De conformidad con lo establecido en el artículo 228 del Real Decreto 4/2015, de 23 de octubre, por el que se aprueba el texto refundido de la Ley del Mercado de Valores, Inmobiliaria Colonial, S.A. (“Colonial” o la “Sociedad”) comunica el siguiente

HECHO RELEVANTE

Como continuación al Hecho Relevante publicado con fecha 10 de noviembre de 2017 con número de registro 258392, Colonial remite documentación de soporte a la presentación a analistas e inversores relativa a operación corporativa y los resultados correspondientes al tercer trimestre de 2017, que se celebrará hoy lunes día 13 de noviembre de 2017 a las 13:00 horas (CET) a través de un webcast.

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

Desde España: +34 914142021 + Pin Code 97449967#
Desde Holanda: +31 107138194 + Pin Code 97449967#
Desde el Reino Unido: +44 2030432440 + Pin Code 97449967#

La presentación online será visible a través del siguiente link:

http://event.onlineseminarsolutions.com/r.htm?e=1542365&s=1&k=3242BB4700BD4DF6DC32697011FD58E8

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

En Barcelona, a 13 de noviembre de 2017.
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Agenda

01 Highlights
02 Market
03 Operational performance
04 Financial performance
05 Growth drivers
06 Conclusion
PRESENTING MANAGEMENT TEAM

Pere Viñolas
Chief Executive Officer

Carmina Ganyet
Corporate Managing Director

Carlos Krohmer
Chief Corporate Development Officer
Ongoing consolidation of solid growth
Highlights 3Q 2017
Superior risk adjusted return for shareholders

AN EXCELLENT SET OF RESULTS

> Gross Rental Income, +4% like for like
> Net Rental Income, +4% like for like
> Recurring Net Income, +16%
> FFO per share +4%
> Net Profit of €454m, +€205m

STRONG OPERATIONAL PERFORMANCE

> More than 110,000 sq m let with top tier clients
> Solid occupancy levels at 97%
> Double digit increase on signed rental prices
> Rental prices increase driven like for like GRI
> Maximizing value through active asset allocation

FIRM DELIVERY ON FINANCIALS

> Strong top & bottom line performance
> Active balance sheet management
> Confident outlook on growth
> Superior risk adjusted return for shareholders
Highlights 3Q 2017
Ongoing consolidation of solid growth

Excellent financial results with healthy growth
> Strong EPRA Like for Like growth in rental income: +4% GRI and NRI
> Significant increase of Recurring Earnings: +16%
> FFO per share: +4%

Return - € per share | 3Q 2017 | YoY Var
--- | --- | ---
FFO per share\(^{12}\) | 0.160 | +4%\(^{4}\)
EPS Recurring\(^{1}\) | 0.157 | +2%\(^{4}\)
DPS | 0.165\(^{5}\) | +10%\(^{4}\)

Profit & Loss - €m | 3Q 2017 | YoY Var
--- | --- | ---
Gross Rental Income | €212m | +4% EPRA LFL\(^{4}\)
EBITDA Recurring | €169m | +4% EPRA LFL\(^{4}\)
FFO | €60m | +10%\(^{4}\)
Recurring Net Profit | €59m | +16%\(^{4}\)
Net Profit | €454m | +82%\(^{4}\)

Balance Sheet - €m | 3Q 2017
--- | ---
GAV Group - 06/2017 | €8,253m\(^{7}\)
Group LTV | 33.5%
Maturity Group | 4.5 years
Cost of Debt | 2.03%

---
(1) Recurring EPS & FFO per share based on average NOSH
(2) Recurring FFO: Recurring Net Profit excluding amortisations and accrual of share remunerations
(3) Dividend approved by 2017 AGM on 2016 full year results
(4) EPRA like for like: Like for like variance base on EPRA BPR methodology
(5) Portfolio in operation as of 6/2017
(6) GAV breakdown as of June 2017
(7) GAV as of June 2017 adjusted by the In&Out disposal & Arturo Soria investment at acquisition price
01 Highlights 3Q 2017
Ongoing consolidation of solid growth

Outstanding operating performance
> EPRA Vacancy stabilized at low levels
> Double digit rental price increases
> Fundamentals remain strong in 3Q

<table>
<thead>
<tr>
<th>OPERATIONAL PERFORMANCE</th>
<th>3Q 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td># Transactions signed</td>
<td>76</td>
</tr>
<tr>
<td>Volume of sq m signed</td>
<td>110,050</td>
</tr>
<tr>
<td>EPRA Vacancy</td>
<td>3%</td>
</tr>
<tr>
<td>Release Spread(^1)</td>
<td>+13%</td>
</tr>
<tr>
<td>Release Spread Barcelona</td>
<td>+19%</td>
</tr>
<tr>
<td>Release Spread Madrid</td>
<td>+10%</td>
</tr>
<tr>
<td>Capex on portfolio</td>
<td>€61m</td>
</tr>
</tbody>
</table>

BUSINESS MIX – GAV GROUP

- Offices: 94%
- Retail: 4%
- Others: 2%

- CBD: 75%
- Prime CBD: 40%
- CBD: 35%
- Retail: 20%
- Others: 5%

- 90% BREEAM/LEED\(^2\)

(1) Rental prices signed vs previous rents
(2) Portfolio in operation as of 6/2017

Rating Standard & Poor’s
BBB Stable Outlook

Rating Moody’s
Baa2 Stable Outlook
Scarcity in Prime
Macro outlook remains solid
> Eurozone with improving fundamentals
> Spain with attractive growth profile
> France with accelerating positive momentum post election

MARKET TRENDS

WORLD & EU
✓ World GDP improving +3.5% in 2017 & +3.7% in 2018
✓ Euro area: positive momentum with increased confidence
✓ Opportunity for reforms post French & German elections

SPAIN
✓ Economy growing above EU average: +3.1% in 2017
✓ Improvement of private consumption and exports
✓ Progressive upwards revision of growth forecasts

FRANCE
✓ Analysts with upwards revision on GDP growth forecasts
✓ GDP growth with positive momentum in the next two years
✓ Reform agenda as catalyst for further growth

Source: October Monthly report “la Caixa”
02  Market
Office Market

Micro outlook for Offices remains very positive
> Barcelona with record performance in lettings
> Madrid - strong acceleration in YoY take-up
> Prime Paris with very solid fundamentals

MARKET TRENDS

BARCELONA
✓ Cumulative take-up above 260.000 sqm: +18% yoy growth
✓ Internet and e-commerce companies pushing 22@market
✓ Vacancy of Grade A/B+ buildings in CBD below 2%

MADRID
✓ Cumulative take-up close to 350.000 sqm: +36% yoy growth
✓ Highest take-up levels since 2008
✓ Decrease of office stock due to change of use to residential

