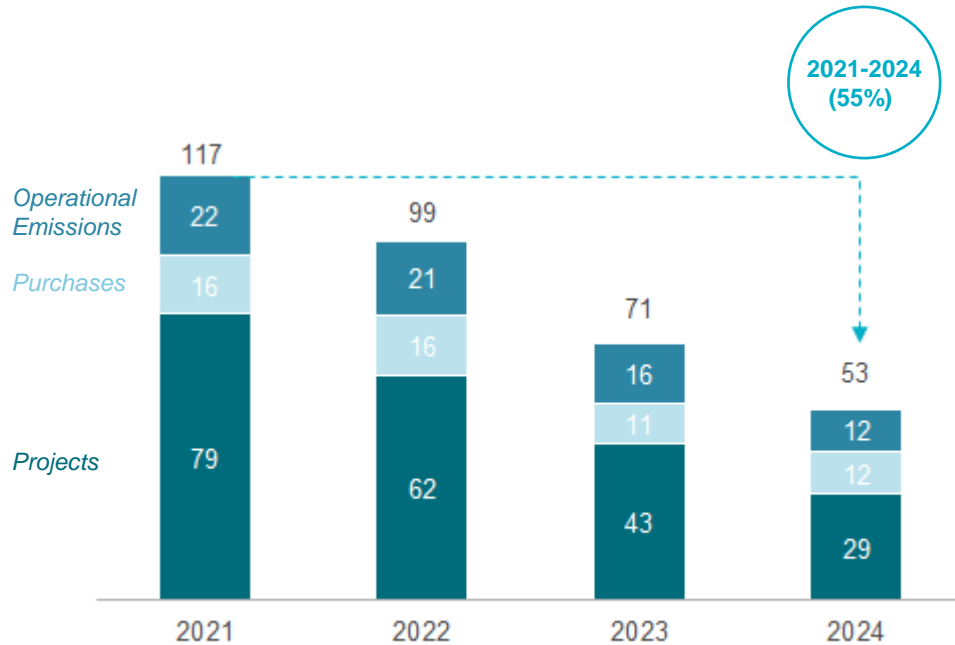
**NEW
YORK
BURGER**

1) Includes signed contracts and Head of Terms as of the date of this presentation

Total carbon emissions reduction ahead of ambition

Carbon Footprint Full Reduction Trajectory

Scope 1, 2 y 3 all categories – kTnCO2e¹



Refurbishments delivering in embodied carbon target ≤ 700 KgCO2e/sqm²

Full embodied carbon emissions (all stages)



1) Figures reported location-based & market-based for operational emissions, considering the purchase of renewable energy
 2) Embodied calculation based on Colonial's Group Life Cycle Policy Calculation Principles aligned with best market practice and with 50-year life cycle assumption

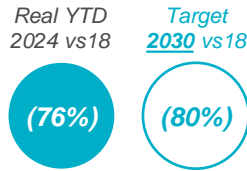
In-use emissions reduction ahead of target

Carbon in-use emissions reduction trajectory

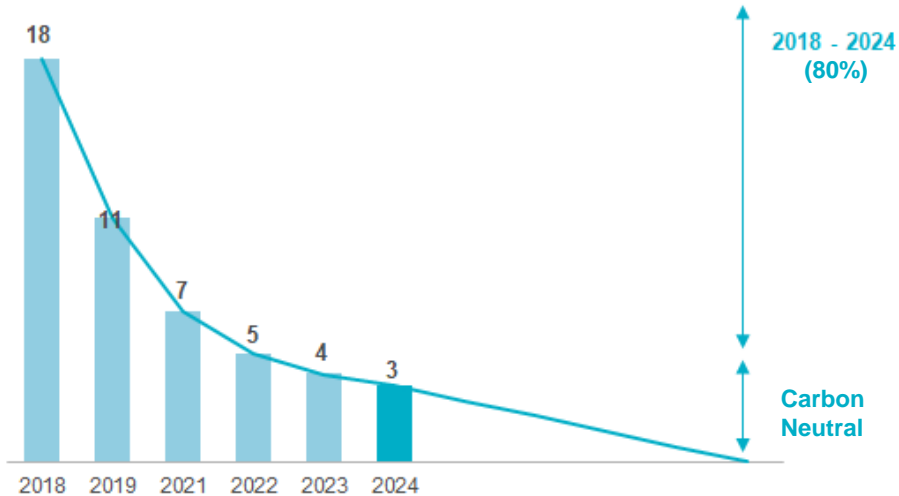
Total Reduction Scope 1 & 2¹



LFL Reduction Scope 1 & 2¹

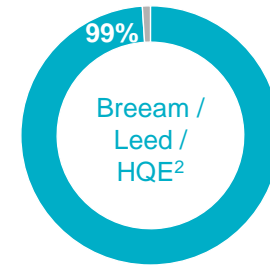


Intensity Scope1 & 2 (kgCO2e/sqm)

