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# Colonial

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*Colonial acquires a property in the centre of Madrid that will be transformed into a prime office building of more than 11,400 sq m*

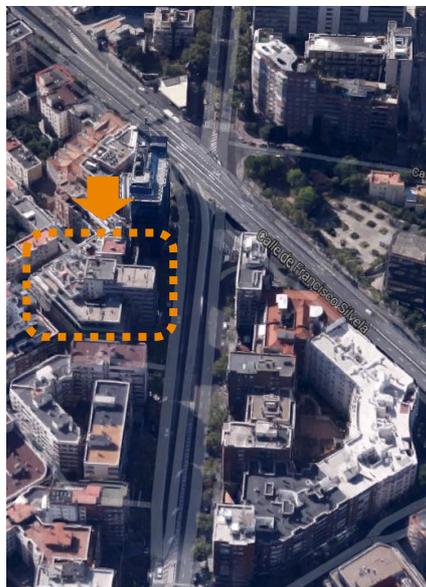
## Colonial strengthens its prime positioning in Madrid

- Colonial acquires a property in the Príncipe de Vergara office area
- The project involves total investment of over €45m
- The new building will obtain “LEED Gold” certificate

Barcelona, 15 July 2015

Colonial has closed a deal to purchase an office building in Príncipe de Vergara, 112, Madrid.

The transaction involves demolishing the current property to build a unique new building, which will incorporate the latest technologies and innovation in materials. The property will receive the most prestigious environmental and sustainability certificates. The new office building will provide a total of 11,400 sq m surface area above ground with optimal space efficiency on all floors. The new building will obtain the “Leed Gold” energy certificate.



\* Artist's impression of building after refurbishment

The property has been acquired in an off-market transaction for €31m. In addition, €14m will be invested in the refurbishment Project, resulting in a total investment of over €45 m. This transaction proves the successful execution of Colonial's “Prime Factory” investment strategy in the Madrid market; representing the second purchase of this type in a few weeks, after the Estébanez Calderón acquisition in June. This acquisition, together with the Estébanez Calderón investment, will result in the creation of more than 20,000 sq m of prime office space in the heart of Madrid.

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This transaction clearly highlights Colonial's capacity to create value through an approach of "Prime Factory investments". The Colonial Group has the know-how to identify and create new offerings in prime locations with attractive returns, due to the scarce supply of high quality properties combined with a high demand for this type of space. The "Prime Factory" investment approach is a clear competitive advantage in the office market and maximises value creation for its shareholders.

Over the last few months, the Colonial Group has invested around €400 million in acquiring assets.

***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 billion, Colonial has become a benchmark in the property sector.*

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