PARIS
✓ Cumulative take-up above 1,760,000, +2% year on year
✓ South Paris reached high levels of dynamism thanks to the lack of availability in CBD
✓ Acceleration of number of large transactions: 50 transactions above 5,000 sqm
✓ Consensus expecting rental growth in Paris CBD in the next quarters
**Increasing take-up faces scarcity of Grade A product in CBD**

- Vacancy in CBD far below total market ratio
- Grade A product in CBD almost inexistent
- Take up gaining substantial momentum

### BARCELONA

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Market</th>
<th>“Grade A”</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>9.0%</td>
<td>6.0%</td>
</tr>
<tr>
<td>1Q 17</td>
<td>9.0%</td>
<td>6.0%</td>
</tr>
<tr>
<td>2Q 17</td>
<td>7.8%</td>
<td>5.7%</td>
</tr>
<tr>
<td>3Q 17</td>
<td>7.7%</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

### MADRID

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Market</th>
<th>“Grade A”</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>10.1%</td>
<td>7.8%</td>
</tr>
<tr>
<td>1Q 17</td>
<td>11.9%</td>
<td>8.8%</td>
</tr>
<tr>
<td>2Q 17</td>
<td>11.2%</td>
<td>7.7%</td>
</tr>
<tr>
<td>3Q 17</td>
<td>10.9%</td>
<td>6.4%</td>
</tr>
</tbody>
</table>

### PARIS CBD

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Market</th>
<th>“Grade A”</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>6.7%</td>
<td>3.6%</td>
</tr>
<tr>
<td>1Q 17</td>
<td>6.7%</td>
<td>3.6%</td>
</tr>
<tr>
<td>2Q 17</td>
<td>6.7%</td>
<td>3.0%</td>
</tr>
<tr>
<td>3Q 17</td>
<td>6.7%</td>
<td>2.9%</td>
</tr>
</tbody>
</table>

**TAKE UP – 3Q cumulative**

- **BARCELONA:** +18%
- **MADRID:** +36%
- **PARIS CBD:** +8%

Source: JLL, CBRE & C&W
Colonial as leading market indicator for rental price growth

> Colonial portfolio setting the benchmark in prime rental levels
> Colonial’s growth outperforming the prime market

**ERV GROWTH**

<table>
<thead>
<tr>
<th></th>
<th>12 months 2016</th>
<th>2017 YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Portfolio¹</td>
<td>+18%</td>
<td>+8%</td>
</tr>
<tr>
<td>CBD Market</td>
<td>+8%</td>
<td>+7%</td>
</tr>
<tr>
<td>Colonial Portfolio¹</td>
<td>+14%</td>
<td>+8%</td>
</tr>
<tr>
<td>CBD Market</td>
<td>+6%</td>
<td>+6%</td>
</tr>
<tr>
<td>Colonial Portfolio¹</td>
<td>flat</td>
<td>+4%</td>
</tr>
<tr>
<td>CBD Market</td>
<td>+5%</td>
<td>-1%</td>
</tr>
</tbody>
</table>

(1) ERV Growth 12 months: Q416 vs ERV12/15 & ERV Growth 9 months: 2017 YTD vs ERV 12/16
Investment markets remain strong

> Interest for prime remains very strong
> Spread vs reference rates healthy
> Rental growth main driver for future capital value growth

**Prime Yields (1)**

<table>
<thead>
<tr>
<th>Location</th>
<th>Prime Yield</th>
<th>Spread vs Reference Rates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barcelona</td>
<td>4.00%</td>
<td>1.60%</td>
</tr>
<tr>
<td>Madrid</td>
<td>3.75%</td>
<td>1.60%</td>
</tr>
<tr>
<td>Paris</td>
<td>3.00%</td>
<td>0.74%</td>
</tr>
</tbody>
</table>

**Investment Volume YTD:**
- Barcelona: €728m
- Madrid: €1,048m
- Paris: €8,114m

(1) Market consultants in Spain report gross yields and in France they report net yields

Source: JLL, CBRE & Bloomberg
Investor interest for prime product remains strong

- Significant capital value increases in recent quarters
- Colonial’s assets with prudent appraisal values
- Premiums on recent disposals highlight room for mark to market catch-up

Latest investment transactions inside M30

<table>
<thead>
<tr>
<th>Location</th>
<th>Price</th>
<th>Cap. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plaza de Colón, 1</td>
<td>58</td>
<td>14,834</td>
</tr>
<tr>
<td>Paseo de Recoletos, 5</td>
<td>33</td>
<td>9,863</td>
</tr>
<tr>
<td>Gran Vía 18</td>
<td>44</td>
<td>9,430</td>
</tr>
<tr>
<td>Suero de Quiñones 42</td>
<td>38</td>
<td>8,209</td>
</tr>
<tr>
<td>Alcalá 17</td>
<td>23</td>
<td>7,667</td>
</tr>
<tr>
<td>Fernando el Santo 20</td>
<td>20</td>
<td>6,839</td>
</tr>
<tr>
<td>Miguel Angel, 23</td>
<td>53</td>
<td>6,675</td>
</tr>
</tbody>
</table>

CBD Transactions - Average: 269, 8,408
Colonial Average (06/17 appraisal): 5,566

Latest investment transactions in city center

<table>
<thead>
<tr>
<th>Location</th>
<th>Price</th>
<th>Cap. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passeig de Gracia, 81</td>
<td>30</td>
<td>9,458</td>
</tr>
<tr>
<td>Fontanella 6-8</td>
<td>20</td>
<td>6,030</td>
</tr>
<tr>
<td>Travesera de Gracia, 47-49</td>
<td>41</td>
<td>4,620</td>
</tr>
<tr>
<td>Pessers 190</td>
<td>21</td>
<td>4,122</td>
</tr>
<tr>
<td>Av. Diagonal, 211 - Torre Agbar</td>
<td>142</td>
<td>3,775</td>
</tr>
</tbody>
</table>

CBD Transactions - Average: 254, 5,601
Colonial Average (06/17 appraisal): 4,367

Latest investment transactions in Paris CBD

<table>
<thead>
<tr>
<th>Location</th>
<th>Price</th>
<th>Cap. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rue de la Baume, 20</td>
<td>128</td>
<td>21,317</td>
</tr>
<tr>
<td>Rue Leroux, 4</td>
<td>32</td>
<td>19,482</td>
</tr>
<tr>
<td>Rue de la Boëtie, 81-85</td>
<td>62</td>
<td>19,207</td>
</tr>
<tr>
<td>Boulevard Haussmann 6-8</td>
<td>462</td>
<td>18,865</td>
</tr>
<tr>
<td>Rue de Londres, 43-51</td>
<td>349</td>
<td>17,450</td>
</tr>
<tr>
<td>Av. De l'Opéra, 5</td>
<td>108</td>
<td>15,582</td>
</tr>
<tr>
<td>Rue Bayard</td>
<td>114</td>
<td>14,238</td>
</tr>
</tbody>
</table>

