
Colonial

Colonial acquires an office building of 13,430 sq m with first class tenants

Colonial consolidates its investment plan in Madrid with a new acquisition in CBD

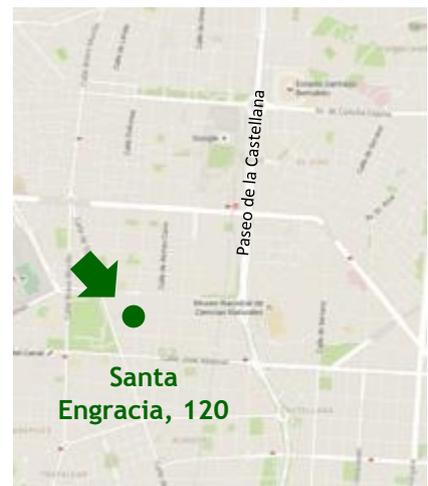
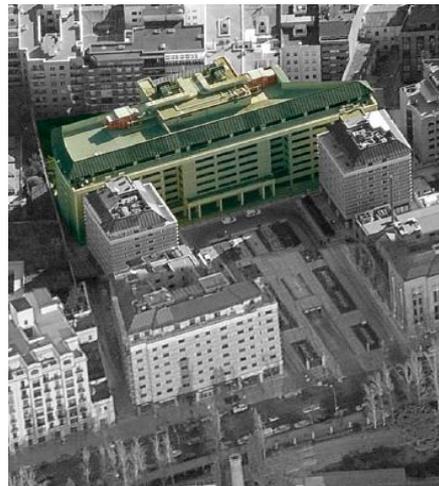
- The acquisition amounts to €67m and the building is located at Santa Engracia, 120
- The investment volume 2015 YTD of Colonial in Madrid CBD reaches more than €190m

Madrid, 17 December 2015

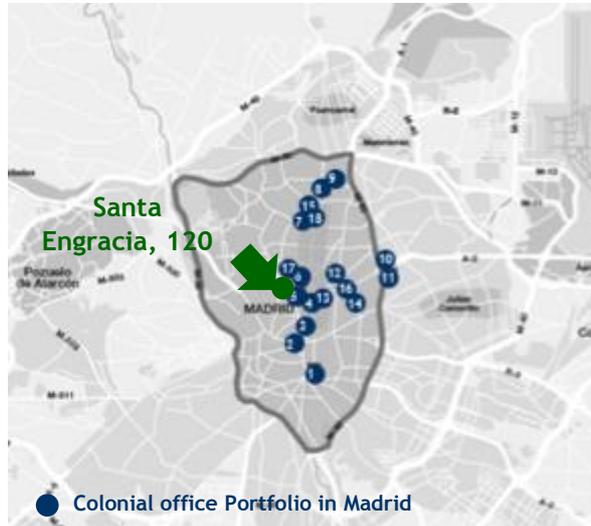
Colonial has closed a deal to acquire an office building in Madrid CBD at Santa Engracia, 120. The building is occupied by first class tenants, and has a total above ground lettable area of more than 13,430 sq m and 180 parking spaces. The vendor has been assessed, in exclusivity, by CBRE through all the transaction process.

At present, the building has a 95% occupancy rate, and will immediately generate rental cash flow for the Colonial Group, at a moment where Madrid's CBD office market has started the rental recovery.

The acquisition of this "Core" asset, adds to Colonial's portfolio a high-quality office building in Madrid CBD, enhancing the groups positioning in a market with a clear scarcity of supply of this type of product. The layout of the floors, with a size between 1,500 sq m and 2,000 sq m, is unique and highly sought after by companies. Considering these features, Colonial has acquired a unique high-visibility building in Madrid CBD with an important growth potential.



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Colonial will to deploy some capex on the building in order to enhance the positioning of the asset and to achieve the maximum requirements for energy efficiency and sustainability. The asset is located in an area with significant growth potential in the medium term, with multi-national companies' establishing their headquarters.

In 2015, Colonial has acquired four high-quality office buildings in Madrid CBD with a total surface area of 40,000 sq m. With this acquisition, the Company will increase its portfolio in Madrid's City Center up to 19 office buildings.

Including this €67 million acquisition, Colonial has invested 2015 YTD more than €190m¹ in Madrid CBD (in addition Santa Engracia 120 Colonial acquired Génova 17, as well as the prime factory investments Estébanez Calderon, 3-5 and Príncipe de Vergara, 112).

About Colonial. With over one million square metres of rental offices in the best locations in Paris, Madrid and Barcelona and assets valued at €6.5 billion, Colonial has become a European benchmark in the property sector.

¹ Includes planned capex for Estébanez Calderon, 3-5 and Príncipe de Vergara, 112.

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