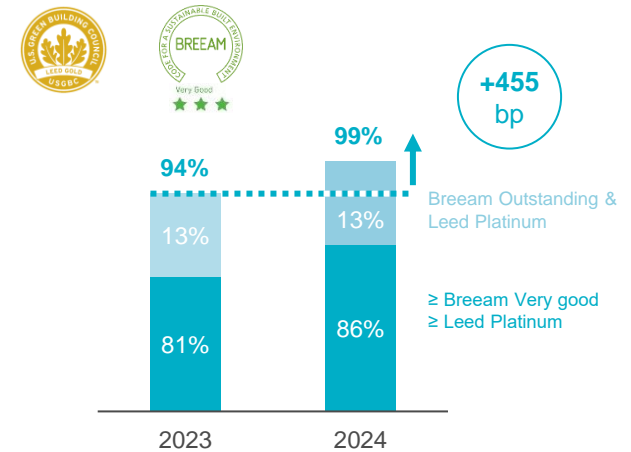


Top sustainability credentials

Almost all assets with top credentials



Portfolio ≥ Breeam Very Good / Leed Gold



1) Market-based emissions
2) Office portfolio in operation

Clear Leadership on ESG & Decarbonization



5.7 Rating

#1
Leader on
IBEX 35

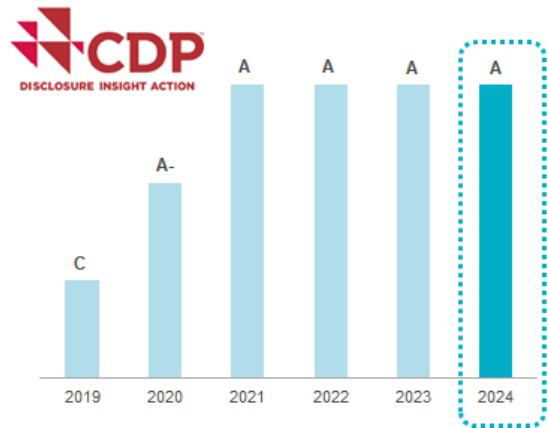
Top 1.3%
Global
All Industries

Top 0.7%
Global
Real Estate



A – Score – 4th year in a row

Max. Score
Consolidating
Global
Leadership



5 STAR – 5th year in a row

92/ 100
Standing
Investments

99/ 100
Development
Benchmark

30/ 30
Management
Score



01 Highlights

02 Financial Performance

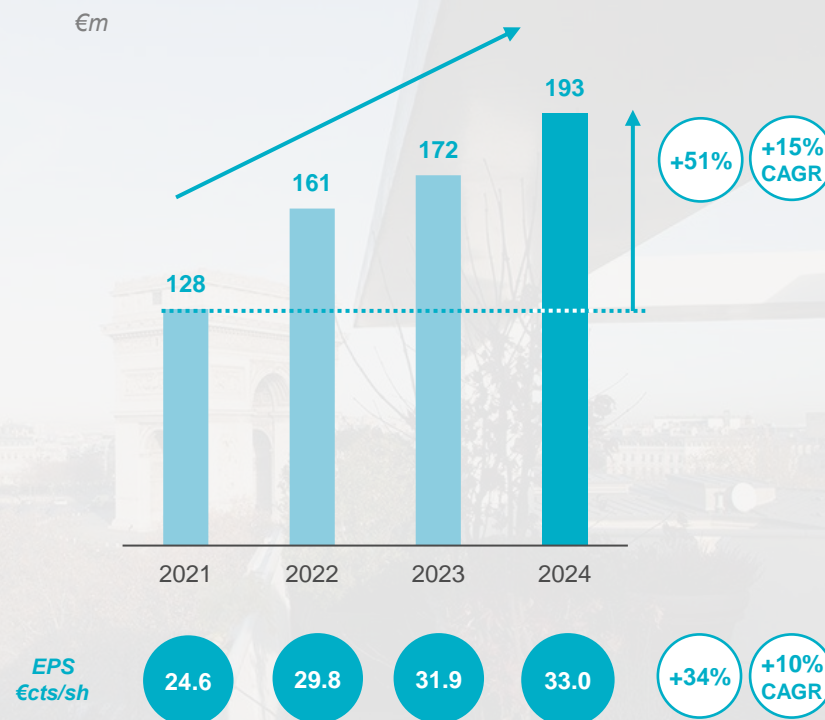
03 Portfolio Management

04 Future Growth

We deliver strong earnings growth on the back of a multi-layer growth platform

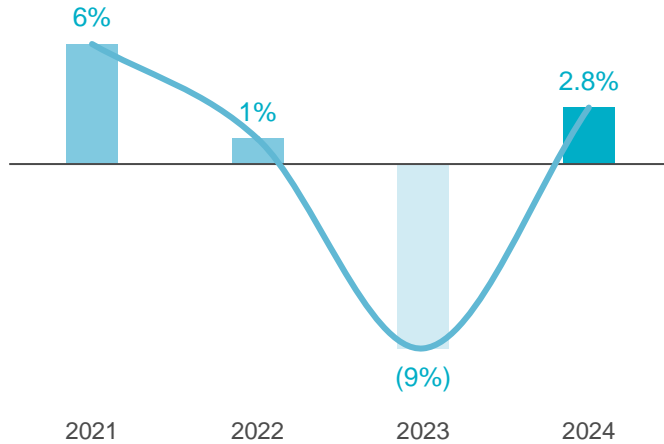
HIGH DOUBLE-DIGIT EPRA EARNINGS GROWTH

- 1 Rental Growth
- 2 Project Pipeline
- 3 Financial Hedging
- 4 Capital Recycling & Acquisitions



Rental growth driving an uplift in portfolio valuation

Gross asset value Like for Like - %



Values bottoming Out
 Rental growth & Project Delivery driving growth, with rates shifting to neutral

Rental Growth and Projects - Alpha
 Dominant value drivers going forward

Relaunch of Urban Growth Strategy
 to benefit from the recovery of the Real Estate cycle in Europe

Paris



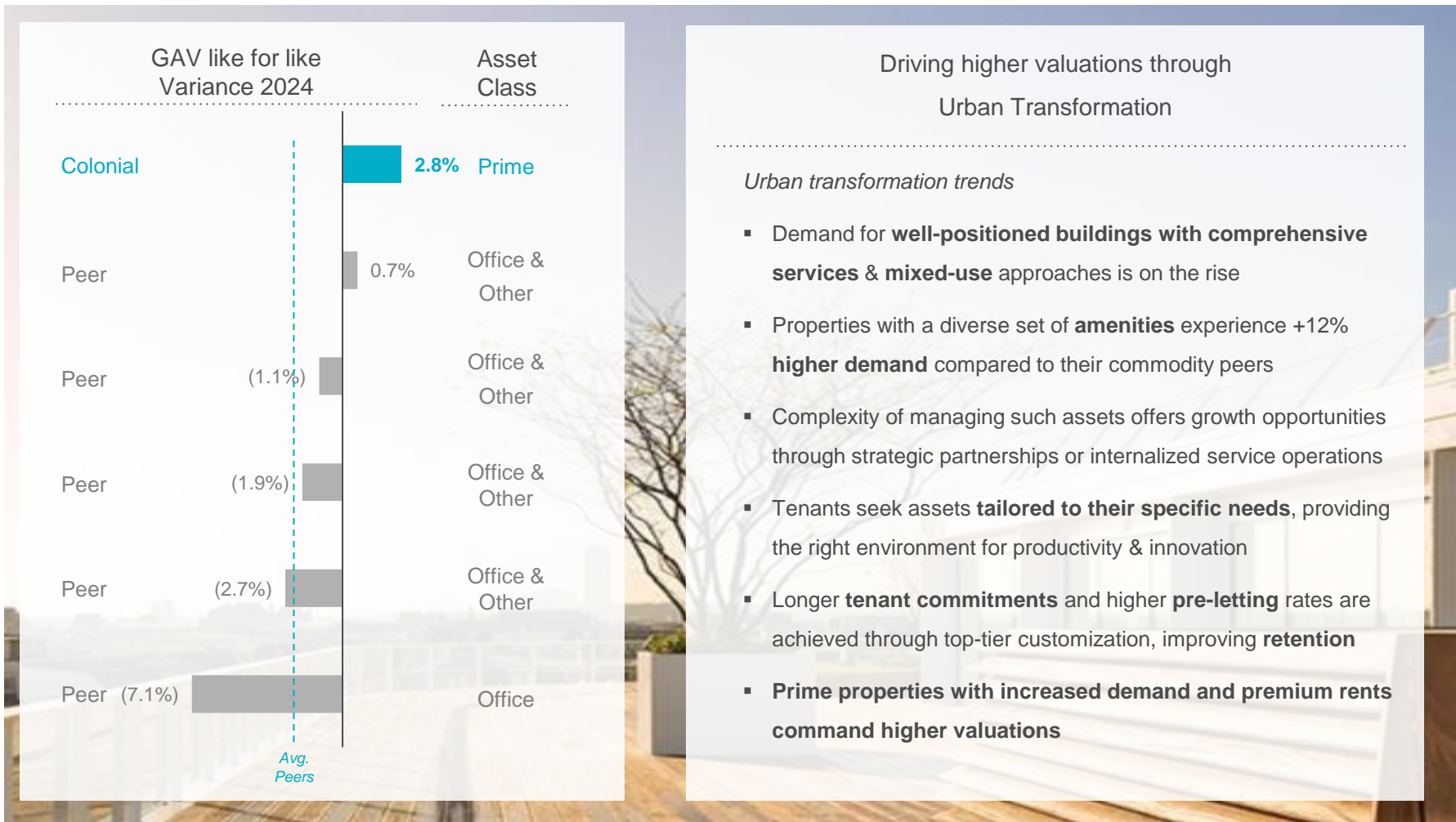
Madrid



Barcelona



Our Prime Assets are leading the market in value stabilization

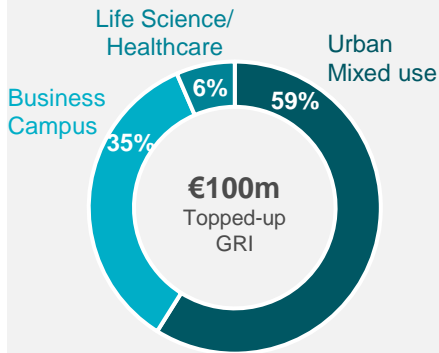


Sustained growth in rents and value through urban transformation

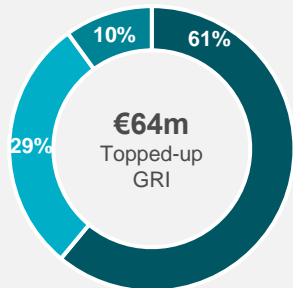
Colonial to continue serving its clients' needs through Urban Transformation

Close to 200,000 sqm in Urban Transformation Initiatives with €100m of rental income

Urban Transformation



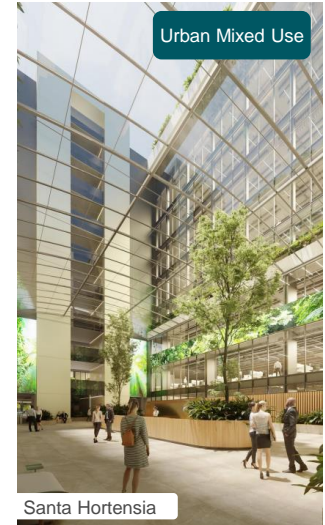
New Alpha X Pipeline



Additional EPRA EPS of more than 11 €/cts¹: +33% on 2024 EPRA EPS

Madnum Project & Renovations
87,000 sqm

Alpha X - Project Pipeline
More than 110,000 sqm



1) Stabilized Earnings per share run rate

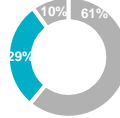
Colonial driving Urban Transformation on the back of its Project Pipeline

Scope | Business Campus with amenities

Sancho de Ávila | Life Science / Healthcare

Delivery 2026

Business Campus



A renewed **business campus** next to a public transportation hub

Stabilized rents



Ungeared IRR

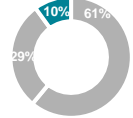


% Deployed Capex



Delivery 2027

Life Science/ Healthcare



Office repositioned into hospital in one of the most sought-after neighborhoods of Barcelona

Stabilized rents



Ungeared IRR

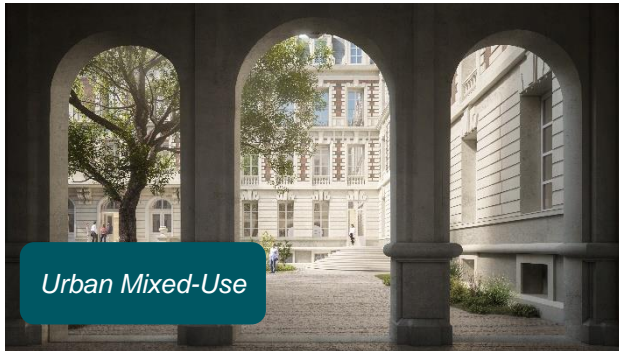


% Deployed Capex



Colonial driving Urban Transformation on the back of its Project Pipeline

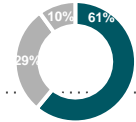
Delivery 2027



Urban Mixed-Use

Condorcet | Urban mixed-use

Urban mixed use



A visionary *mixed-use campus* in the heart of the 9th arrondissement

Transformation project

- > Sales agreement with RIVP for one of the buildings
- > Agreement with Hénéo as operational partner of the student residence
- > Ongoing tender for general contractors