CBD Transactions - Average: 18,020
Colonial Average (06/17 appraisal): 15,224

Source: Savills and public information
03 Operational performance

Offering the better site
## Operational performance
Letting activity with strong momentum

**Prime positioning ensures strong letting performance**

- More than 110,000 sq m signed in 76 transactions
- Incentives far below market average
- Solid occupancy level across all segments

<table>
<thead>
<tr>
<th></th>
<th># CONTRACTS</th>
<th>SQM SIGNED</th>
<th>GRI SECURED(^1)</th>
<th>INCENTIVES(^2)</th>
<th>EPRA VACANCY(^3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Paris</td>
<td>22</td>
<td>15,051</td>
<td>€14m</td>
<td>14%</td>
<td>3%</td>
</tr>
<tr>
<td>Madrid</td>
<td>31</td>
<td>56,763</td>
<td>€17m</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Barcelona</td>
<td>23</td>
<td>38,236</td>
<td>€8m</td>
<td>3%</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>76</strong></td>
<td><strong>110,050</strong></td>
<td><strong>€38m</strong></td>
<td><strong>8%</strong></td>
<td><strong>3%</strong></td>
</tr>
</tbody>
</table>

---

(1) Annualized figures of signed contracts
(2) Incentive ratio = economic rents/ facial rents -1
(3) Financial vacancy calculated according to EPRA vacancy methodology
Operational performance
Letting activity with strong momentum

Prime positioning ensures strong letting performance
> More than 110,000 sq m signed in 76 transactions
> Incentives far below market average
> Solid occupancy level across all segments

<table>
<thead>
<tr>
<th></th>
<th># CONTRACTS</th>
<th>SQM SIGNED</th>
<th>EPRA VACANCY(^1)</th>
<th>HIGHLIGHTS POST 3Q CLOSING</th>
</tr>
</thead>
<tbody>
<tr>
<td>BARCELONA</td>
<td>23</td>
<td>38,236</td>
<td>2%</td>
<td>&gt; Signing of 1,300 sq m in Barcelona 22@ in November</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Additional pre-let on Parc Glories asset</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Schibsted with higher GLA needs</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Rent at €15 – €20/ sq m/ month</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Above average transaction size for Barcelona market</td>
</tr>
<tr>
<td>MADRID</td>
<td>31</td>
<td>56,763</td>
<td>3%</td>
<td>&gt; Advanced negotiations an additional GLA</td>
</tr>
<tr>
<td>PARIS</td>
<td>22</td>
<td>15,051</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>76</td>
<td>110,050</td>
<td>3%</td>
<td></td>
</tr>
</tbody>
</table>

(1) Financial vacancy calculated according to EPRA vacancy methodology
**Operational performance**

Letting activity with strong momentum

**Prime positioning captures top tier clients paying maximum rents**

- High quality premises attract and retain top tier tenants
- Colonial captures rental prices at the top of the market
- Colonial portfolio as the reference for prime rents

<table>
<thead>
<tr>
<th># CONTRACTS</th>
<th>MAX. RENT SIGNED COLONIAL 3Q 17</th>
<th>PRIME RENTS MARKET</th>
<th>CAPTURING &amp; RETAINING TOP TIER CLIENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BARCELONA</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23</td>
<td>23.5 €/sqm/month</td>
<td>23 €/sqm/month</td>
<td></td>
</tr>
<tr>
<td><strong>MADRID</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>32 €/sqm/month</td>
<td>30.75 €/sqm/month</td>
<td></td>
</tr>
<tr>
<td><strong>PARIS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22</td>
<td>776 €/sqm/year</td>
<td>750 €/sqm/year</td>
<td></td>
</tr>
</tbody>
</table>
Operational performance

Outstanding Occupancy levels through prime positioning

Attractive tension between low vacancy and new available space

- Release of fully repositioned floors in CBD
- Optimization of tenant profile through rotation
- Solid occupancy levels that guarantee negotiation power

EPRA VACANCY

- Solid ongoing letting performance
- Solid take-up on CBD assets
- 22@ with strong traction

- Successful tenant rotation
- Vacancy decrease in second quarter
- Solid vacancy level remains below 3%

- Solid vacancy improvement in 2017
- Strong take up on repositioned spaces
- Vacancy below 3%

COLONIAL GROUP
Operational performance

Outstanding Occupancy levels through prime positioning

Colonial portfolio outperforming the market on occupancy

- Colonial with solid vacancy levels in every city
- Colonial vacancy clearly beats market average
- Levels around 3% provide a solid base to capture rental growth

EPRA VACANCY

VACANCY COLONIAL VS. MARKET

Barcelona

<table>
<thead>
<tr>
<th>Year</th>
<th>Colonial Portfolio</th>
<th>CBD Market</th>
<th>Total Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>1Q 2017</td>
<td>3%</td>
<td>5%</td>
<td>6%</td>
</tr>
<tr>
<td>2Q 2017</td>
<td>2%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>3Q 2017</td>
<td>2%</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Madrid

<table>
<thead>
<tr>
<th>Year</th>
<th>Colonial Portfolio</th>
<th>CBD Market</th>
<th>Total Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>1Q 2017</td>
<td>5%</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>2Q 2017</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>3Q 2017</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Paris

<table>
<thead>
<tr>
<th>Year</th>
<th>Colonial Portfolio</th>
<th>CBD Market</th>
<th>Total Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>1Q 2017</td>
<td>5%</td>
<td>4%</td>
<td>7%</td>
</tr>
<tr>
<td>2Q 2017</td>
<td>4%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>3Q 2017</td>
<td>3%</td>
<td>3%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Comparison of Colonial Portfolio Vacancy vs. Market Vacancy for 3Q 2017:

- Total Market: 8%
- CBD Market: 5%
- Colonial Portfolio: 2%
**Operational performance**

Strong delivery on rental price increases

**Colonial as leading market indicator for rental price recovery**

- Solid consolidation of rental price increases
- Rents above 12/16 ERV in every city
- Highly positive release spreads

**SOLID INCREASE IN RENTAL PRICES**

<table>
<thead>
<tr>
<th>LOCATION</th>
<th>SIGNED RENTS VS ERV (NEW LETTINGS &amp; RENEWALS)</th>
<th>SIGNED RENTS VS PREVIOUS CONTRACTS (RENEWALS)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rents 1Q 17 vs 12/16 ERV</td>
<td>Rents 2Q 17 vs 12/16 ERV</td>
</tr>
<tr>
<td>BARCELONA</td>
<td>+8%</td>
<td>+12%</td>
</tr>
<tr>
<td>MADRID</td>
<td>+15%</td>
<td>+9%</td>
</tr>
<tr>
<td>PARIS</td>
<td>+1%</td>
<td>+5%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>+8%</td>
<td>+8%</td>
</tr>
</tbody>
</table>
03 Operational performance
Solid performance on every contract negotiation

Barcelona & Madrid with successful transactions across the board
> Capturing rental growth on ERV reference
> Outstanding release spreads

José Abascal, 56 - Madrid

2,820 sqm
Max Rent 25.5 €/sqm/month
+11% vs ERV 12/16
+10% release spread

Illacuna - Barcelona

1,260 sq m
Max Rent 14.5 €/sqm/month
+6% vs ERV 12/16

Recoletos - Madrid

4,465 sqm
Max Rent 29 €/sqm/month
+7% vs ERV 12/16
+5% release spread

Av. Diagonal 609-615 - Barcelona

248 sq m
Max Rent 20.5 €/sqm/month
+8% vs ERV 12/16

(1) Rental price offices (€/sq m/ month)
Representative buildings with appealing design help companies to attract and retain talent

- Designing spaces to combine functionality together with the last decorating trends
- Colonial’s assets are recognisable for its quality and design
Representative buildings with appealing design help companies to attract and retain talent

- Designing spaces to combine functionality together with the latest decorating trends
- Colonial’s assets are recognisable for its quality and design

Cézanne St. Honoré

Max rent 776 €/sqm/year

+6% vs ERV 12/16

Washington Plaza

Max rent 774 €/sqm/year

+28% vs ERV 12/16
03 Operational performance

Strong commitment to highest standards in Corporate Social Responsibility

Strong commitment to highest standards in Corporate Social Responsibility
> Maximum standards in Financial and Sustainability Reporting
> Clear leadership in the sector
> Sustainability and energy efficiency: a “must” for prime product

MAXIMUM STANDARDS IN REPORTING

Third year in a row
Second year in a row

HIGH COMMITMENT TO CORPORATE SOCIAL RESPONSIBILITY

% BUILDINGS WITH ENERGY CERTIFICATION\(^1\)

Energy certifications 90%
Rest 10%

Only Spanish REIT with maximum rating in both categories

\(^1\) Buildings in operation with energy certification
04 Financial performance
Strong underlying rental growth

GRI increase underpinned by solid like for like
> Barcelona with strongest growth
> Madrid temporary flat due to AlfonsoXII tenant rotation
> Paris portfolio delivers like for like above market average

GROSS RENTAL INCOME - €M

(1) Like for Like calculated following EPRA BPR recommendations
(2) Includes indemnities of tenant rotation
## Financial performance
### Strong underlying rental growth

### Strong underlying growth in every market

- More than half of like for like driven by rental price increases
- Barcelona with outstanding price impact in like for like
- Madrid with temporary impact from Alfonso XII tenant rotation

---

### LIKE FOR LIKE VARIANCE\(^1\) – GRI & NRI

<table>
<thead>
<tr>
<th>Solid like for like growth in every market</th>
<th>EPRA LIKE-FOR-LIKE GROWTH - ANALYSIS</th>
</tr>
</thead>
</table>
| ✓ Barcelona outstanding with +10% like for like, especially driven rental price increases | **BARCELONA**  
  Total Variance: +9.7%  
  Price: +5.4%  
  Volume Excluding Alfonso XII tenant rotation: +4.3% |
| ✓ Madrid with temporary impact from tenant rotation in Alfonso XII, rest of portfolio with solid like for like | **MADRID**  
  Total Variance: +1.1%  
  Price: +1.4%  
  Volume Excluding Alfonso XII tenant rotation: +2.1% |
| ✓ Paris remains solid at +3% driven by Edouard VII, #Cloud & Washington Plaza | **PARIS**  
  Total Variance: +3.3%  
  Price: +1.7%  
  Volume Excluding Alfonso XII tenant rotation: +1.6% |
| ✓ GRI TOTAL PORTFOLIO | **GRI TOTAL PORTFOLIO**  
  Total Variance: +3.7%  
  Price: +2.1%  
  Volume Excluding Alfonso XII tenant rotation: +2.0%  
  Alfonso XII tenant rotation impact: (0.4%) |

---

\(^1\) Like for like variance calculation based on EPRA best practice methodology

GRI= Gross Rental Income  
NRI= Net Rental Income
## Financial Performance

**Strong underlying rental growth**

### Strong underlying growth in every market

- Close to +5% adjusted like for like increase in Net Rental Income
- Madrid portfolio with +4% like for like (excluding the Alfonso XII tenant rotation)
- France with solid +3% like for like growth

### Like for Like Variance\(^1\) – GRI & NRI

<table>
<thead>
<tr>
<th></th>
<th>3Q 2017</th>
<th>3Q 17 Adjusted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>GRI TOTAL PORTFOLIO</strong></td>
<td>+3.7%</td>
<td>+4.1%</td>
</tr>
<tr>
<td><strong>NRI TOTAL PORTFOLIO</strong></td>
<td>+4.3%</td>
<td>+4.8%</td>
</tr>
</tbody>
</table>

\(^1\) Like for like variance calculation based on EPRA best practice methodology

GRI= Gross Rental Income  
NRI= Net Rental Income

---

- **Strong positioning in the market with top quality product**
- **Solid letting up of the portfolio at high end prices**
- **Capturing maximum rental price levels in the market**
04 Financial performance
A solid capital structure

A high quality collateral underpinned with a solid financial structure
> An unparalleled high quality collateral diversified in three cities
> A financial structure with solid LTV levels
> A strong credit profile with competitive costs

A FIRST CLASS COLATERAL WITH...
€9bn high quality assets well diversified

...SOLID CAPITAL STRUCTURE

LTV Group

<table>
<thead>
<tr>
<th>Year</th>
<th>LTV</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>44.8%</td>
</tr>
<tr>
<td>2015</td>
<td>41.8%</td>
</tr>
<tr>
<td>2016</td>
<td>41.4%</td>
</tr>
<tr>
<td>1H 2017</td>
<td>36.1%</td>
</tr>
<tr>
<td>3Q 2017</td>
<td>33.5%</td>
</tr>
</tbody>
</table>

% Unencumbered

Maturity profile

<table>
<thead>
<tr>
<th>Year</th>
<th>Bonds Colonial</th>
<th>Bonds SFL</th>
<th>Other Debt</th>
<th>Undrawn Balances</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>2018</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>2019</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>2020</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>2021</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>&gt;2021</td>
<td>500</td>
<td>100</td>
<td>500</td>
<td>500</td>
</tr>
</tbody>
</table>

Available cash & undrawn balances

<table>
<thead>
<tr>
<th>Country</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spain</td>
<td>€821m</td>
</tr>
<tr>
<td>France</td>
<td>€1,117m</td>
</tr>
<tr>
<td>Total</td>
<td>€1,938m</td>
</tr>
</tbody>
</table>

BBB Stable Outlook

 Moody’s Baa2 Stable Outlook
Financial performance
Positive momentum in earnings

Significant increase in Group Net Profit through
> Delivery of strong increase in Gross Rental Income
> Solid asset value growth through active real estate management
> Savings in financing costs & positive SOCIMI impact in taxes