Potential uses



Living

Coveted & upscale neighborhood with excellent transportation hubs



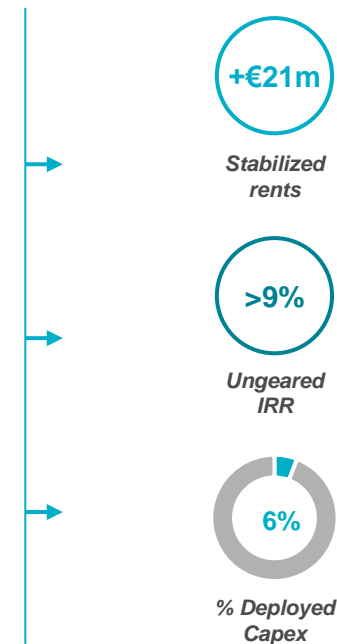
Office

Area with decreasing office supply due to pastillage, which forces change to residential use



Retail

Iconic neoclassical design drawing prestigious brands in prime location



Colonial driving Urban Transformation on the back of its Project Pipeline

Delivery 2028

Santa Hortensia | Urban mixed-use



The conversion of an outdated office building into **mixed uses** with demand supported by megatrends



Madrid – City centre
46,928 sqm



Urban Mixed-Use

Transformation project

- > Former IBM headquarters vacated in Dec 2023
- > Asset requiring complete refurbishment to target new use & market rents
- > Conversion of the building license into living use in process

Potential uses

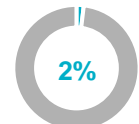
- Office: Large floor plate building with proven demand for centrally located headquarters
- PBSA: Top destination for international students & very limited supply in the area
- Hotel: Great location inside M30, close to main attractions, less than 10-minute ride from the airport
- Flex living: Social changes & externalities driving strong demand for "Living as a Service"



Stabilized rents



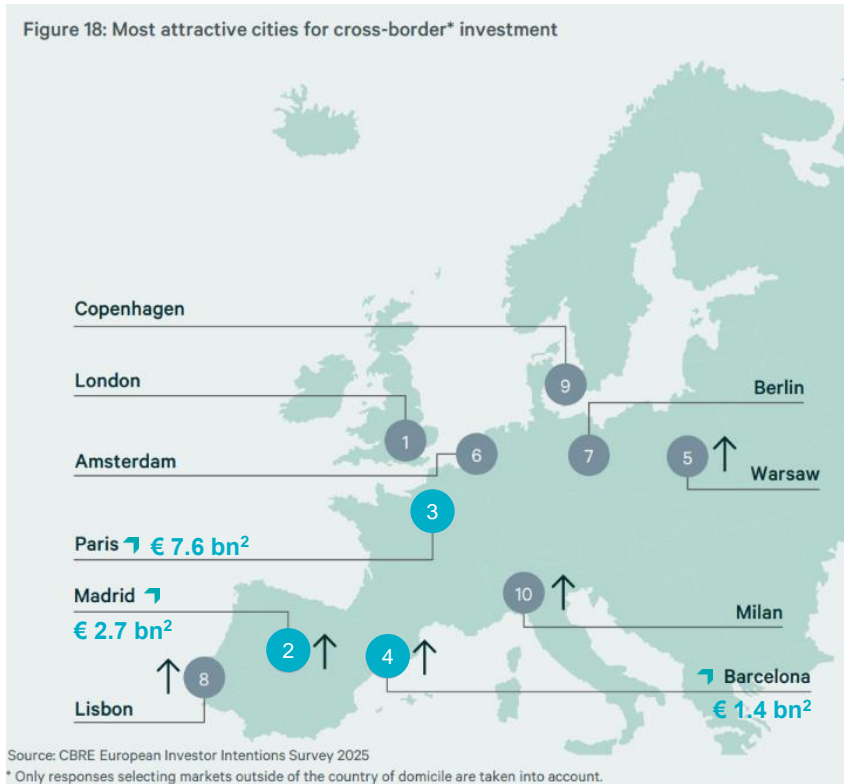
Ungearred IRR



% Deployed Capex

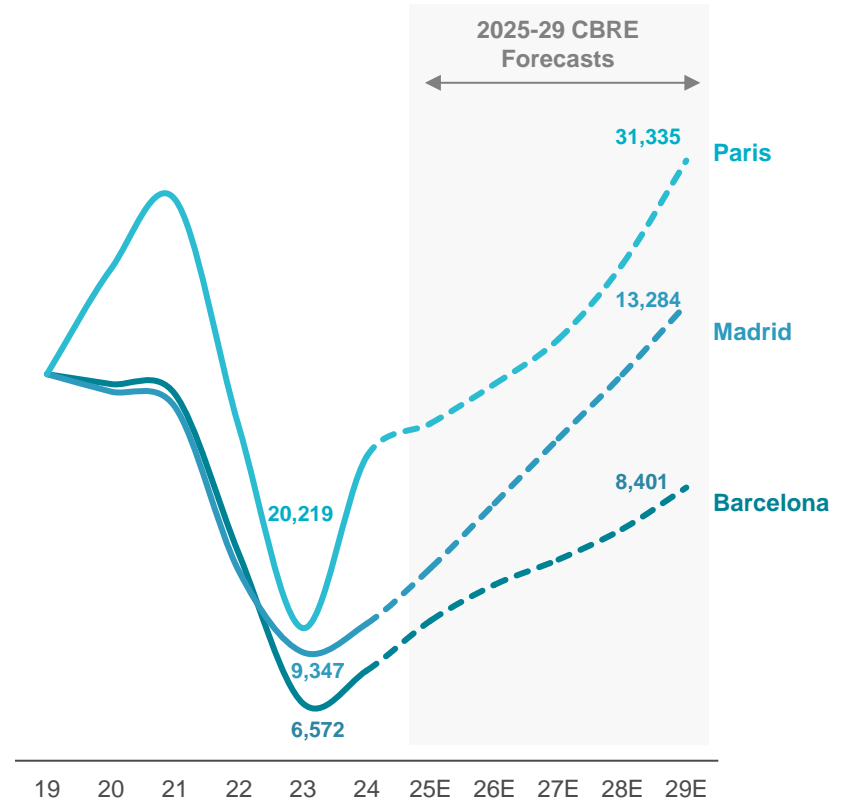
Colonial portfolio positioned in the Top 3 destinations in Continental Europe

Leading European Cities for Real Estate Investment¹



Prime Capital Values are bottoming-out

CBD Prime offices capital value (€/sqm base 100)



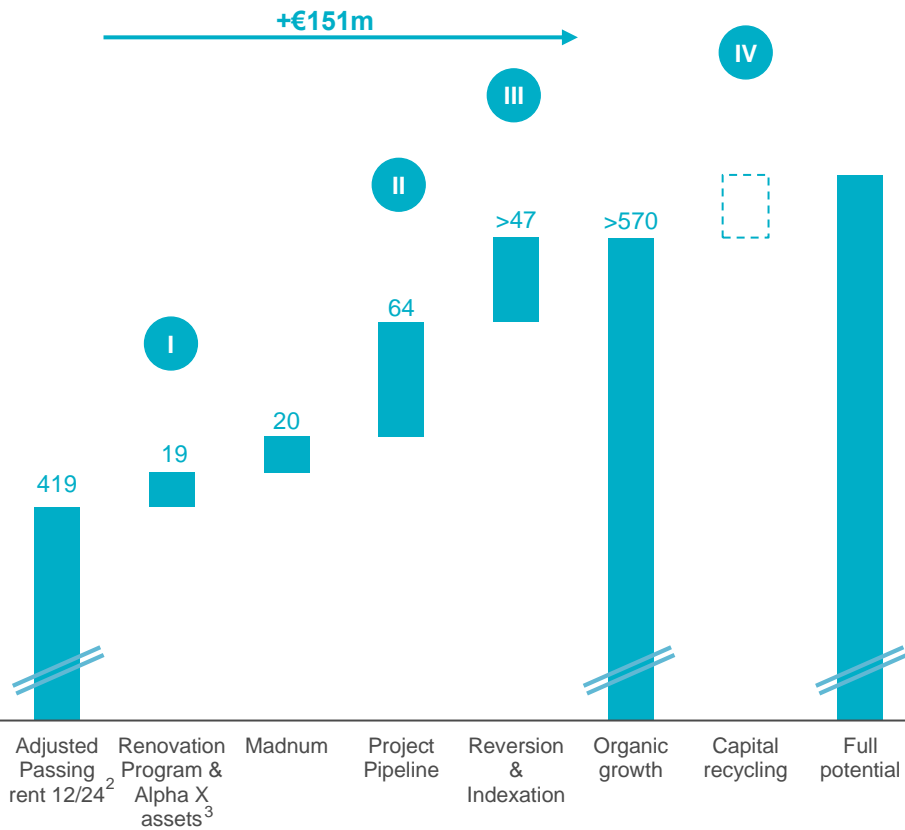
Source: CBRE European Intentions Survey 2025