**STRONG TOP & BOTTOM LINE PERFORMANCE**

**GROSS RENTAL INCOME**
€m
- 3Q 16: 205
- 3Q 17: 212 (+4% LFL)

**RECURRING EARNINGS**
€m
- 3Q 16: 51
- 3Q 17: 59 (+16%)

**FFO per share**
€/share
- 3Q 16: 0.153
- 3Q 17: 0.160 (+4%)

**PROFIT & LOSS ACCOUNT**

<table>
<thead>
<tr>
<th>Results analysis - €m</th>
<th>3Q 2017</th>
<th>3Q 2016</th>
<th>Var.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rents</td>
<td>212</td>
<td>205</td>
<td>3%</td>
</tr>
<tr>
<td>Net operating expenses(1)</td>
<td>(15)</td>
<td>(13)</td>
<td></td>
</tr>
<tr>
<td>Overheads</td>
<td>(28)</td>
<td>(26)</td>
<td></td>
</tr>
<tr>
<td>Recurring EBITDA</td>
<td>169</td>
<td>166</td>
<td></td>
</tr>
<tr>
<td>Recurring financial result</td>
<td>(58)</td>
<td>(60)</td>
<td></td>
</tr>
<tr>
<td>Income tax expense &amp; others - recurring</td>
<td>(8)</td>
<td>(9)</td>
<td></td>
</tr>
<tr>
<td>Minority interests - recurring</td>
<td>(44)</td>
<td>(46)</td>
<td></td>
</tr>
<tr>
<td>Recurring Earnings</td>
<td>59</td>
<td>51</td>
<td>16%</td>
</tr>
<tr>
<td>Asset revaluation</td>
<td>523</td>
<td>354</td>
<td>48%</td>
</tr>
<tr>
<td>Non-recurring financial result &amp; MTM</td>
<td>(1)</td>
<td>(3)</td>
<td></td>
</tr>
<tr>
<td>Income tax &amp; others - non-recurring</td>
<td>39</td>
<td>(12)</td>
<td></td>
</tr>
<tr>
<td>Minority interests - non-recurring</td>
<td>(166)</td>
<td>(141)</td>
<td></td>
</tr>
<tr>
<td>Profit attributable to the Group</td>
<td>454</td>
<td>249</td>
<td>82%</td>
</tr>
</tbody>
</table>

(1) Includes other income

2 Recurring net result excluding amortizations and accrual of the incentive plan
New Buy back Program

> Execution on track
> Average acquisition price of €7.87/share
> Potential currency to structure investments

SHARE BUY BACK PROGRAM

1. Objective of the program:
   > Corporate purposes – e.g. treasury stock as currency for potential asset acquisitions
   > Other uses of corporate interest approved by the Board of Directors

2. Maximum Amount and shares assigned to the program:
   > Maximum amount: €100m / 12mm of shares
   > Stake: 3.0%

3. Timing: 6 months

RESULT YTD

As of 8 November 2017 the current execution of the buy back program is as follows:

> 2.1 millions of shares acquired (17% of total program)
> €16.3m invested
> Average acquisition price of €7.87/share representing a 3% discount on last reported NAV (June 2017)

The current stake-of treasury shares of Colonial amounts to 14.4 millions of shares (3.7% of share capital)

(1) Annualized Return as of June 2017
Value creation through real estate transformation
## Growth drivers
### Project pipeline and value-add programme

**A very attractive Project pipeline**

- Significant amount of additional rental income for the coming years
- Additional value creation through created yield compression
- Top product at optional market timing

### Projects and Refurbishments

<table>
<thead>
<tr>
<th>PROJECTS AND REFURBISHMENTS</th>
<th>GLA¹</th>
<th>2017 YTD</th>
<th>2017-18</th>
<th>2019 - 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Discovery Building</td>
<td>10,152</td>
<td>Cézanne St. H.</td>
<td>P. Vergara 112</td>
<td>Castellana 163</td>
</tr>
<tr>
<td>Príncipe de Vergara, 112</td>
<td>11,368</td>
<td>Castellana 43</td>
<td>E. Calderón 3-5</td>
<td>Plz.Europa 34</td>
</tr>
<tr>
<td>Parc Glòries</td>
<td>24,551</td>
<td>Champs Elysees 92</td>
<td>Parc Glories</td>
<td>Emile Zola 112-122</td>
</tr>
<tr>
<td>Louvre Saint Honoré</td>
<td>16,000</td>
<td></td>
<td></td>
<td>Louvre Saint Honoré</td>
</tr>
<tr>
<td>Plaza Europa, 34</td>
<td>14,306</td>
<td></td>
<td></td>
<td>Iéna</td>
</tr>
<tr>
<td>112 – 122 Avenue Emile Zola</td>
<td>20,340</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Iéna</td>
<td>7,505</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Castellana, 163</td>
<td>10,910</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>92 Champs Elysées</td>
<td>3,831</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cézanne Saint Honoré</td>
<td>1,787</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parc Central 22@</td>
<td>14,737</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Areas</td>
<td>4,035</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>139,072</strong></td>
<td>Additional Gross Rental Income</td>
<td><strong>€20m</strong> ²</td>
<td>Additional Gross Rental Income</td>
</tr>
<tr>
<td><strong>Capex program €m</strong></td>
<td><strong>€295m</strong> ⁴</td>
<td>Yield on cost Spain &gt; 7%</td>
<td>Final Product</td>
<td>Yield on cost Spain &gt; 7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Yield on cost France &gt; 6%</td>
<td>Final Product</td>
<td>Yield on cost France &gt; 6%</td>
</tr>
</tbody>
</table>

Additional rental uplift & created yield compression
Prime product to capture market recovery

---

¹ GLA above ground
² Figures as of 06/17 considering only marginal rental increases to passing rents on partial surface repositioning (Washington Plaza & Cézanne SH)
³ Figures as of 06/17 excluding development of Parc Central, marginal rental increases to passing rents on partial surface repositioning of Castellana 163. Not including impact of Iéna project (currently in initial study phase)
⁴ Excluding Parc Central development and Iéna (Iéna currently in operation and project in initial study phase)
Creation of unique landmarks through projects - Madrid

**Discovery Building - Madrid**
- **IRR**: >10%
- **GLA**: 10,152 sqm
- Fully delivered 8/11
- Only premise to accommodate a 10,000 HQ demand in CBD

**Principe de Vergara - Madrid**
- **IRR**: >10%
- **GLA**: 11,368 sqm
- Highly sought after design due to its high number of terraces
- Structural works completed
- Negotiation with several demands underway

**Castellana 163 - Madrid**
- **IRR**: >9%
- **GLA**: 10,910 sqm
- Brand new façade design approved
- Tenant rotation process on track
- Full refurbishment of vacant floors and common areas

1 Ungeared 10Y IRRs
Creation of unique landmarks through projects - Barcelona

**Parc Glories - Barcelona**

- More than 9,000 sq m pre let as of September 17 (38%)
- Schibsted increasing an additional 1,300 of GLA with same conditions – highest ERV in this market
- Strong interest for additional 40% tranche with a multinational company from the IT sector

**Plaza Europa 34 - Barcelona**

- Creation of unparalleled reference in the Barcelona – Plaza Europa market
- Executive project ("Proyecto Ejecutivo") close to completion
- Raising interest for demands in excess of 10,000 sq m

---

1. Ungeared 10Y IRRs
Creation of unique landmarks through projects - Paris

**Emile Zola**
- Creation of a unique business campus in the city centre of Paris
- Potential additional GLA to be obtained (10% - 15%)
- Current tenant to leave before year end and immediate begin of works

**Louvre Saint Honoré**
- Permits & licenses obtained
- Creation of more than 16,000 sqm of “ultra prime retail” in front of the Louvre
- Refurbishment to start in 2019

**lena**
- Refurbishment project in the heart of Paris CBD, next to “l'Arc de Triomphe”
- Project designed by the famous French architect Dominique Perrault to create an iconic building
- Ambitious refurbishment program starting next year

---

**Growth drivers**
Project pipeline and value-add programme

---

1 Ungeared 10Y IRRs
05 Growth drivers
Capturing reversion of current portfolio on track

Colonial well positioned to capture rental growth

- Portfolio with prime exposure to attractive growth markets
- Attractive rent roll profile with solid momentum on leasing
- Double digit release spreads capturing reversion from under-rented contract portfolio

SOLID POSITIONING IN GROWING MARKETS

COMMERCIAL LEASE EXPIRY DATES
First potential exit as of 06/17

<table>
<thead>
<tr>
<th>SPAIN</th>
<th>FRANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>€57m</td>
<td>€66m</td>
</tr>
<tr>
<td>€27m</td>
<td>€101m</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CITY</th>
<th>MARKET RENTS ( \text{vs current passing rents} )</th>
<th>RELEASE SPREAD ( % )</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARIS</td>
<td>+4%</td>
<td>flat</td>
</tr>
<tr>
<td>MADRID</td>
<td>+7%</td>
<td>+10%</td>
</tr>
<tr>
<td>BARCELONA</td>
<td>+12%</td>
<td>+19%</td>
</tr>
</tbody>
</table>

Source: JLL Q2 2017 data
1) As of 9/17: 2017 2%, 2018 15%, 2019 12%
2) New rent vs previous 3Q 2017
Smart capital allocation as a principle
> Capturing optimal point in specific asset life cycle
> Asset rotation as source of value creation
> Redeploying capital on value add projects

SMART CAPITAL ROTATION

Value creation through disposal of a mature asset

Emile Zola

REAL ESTATE VALUE CREATION

Capital recycling from “Core” to “Value Add”

Capital recycling from “Secondary” to “City Center”

Reinvestment in value add project in city center

(1) Estimated total investment of (€245m - €265m) based on current project analysis
## Growth drivers

### Acquisitions & Disposals

**Acquisition programme on track**

- Sourcing prime sites with unique market positioning
- Unlocking value through real estate transformation
- Additional pipeline under analysis

### OFF MARKET vs CITY CENTER vs VALUE ADDED

<table>
<thead>
<tr>
<th>Category</th>
<th>Off-market</th>
<th>City Center</th>
<th>Value Add</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFF MARKET</td>
<td>38%</td>
<td>100%</td>
<td>52%</td>
</tr>
<tr>
<td>CITY CENTER</td>
<td>100%</td>
<td>51%</td>
<td>92%</td>
</tr>
<tr>
<td>VALUE ADDED</td>
<td>89%</td>
<td>52%</td>
<td>89%</td>
</tr>
</tbody>
</table>

### INVESTMENTS SINCE 2015

<table>
<thead>
<tr>
<th>Property</th>
<th>Price - €m</th>
<th>IRR ²</th>
<th>IRR update³</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condorcet ¹</td>
<td>230</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Plaza Europa ¹</td>
<td>10</td>
<td>&gt;7%</td>
<td></td>
</tr>
<tr>
<td>Discovery Building</td>
<td>43</td>
<td>&gt;10%</td>
<td>✓</td>
</tr>
<tr>
<td>Príncipe Vergara 112</td>
<td>45</td>
<td>&gt;10%</td>
<td>✓</td>
</tr>
<tr>
<td>Génova 17</td>
<td>36</td>
<td>7%</td>
<td>✓</td>
</tr>
<tr>
<td>Percier</td>
<td>68</td>
<td>6%</td>
<td>✓</td>
</tr>
<tr>
<td>Santa Engracia</td>
<td>67</td>
<td>7%</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Acquisitions 2015</strong></td>
<td><strong>499</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>José Abascal 45</td>
<td>35</td>
<td>&gt;6%</td>
<td>✓</td>
</tr>
<tr>
<td>Parc Glories</td>
<td>77</td>
<td>&gt;9%</td>
<td>✓</td>
</tr>
<tr>
<td>Serrano 73</td>
<td>48</td>
<td>6%</td>
<td>✓</td>
</tr>
<tr>
<td>Santa Hortensia</td>
<td>154</td>
<td>&gt;7%</td>
<td>✓</td>
</tr>
<tr>
<td>4.4% Stake SFL</td>
<td>106</td>
<td>6.5%</td>
<td>✓</td>
</tr>
<tr>
<td>1.0% Stake SFL</td>
<td>24</td>
<td>6.5%</td>
<td>✓</td>
</tr>
<tr>
<td>15% Stake in Axiare</td>
<td>136</td>
<td>Discount on NAV</td>
<td></td>
</tr>
<tr>
<td><strong>ALPHA I</strong></td>
<td><strong>579</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paseo Castellana 163</td>
<td>51</td>
<td>&gt;9%</td>
<td>✓</td>
</tr>
<tr>
<td>Travessera Gracia 47-49</td>
<td>41</td>
<td>&gt;6%</td>
<td>✓</td>
</tr>
<tr>
<td>Plaza Europa 34</td>
<td>32</td>
<td>9%</td>
<td>✓</td>
</tr>
<tr>
<td>112-122 Av. Emile Zola</td>
<td>265</td>
<td>&gt;7%</td>
<td>✓</td>
</tr>
<tr>
<td><strong>ALPHA II</strong></td>
<td><strong>389</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

1. Investments materialized in November and December 2014 respectively
2. 10 year ungeared asset IRR
3. Without including yield compression since initial underwriting
DELIVERY IN OPERATIONS WITH SOLID RENTAL PRICE INCREASES

- Strong letting momentum capturing top tier clients
- Solid occupancy levels at 97%
- Double digit increase on signed rental prices
- Ongoing execution of value added initiatives

STRONG FINANCIALS

- Solid like-for-like growth in rental income driven by price increases
- Healthy growth profile underpinned by high quality asset base
- Additional value creation through asset rotation
- Active balance sheet management optimizing capital structure
- Strong top & bottom line performance