- 1) Regarding markets with strongest total property returns in 2025 (all asset classes)
- 2) Colonial GAV as of 12/2024

Acceleration of Rental Growth & Value Creation

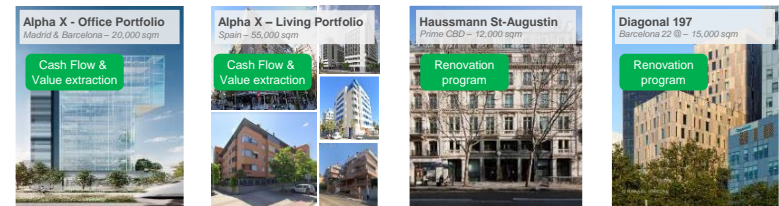
Gross Rental Income¹

€m

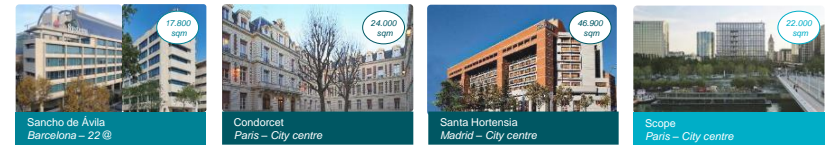


Several sources of Cash Flow Growth & Value Creation

I Active Asset Management



II Projects



III Rental Growth/ Pricing Power



IV Playing the Cycle/ Asset Rotation



1) ToppedUp Gross rental income as of 31/12/24
 2) Adjusted by Condorcet (tenant has left at 31/01/2025)
 3) Includes Diagonal 197, Haussmann & Reversion from Alpha X assets

Strategy & Outlook

Colonial's Prime Platform delivers profitable growth ...

- > **EPRA Earnings growth: +15% CAGR in 2021-24**
- > **Recovery in Capital Value Growth** leading the sector
- > **Net Rental Income with +7% like for like growth**
- > **Strong rental growth** through **pricing power**
- > An attractive **EPRA EPS Yield of circa 6%**
- > **Attracts high quality capital** with long term perspective

More than €1.2 bn raised in the last 12 months through equity & debt issuances

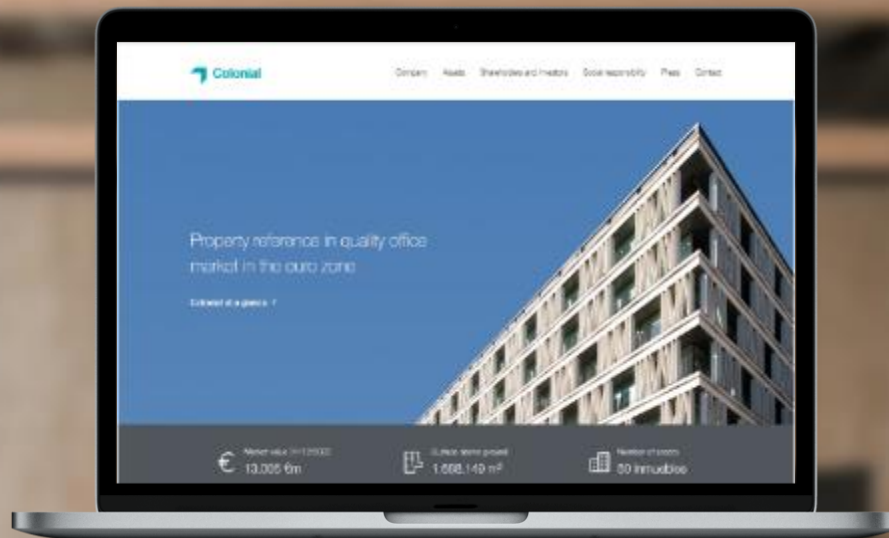
... with a **strong growth profile** for the coming years

- 1 More than €150m of future rents** through new pipeline and reversion
- 2 Enhanced European growth strategy** with increased **acquisition activity** on the back of positive momentum
- 3 Capital allocation of more than €1bn** into urban transformation themes

Guidance for strong ongoing growth

- *Like for like revenue growth in-line with previous years*
- *Strong EPRA EPS CAGR growth for the next years*
- *Short term EPRA EPS 2025 of 32-35 €cts*
- *2025 DPS of 30 €cts/ share, + 11% YoY growth*

THANK YOU[↑]



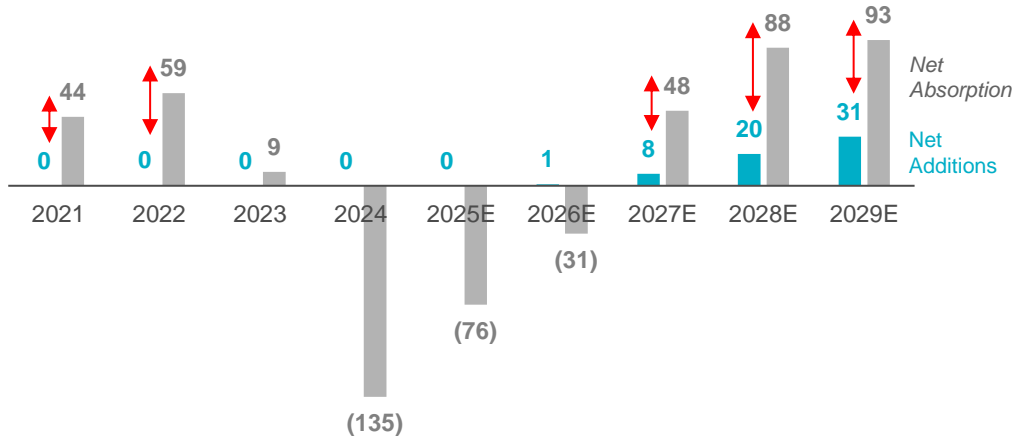
<https://www.inmocolonial.com/en/shareholders-and-investors>



Demand for prime consistently outstrips supply driving rental growth

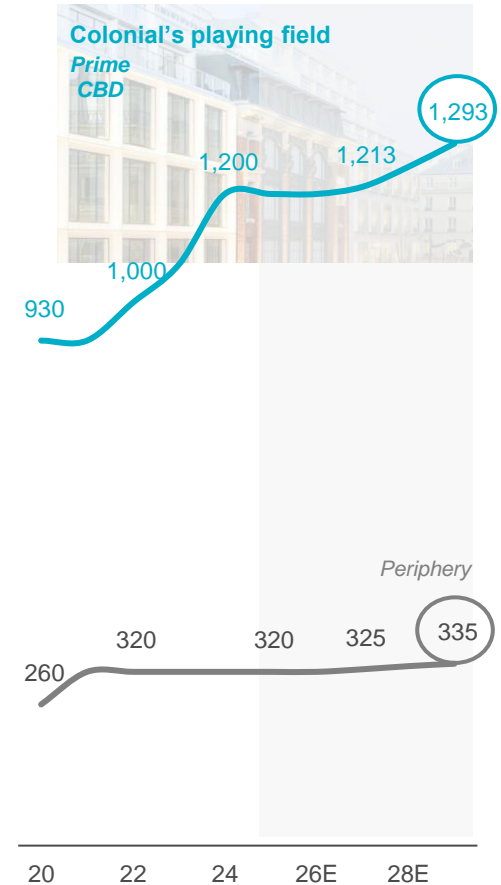
PARIS Center West - Office rental market

(k sqm)

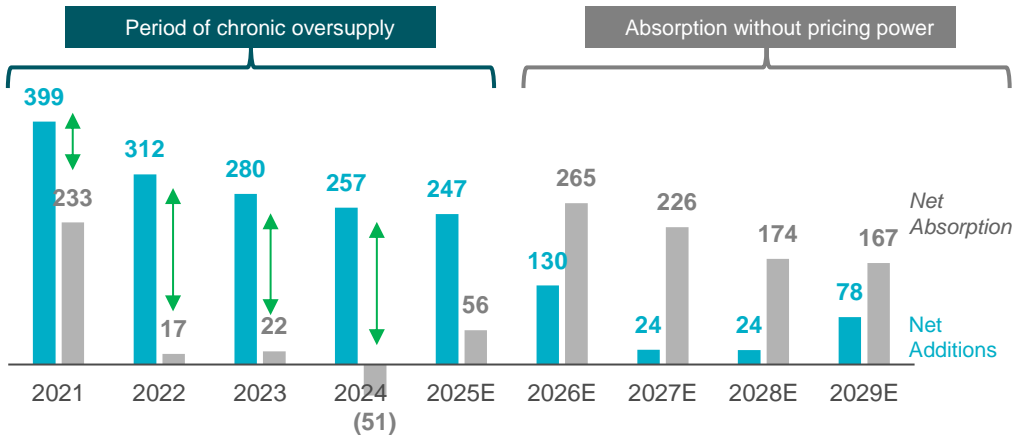


PARIS - Office rental market

Market rents (€/sqm/y)