CONFIDENT OUTLOOK

- CBD markets and Colonial portfolio with solid growth perspectives
- Colonial best positioned to capture rental cycle
- Significant value creation through attractive project pipeline
- Acquisition plan well ahead of target with high confidence on further delivery
- Strategy with superior risk adjusted returns
APPENDICES
Positive momentum in earnings

High double digit profit increase based on high quality growth drivers
1. Solid GRI increase
2. Optimized financing through active liability management
3. Increase in SFL stake from 53.1% to 58.6% (Alpha I)

PROFIT & LOSS ACCOUNT

STRONG TOP & BOTTOM LINE PERFORMANCE

GROSS RENTAL INCOME

€m

+4% LFL

3Q 16: 205
3Q 17: 212

NET PROFIT

€m

+82%

3Q 16: 249
3Q 17: 514

FFO per share1

€/share

+4%

3Q 16: 0.153
3Q 17: 0.100

1 Recurring net result excluding amortizations and accrual of the incentive plan
APPENDICES
A solid capital structure

A high quality collateral underpinned with a solid financial structure
> An unparalleled high quality collateral diversified in three cities
> A solid finance structure with competitive financing costs
> A strong credit profile

A FIRST CLASS COLATERAL

More than €8bn of high quality assets

1. Strong CBD exposure with prime product
2. Highest sustainability standards
3. Adequate diversification

A SOLID FINANCIAL STRUCTURE

<table>
<thead>
<tr>
<th>Capital Structure</th>
<th>31/12/2016</th>
<th>30/09/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost of Debt Spain</td>
<td>1.96%</td>
<td>2.02%</td>
</tr>
<tr>
<td>Cost of Debt Group</td>
<td>1.96%</td>
<td>2.03%</td>
</tr>
<tr>
<td>Maturity Spain</td>
<td>6.0 years</td>
<td>5.4 years</td>
</tr>
<tr>
<td>Maturity Group</td>
<td>5.0 years</td>
<td>4.5 years</td>
</tr>
<tr>
<td>Cash</td>
<td>€105m</td>
<td>€428m</td>
</tr>
<tr>
<td>Undrawn balances</td>
<td>€768m</td>
<td>€1,510m</td>
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<tr>
<td>Group LTV</td>
<td>41.4%</td>
<td>33.5%</td>
</tr>
<tr>
<td>% Debt fixed or hedged</td>
<td>82%</td>
<td>94%</td>
</tr>
</tbody>
</table>

Strong credit profile with solid investment grade rating

Rating Standard & Poor’s
BBB Stable Outlook

Rating Moody’s
Baa2 Stable Outlook
### Total Shareholder Return - Colonial (since June 2014)

<table>
<thead>
<tr>
<th>Date</th>
<th>€/share</th>
<th>NAV</th>
<th>Dividend</th>
<th>NAV + Div.</th>
<th>Return per share</th>
<th>Total Return</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>NAV</td>
<td>Dividend</td>
<td>NAV + Div.</td>
<td>NAV Growth</td>
<td>Dividend</td>
</tr>
<tr>
<td>06-14</td>
<td>4.49</td>
<td>4.49</td>
<td>0</td>
<td>4.49</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>12-14</td>
<td>4.77</td>
<td>4.77</td>
<td>0</td>
<td>4.77</td>
<td>6%</td>
<td>-</td>
</tr>
<tr>
<td>12-15</td>
<td>6.16</td>
<td>6.16</td>
<td>0</td>
<td>6.16</td>
<td>29%</td>
<td>-</td>
</tr>
<tr>
<td>12-16</td>
<td>7.25</td>
<td>7.40</td>
<td>0.150</td>
<td>7.40</td>
<td>18%</td>
<td>2%</td>
</tr>
<tr>
<td>06-17</td>
<td>8.07</td>
<td>8.24</td>
<td>0.165</td>
<td>8.24</td>
<td>11%</td>
<td>2%</td>
</tr>
</tbody>
</table>

**Total Return since 6/14** (NAV per share growth + dividends)  

87%
Tender Offer on Axiare
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Presenting management team

Pere Viñolas
Chief Executive Officer

Carmina Ganyet
Corporate Managing Director

Carlos Krohmer
Chief Corporate Development Officer
Agenda

01 Executive summary
02 A strong office platform at optimal market timing
03 An attractive transaction
04 A solid transaction structure
05 Conclusions
06 Appendix
01 Executive summary
Colonial has acquired a stake of c.13% in Axiare

> Sellers: several shareholders of Axiare including shareholder number 2

> Price: 18.25$ - 18.50 €/share (13% premium on share price pre announcement)

> As a result, Colonial owns a 29%\(^2\) stake in the capital of Axiare

The Board of Directors of Colonial has approved launching a voluntary tender offer for the remaining 71% share capital

> Price: 18.50 €/share (13% premium on share price pre announcement)

> Condition subject to 50% + 1 ownership (including the 29% stake owned pre tender offer)

Fully funded transaction with low execution risk

> Transaction fully financed through a combination of equity, bonds and disposal of non-core assets

  - Equity for €450m which includes a €250m firm interest from core shareholders at a minimum price of 7.89 €/share (1 month VWAP)

  - Bond financing of €800m to be reduced through disposal of non-core assets of c. €300m

> Credit profile remains strong with solid LTV

\(^1\) Including price equalization

\(^2\) Including 15.5% of Axiare owned by Colonial pre transaction
Executive Summary

Transaction Rationale

1. Consolidation of leadership in CBD offices in Spain and Europe
2. Unique consolidation transaction with focus on Spain
3. Enhancement of Madrid exposure at optimal market timing
4. Consistent transaction with Colonial Strategy and Business Plan reinforcing the pipeline of growth opportunities
5. Perfect match to Colonial’s value creation track record
6. Significant operating and financial synergies to be crystalized
7. Accretive transaction in terms of NAV and FFO
### Executive Summary