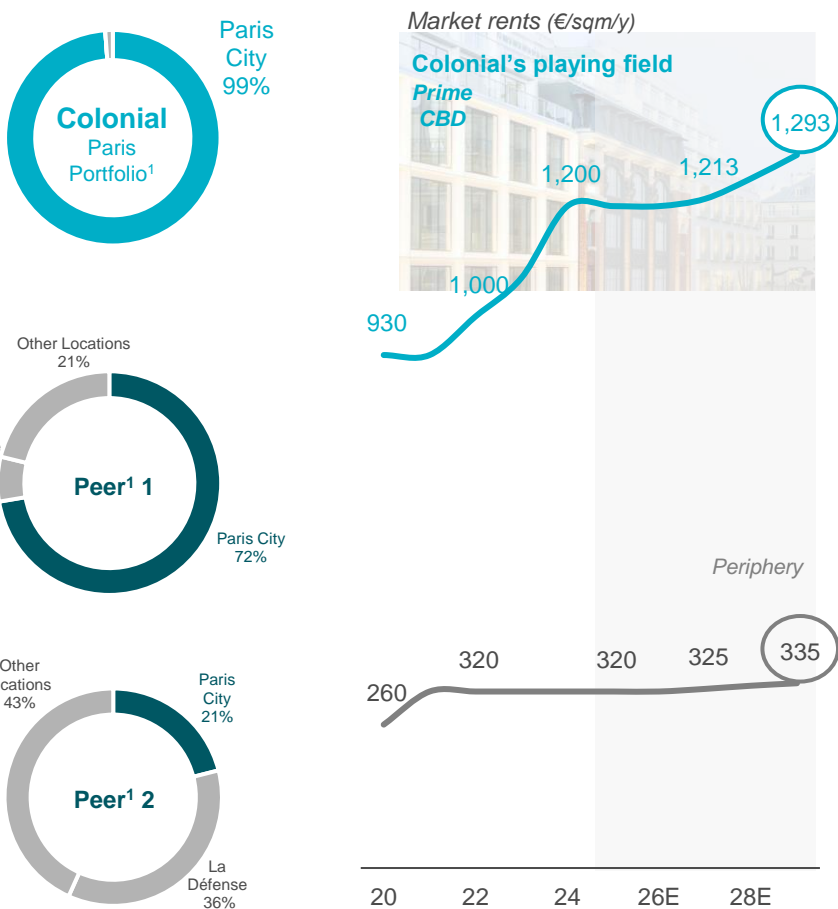
PARIS Periphery - Office rental market



Source of market information: CBRE

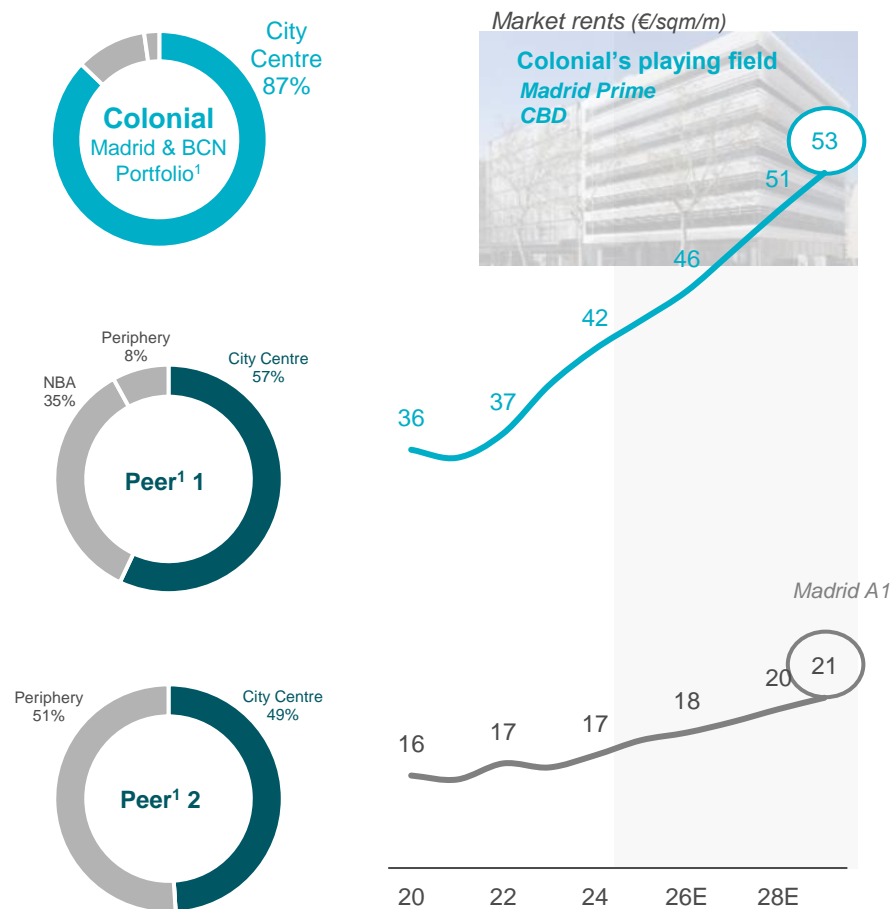
The Prime Asset Class delivers the highest rental growth

PARIS - Office rental market



Source of market information: CBRE

IBERIA - Office rental market

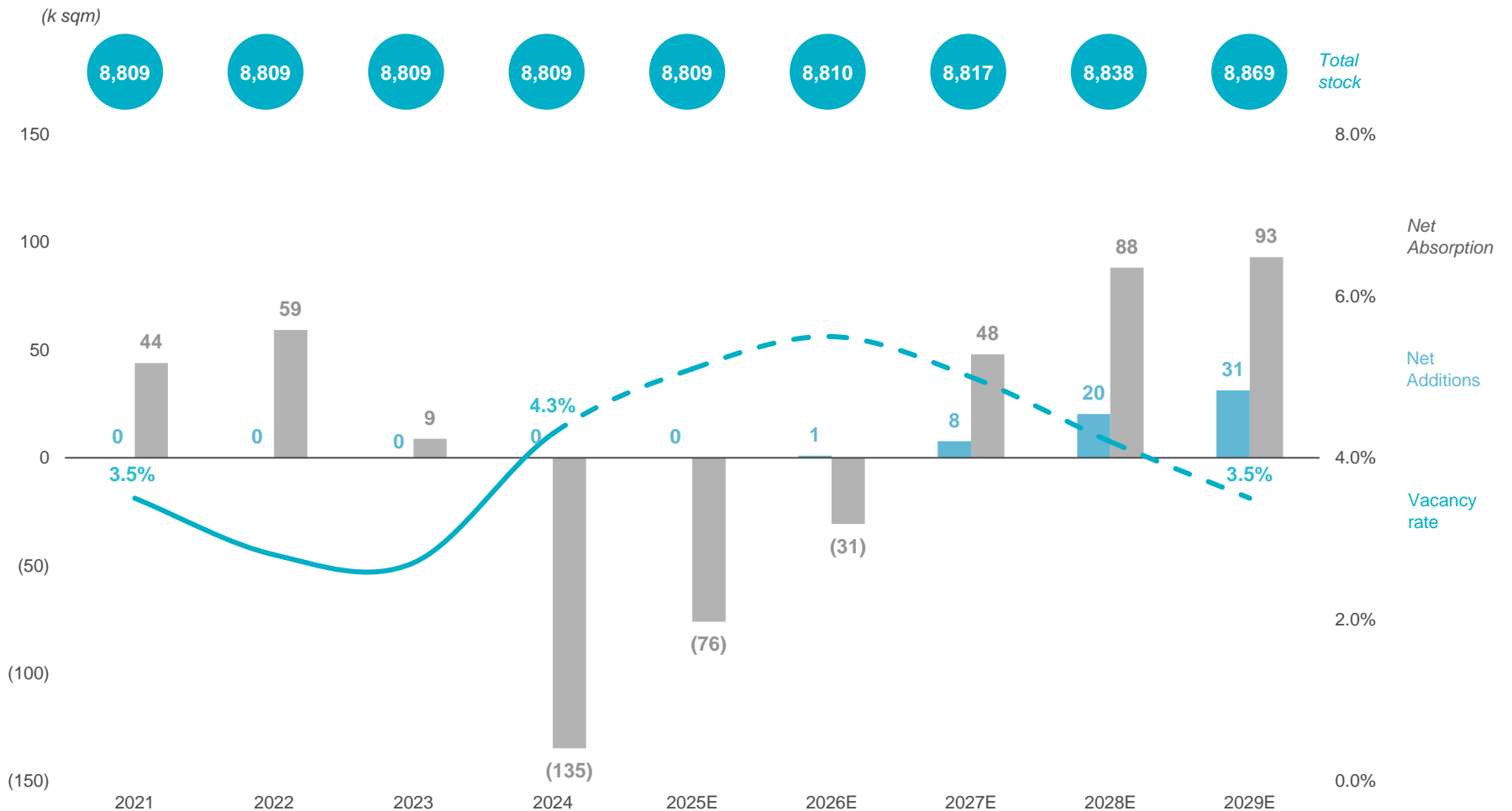


Source of market information: CBRE

1) Based on company data: Office exposure: GAV last reported date

Market disequilibrium to persist for Prime locations driving rent increases

PARIS Center West - Office rental market

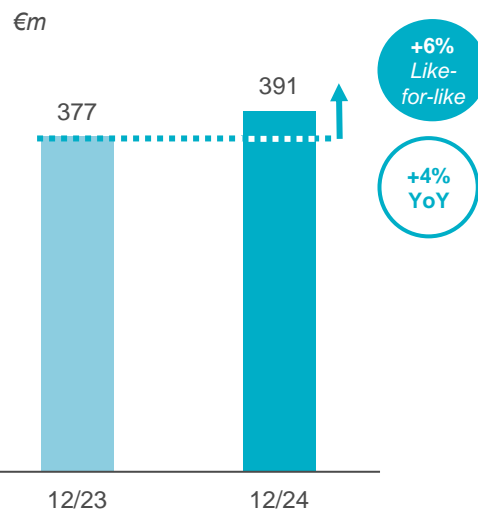


Source of market information: CBRE

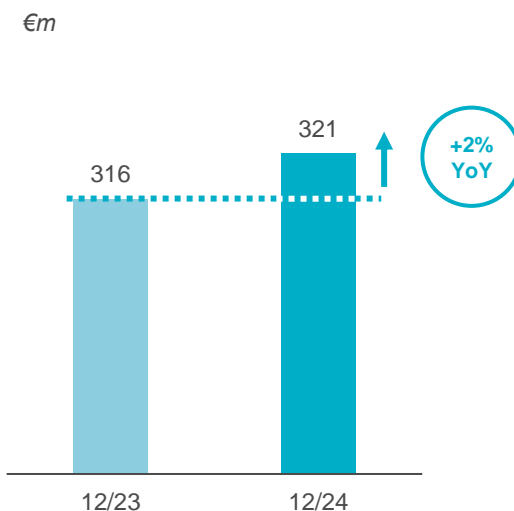
PROFIT & LOSS ACCOUNT

Results analysis - €m	2024	2023
Gross Rents	391	377
Net operating expenses & Overheads	(69)	(62)
Recurring EBITDA	321	316
Recurring financial result	(77)	(93)
Income tax expense & others - recurring	(14)	(15)
Minority interests - recurring	(38)	(35)
Recurring Earnings	193	172
Change in fair value of assets & provision	101	(1,427)
Non-recurring financial result & MTM	(2)	(2)
Income tax & others - non-recurring	61	43
Minority interests - non-recurring	(45)	194
Profit attributable to the Group	307	(1,019)
<hr/>		
Recurring earnings - €m	193	172
Nosh (mm)	583	540
EPS recurring - Cts€/share	33.0	31.9

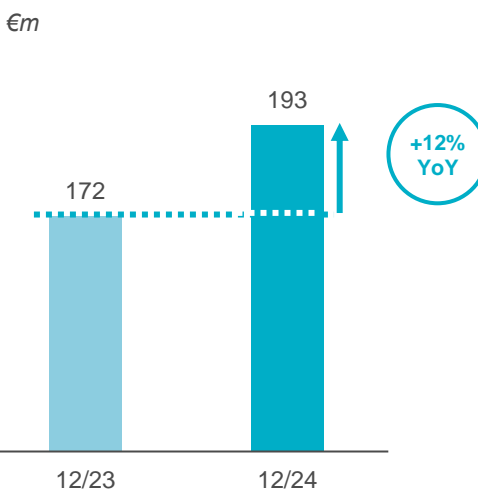
GROSS RENTAL INCOME



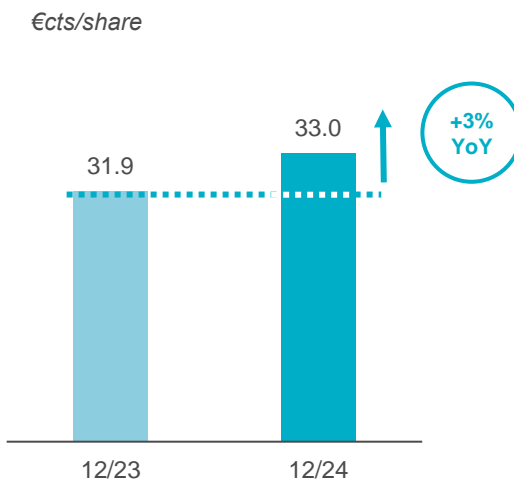
RECURRING EBITDA



RECURRING EARNINGS



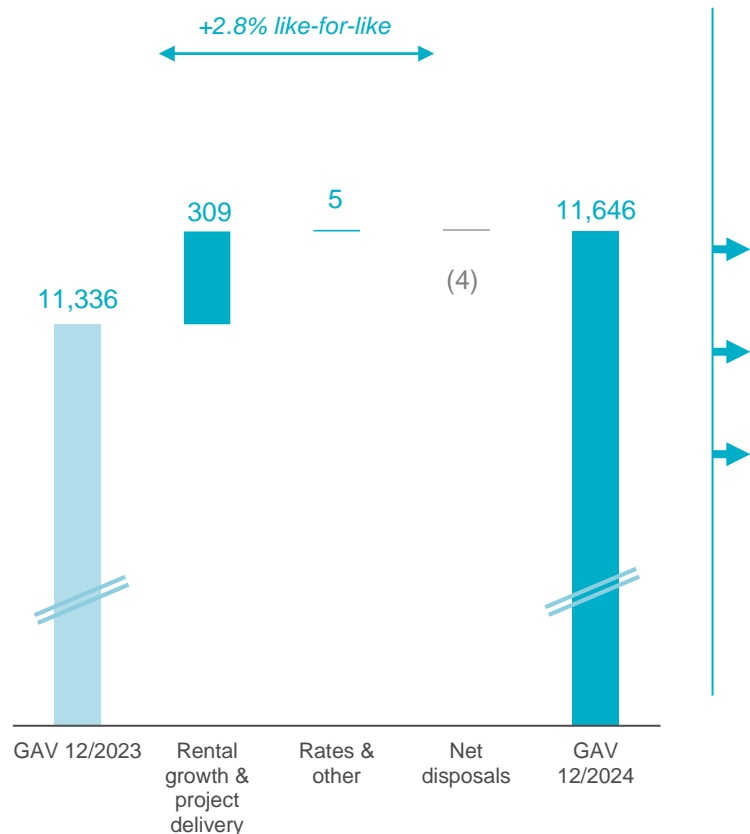
EPS RECURRING



Gross Asset Values accelerating

Gross Asset Values

€m



GAV Like For like Variance

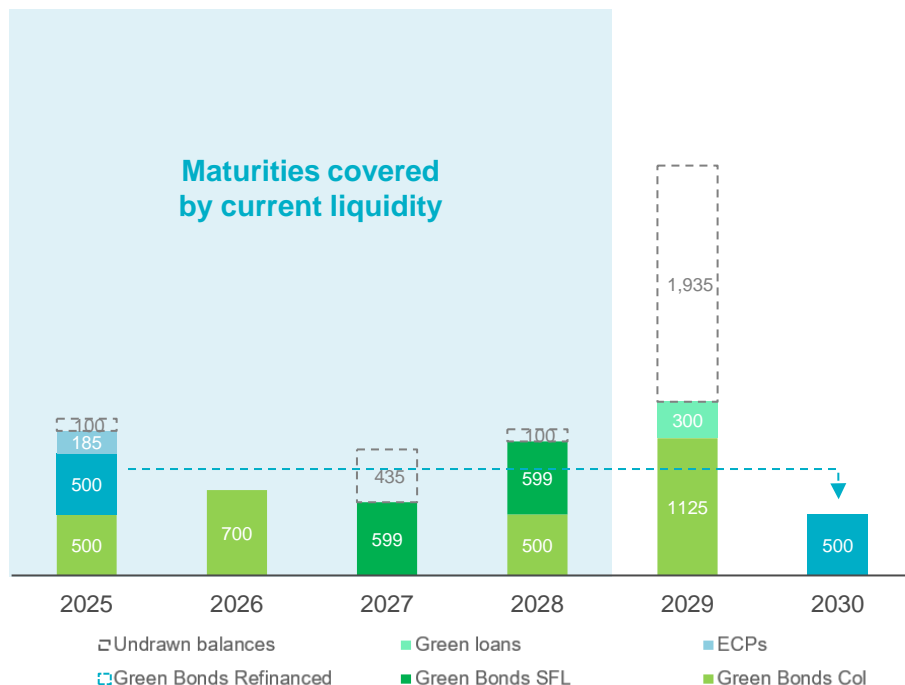
	GAV Variance 2024	GAV Variance 2H 2024	Valuation Yield ¹ - 2H 24-	Yield Expansion	
				Full Year 2024	Since 06/2022
PARIS	+3.3%	+2.2%	4.2%	(6bp)	+118bp
MADRID	+2.4%	+1.9%	4.9%	+16bp	+83bp
BARCELONA	+1.3%	+1.9%	5.1%	+14bp	+89bp

1) In Spain consultants publish gross yields whereas in France consultants publish net yields

Solid financial structure with strong coverage of mid term maturities

EXTENSION OF DEBT MATURITIES

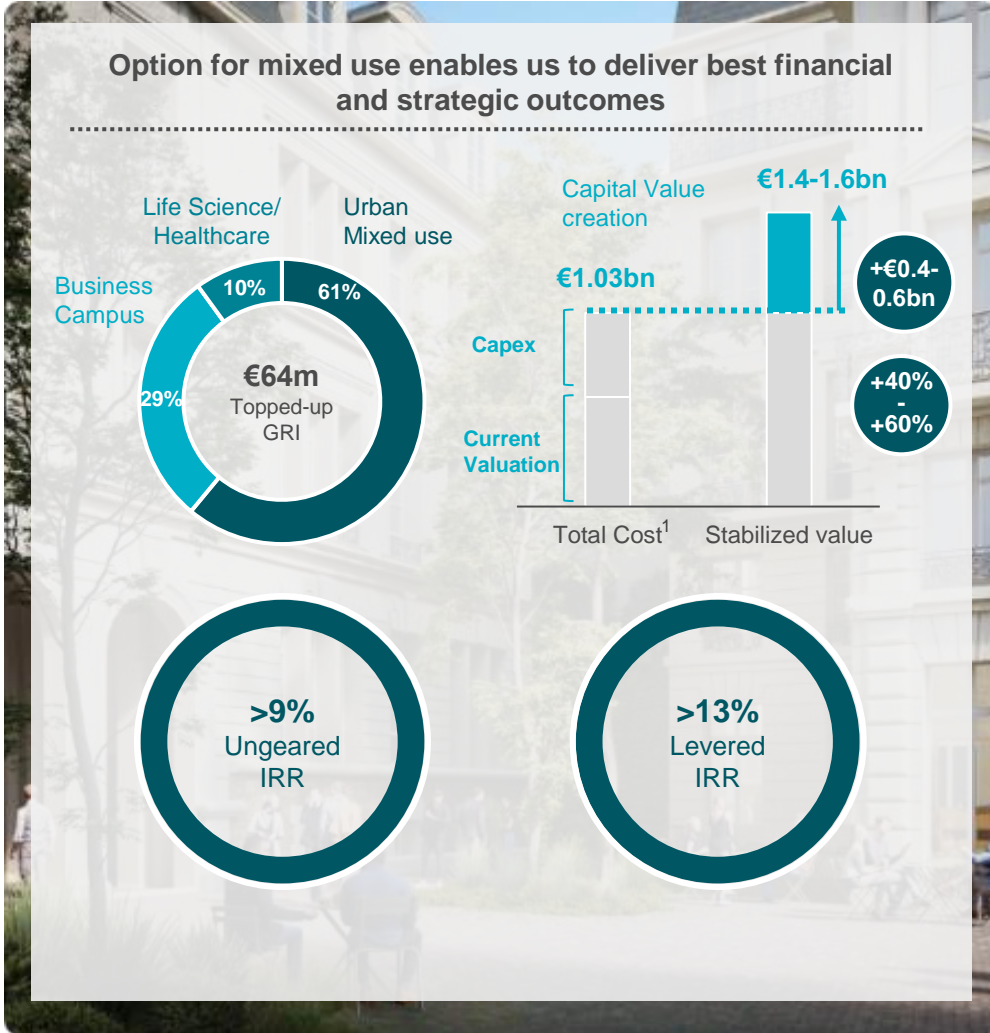
Maturity profile of debt facilities - €m



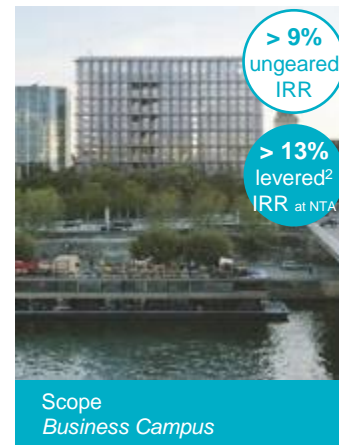
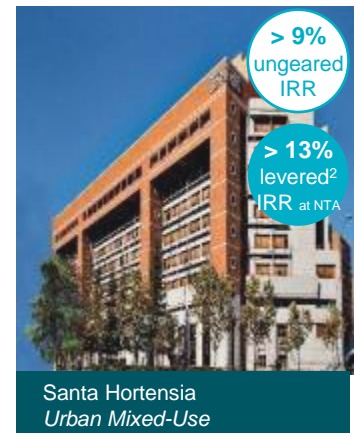
A Solid Financial Structure

	31/12/2023	31/12/2024
Net Debt	€4,864m	€4,465m
LTV	39.5%	36.0%
Total Facilities	€2,465m	€2,570m
Cash	€438m	€543m
Liquidity	€2,903m	€3,113m
Debt Maturity Group	4.2 years	4.1 years
Non-Mortgage debt	100%	100%
Cost of Debt Group	1.75%	1.70%

Alpha X Pipeline - The start of a new cycle of Urban Transformation



Alpha X: substantial value creation from urban mixed use pipeline



1) Total Cost = Asset Value pre project + future Capex
 2) Levered IRR at EPRA LTV post capital increase

2025: Strong Momentum for Letting

T. Marenstrum & Illacuna

Barcelona 22 @

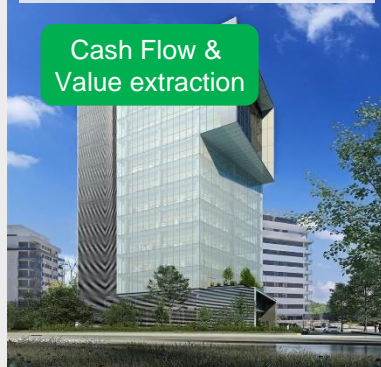


Letting momentum

- ▶ 13,000 sqm with high interest in 2025 in different assets of 22@
- ▶ Leading technological companies are back
- ▶ +€3.5m of new rents and strong vacancy reduction

Alpha X - Office Portfolio

Madrid & Barcelona



Cash Flow & Value extraction

Ungearred IRR > 7%

- ▶ Solid cash flow growth through reversion in rents:
 - Occupancy improvement
 - Rental growth
- ▶ Value Creation potential starting from attractive capital values
- ▶ Capex fully deployed
- ▶ Consolidation of Colonial's footprint in Méndez Álvaro

Occupancy **74%** **€5.330/ sqm**
Capital Value

Haussmann St-Augustin

Prime CBD – 12,000 sqm



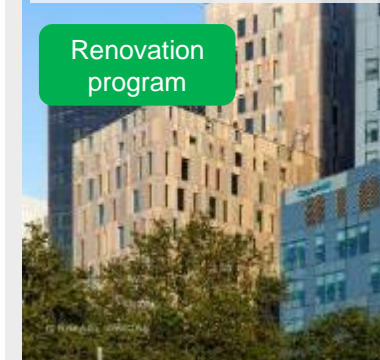
Renovation program

Significant Rental Growth & Value creation Potential

- ▶ Short term efficient renovation program
- ▶ Very limited capex (€14m)
- ▶ Top Prime property with 12.000 sqm of GLA to capture maximum rents
- ▶ One of the most sought-after locations in Paris
- ▶ Repositioned property to be released in mid-25

Diagonal 197

Barcelona 22 @ – 15,000 sqm



Renovation program

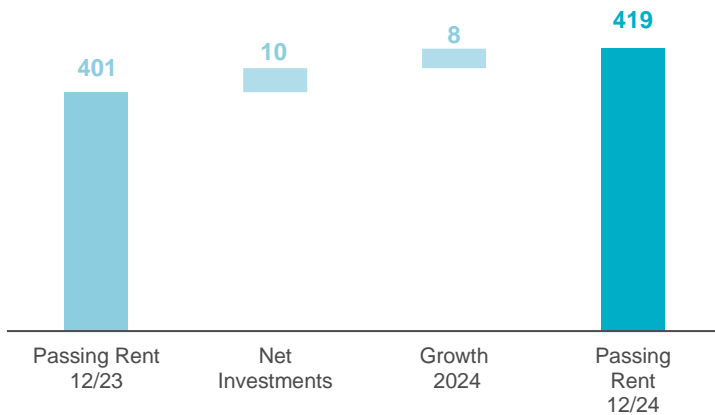
Significant Rental Growth & Value creation Potential

- ▶ Short term efficient renovation program
- ▶ Capex fully deployed
- ▶ Large Business Campus of more than 15,000 sqm
- ▶ Top location in 22@ around emerging Life-Science area
- ▶ Released in 2H 2024 with €4.4m of additional GRI

Significant growth profile at adjusted Risk Return

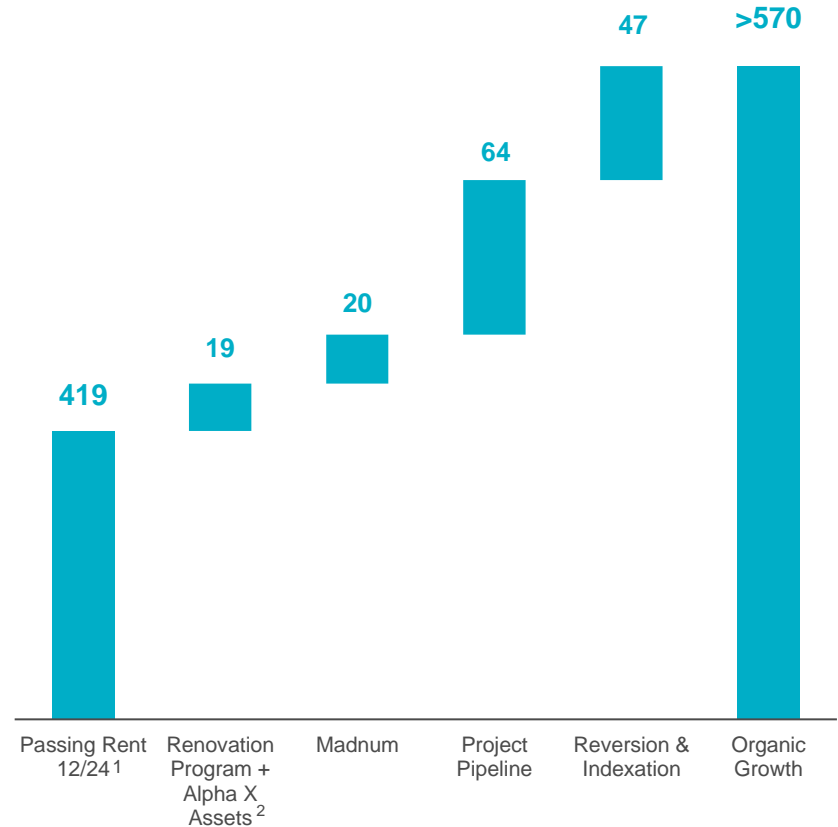
Investments & Revenue Growth increasing passing rents

Annualized Topped-up GRI (€m)



Significant Additional Revenue Growth

More than €150m of growth to be captured



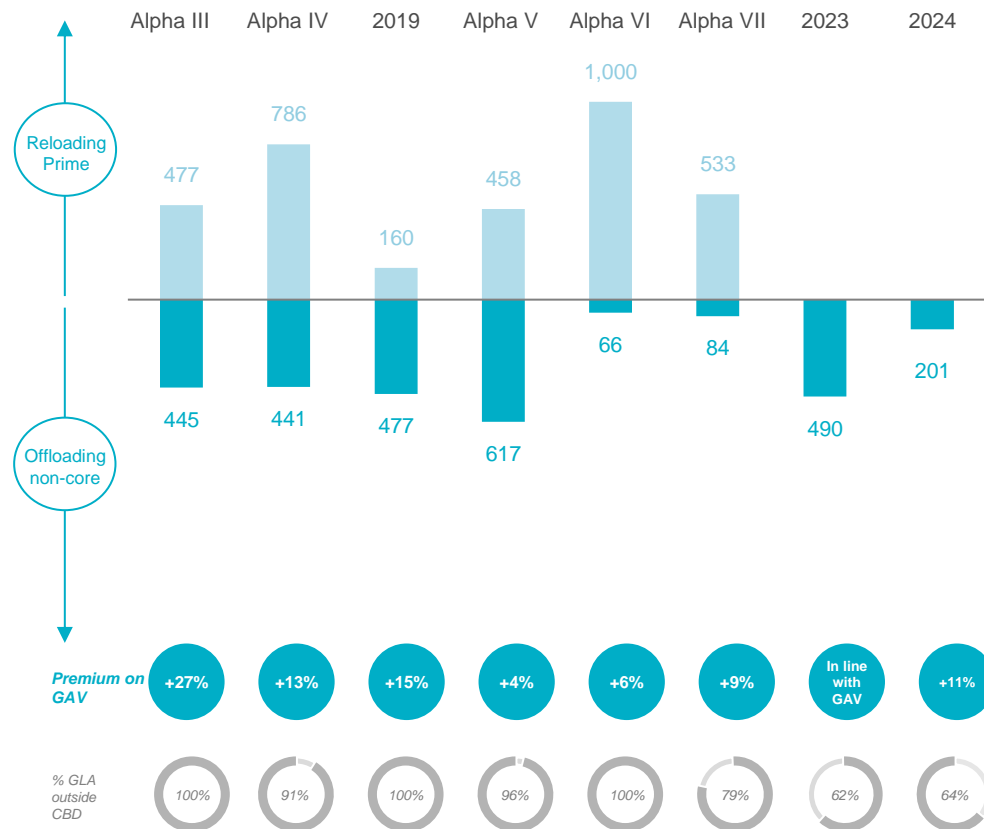
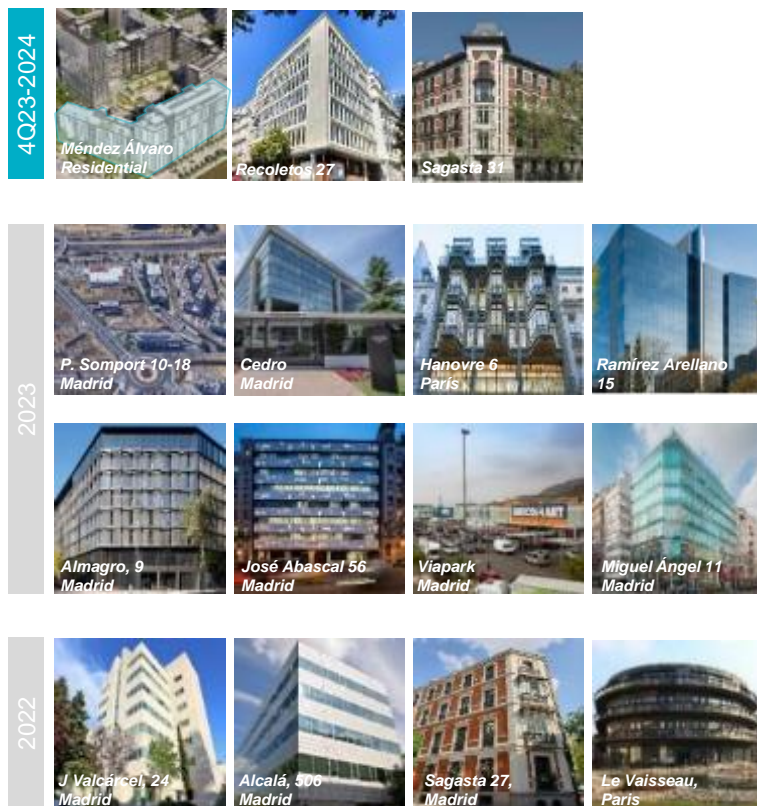
1) Adjusted by Condorcet (tenant has left at 31/01/2025)

2) Includes Diagonal 197, Haussmann & Reversion from Alpha X assets








Additional future growth on the back of capital recycling

More than €700m divested – 15 Assets

Ongoing flight to quality through active capital allocation










Latest Market transactions

	Asset	Area	Price	GLA	Cap. Value
PARIS	 Rue Danielle Casanova 19 (Nov 2024)	CBD	€50m	2,700 sqm	€18,519/sqm
	 Rue Rivoli 88 <i>Transaction not completed</i>	CBD	€100m	5,991 sqm	€16,692/sqm
	 Rue Dumont d'Urville 19 (Jan 2025)	CBD	€55m	3,140 sqm	€17,516/sqm
	 Tour Trinity ¹ (Dec 2024)	BD	+€450m	49,900 sqm	€9,018/sqm
	 Place de la Nation 15 (Dec 2024)	BD	€89m	7,750 sqm	€11,484/sqm
	 Rue de la Ville-l'Évêque 21 (Dec 2024)	CBD	€100m	4,900 sqm	€20,408/sqm
	 Rue Louis David 2 (Dec 2024)	BD	€67m	5,462 sqm	€12,267/sqm

1) Sale of 80% of the asset

Latest Market transactions

	Asset	Area	Price	GLA	Cap. Value
MADRID	 <p>Claudio Coello 123 (Nov 2024)</p>	CBD	€60m	3,869 sqm	€15,508/sqm
	 <p>Recoletos 14 (Dec 2024)</p>	CBD	€70m	6,100 sqm	€11,475/sqm
	 <p>General Castaños 4 (Dec 2024)</p>	CBD	c.€45m	3,700 sqm	€12,162/sqm
	 <p>Cedaceros 9 (Dec 2024)</p>	CBD	n.a.	6,000 sqm	n.a.
	 <p>María de Molina 50 (Sep 2024)</p>	CBD	€205m	40,000 sqm	€5,118/sqm
BARCELONA	 <p>C. Cristóbal de Moura 49 <i>Transaction not completed</i> <i>Mixed use asset</i></p>	22@	€75m	15,517 sqm	€4,833/sqm
	 <p>C. Aragó 330 (Jan 2025)</p>	City Center	€40m	7,500 sqm	€5,333/sqm