**Transaction Rationale**

Consolidation of leadership in CBD offices in Spain and Europe

<table>
<thead>
<tr>
<th>KPI</th>
<th>Colonial pre-deal</th>
<th>Axiare</th>
<th>Colonial post-deal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GLA above ground (sqm)</td>
<td>852,019&lt;sup&gt;1&lt;/sup&gt;</td>
<td>295,889&lt;sup&gt;6&lt;/sup&gt;</td>
<td>1,147,908&lt;sup&gt;6&lt;/sup&gt;</td>
</tr>
<tr>
<td>Project pipeline (sqm)</td>
<td>139,072&lt;sup&gt;1&lt;/sup&gt;</td>
<td>58,410&lt;sup&gt;6&lt;/sup&gt;</td>
<td>197,482&lt;sup&gt;6&lt;/sup&gt;</td>
</tr>
<tr>
<td>GAV (€m) – 6/17</td>
<td>8,253&lt;sup&gt;2&lt;/sup&gt;</td>
<td>1,710</td>
<td>9,794</td>
</tr>
<tr>
<td>Topped-Up GRI (€m)</td>
<td>285&lt;sup&gt;3&lt;/sup&gt;</td>
<td>65</td>
<td>350</td>
</tr>
<tr>
<td>Potential Topped-Up GRI (€m)</td>
<td>369&lt;sup&gt;3&lt;/sup&gt;</td>
<td>102</td>
<td>470</td>
</tr>
<tr>
<td>EPRA Vacancy – Office Portfolio 6/17</td>
<td>3.9%</td>
<td>14.3%</td>
<td>5.6%</td>
</tr>
<tr>
<td>FFO 6/17 annualized (€m)</td>
<td>74</td>
<td>27</td>
<td>101</td>
</tr>
<tr>
<td>LTV</td>
<td>33%&lt;sup&gt;4&lt;/sup&gt;</td>
<td>29%</td>
<td>~ 40%&lt;sup&gt;5&lt;/sup&gt;</td>
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<tr>
<td>Rating</td>
<td>BBB/Baa2</td>
<td>No rating</td>
<td>BBB/Baa2</td>
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</tbody>
</table>

<sup>1</sup> Colonial GLA as of 9/2017  
<sup>2</sup> Colonial based on 6/17 appraisal adjusted by IN/OUT disposal and acquisition of Arturo Soria (includes value of 15.5% Axiare stake)  
<sup>3</sup> Colonial data based on 6/17 data adjusted by IN/OUT disposal and acquisition of Arturo Soria  
<sup>4</sup> LTV as of 9/17 based on 6/17 appraisal values  
<sup>5</sup> Pro-forma LTV considering €450m of equity and asset disposals, without considering potential value growth on year end appraisals  
<sup>6</sup> For Axiare only including office GLA above ground
A strong office platform at optimal market timing

A strong office footprint in Spain with high quality assets
A strong office platform at optimal market timing
A complementary Grade A portfolio

A complementary portfolio with focus on offices in Madrid
> More than €1.2bn of offices with focus on Madrid
> High quality Grade A assets
> Highly liquid logistic and retail assets

AXIARE’S PORTFOLIO BREAKDOWN

AXIARE’S OFFICE ASSETS BREAKDOWN

Total GAV 6/2017: €1,710m

GAV Office Portfolio 6/2017: €1,262m
A strong office platform at optimal market timing
A complementary Grade A portfolio

A complementary portfolio with focus on offices in Madrid
> High quality assets in prime locations
> Repositioning activity leaves room for further value creation
> Top Tier tenants

SELECTED ASSETS

<table>
<thead>
<tr>
<th>Sagasta 33</th>
<th>Manuel De Falla</th>
<th>Velazquez</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,054 sqm</td>
<td>6,252 sqm</td>
<td>16,816 sqm</td>
</tr>
<tr>
<td>Multi-Tenant</td>
<td>Multi-Tenant</td>
<td>Multi-Tenant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Ramon De La Cruz</th>
<th>Almagro</th>
<th>Fernando El Santo</th>
</tr>
</thead>
<tbody>
<tr>
<td>9,339 sqm</td>
<td>15,094 sqm</td>
<td>3,254 sqm</td>
</tr>
<tr>
<td>Multi-Tenant</td>
<td>Mono-Tenant</td>
<td>Multi-Tenant</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Miguel Angel</th>
<th>Sagasta 27</th>
<th>Diagonal</th>
</tr>
</thead>
<tbody>
<tr>
<td>8,036 sqm</td>
<td>4,481 sqm</td>
<td>15,351 sqm</td>
</tr>
<tr>
<td>Multi-Tenant</td>
<td>Multi-Tenant</td>
<td>Multi-Tenant</td>
</tr>
</tbody>
</table>

SELECTED TENANTS

- CUATRECASAS
- ALANTRA
- McKinsey&Company
- BCG
- Westinghouse
- eBay
- Konecta

Embajada de la República Argentina en España
02 A strong office platform at optimal market timing
Strong value creation through asset management

58% of the portfolio with additional value creation to be captured

- €564m of assets selected to be repositioned and improved to create additional value
- Revaluation of the assets still to be captured by managing leases and letting-up vacant spaces
- Passing GRI of €65m providing a very attractive yield on cost

<table>
<thead>
<tr>
<th>Component</th>
<th>GAV (€m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leasing Management</td>
<td>165</td>
</tr>
<tr>
<td>GAV (€m)</td>
<td>165</td>
</tr>
<tr>
<td>Leasing Vacant</td>
<td>270</td>
</tr>
<tr>
<td>GAV (€m)</td>
<td>270</td>
</tr>
<tr>
<td>Improvements</td>
<td>119</td>
</tr>
<tr>
<td>GAV (€m)</td>
<td>119</td>
</tr>
<tr>
<td>Repositioning</td>
<td>445</td>
</tr>
<tr>
<td>GAV (€m)</td>
<td>445</td>
</tr>
</tbody>
</table>

Upside 7.3% Revisionary yield

Stabilised 42%

58% Active Management

Leasing Management 10%
Leasing Vacant 16%
Improvements 7%
Repositioning 26%
Solid redevelopment pipeline to be released in 18-24 months

- Repositioning asset allows further growth both in value and GRI
- Grade A assets are a key driver to attract top tier tenants

A strong office platform at optimal market timing
Producing Grade A offices in solid markets
A strong office platform at optimal market timing

Significant growth potential in GRI

Portfolio with significant growth potential in GRI

- €15m growth through occupancy increase and potential rent revaluation
- €22m increase in GRI due to project pipeline
- Additional market rental growth to be captured

Yield on total cost

- 5.9%¹

<table>
<thead>
<tr>
<th>Last 6 months</th>
<th>Following 18-24 months</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRI Dec 16</td>
<td>H1 2017 acquisitions</td>
</tr>
<tr>
<td>H1 2017 active management</td>
<td>GRI June 17</td>
</tr>
<tr>
<td>€52m</td>
<td>€65m</td>
</tr>
<tr>
<td>€65m</td>
<td>Rev potential⁴ (at current market)</td>
</tr>
<tr>
<td>€80m</td>
<td>Rev GRI</td>
</tr>
<tr>
<td>€102m</td>
<td>Redevel.⁵ Projects</td>
</tr>
<tr>
<td></td>
<td>Potential GRI Post-Redevel.</td>
</tr>
</tbody>
</table>

¹ Based on passing and acquisition total cost
² Acquisition total cost adjusted for improvement and repositioning capex
³ Acquisition total cost adjusted for improvement capex
⁴ Includes certain ERV increases due to improvement capex
⁵ Includes certain ERV increases due to repositioning capex. Repositioning projects includes certain ERV increases due to repositioning capex. Repositioning projects includes Puerto Somport, Avenida Bruselas, Velazquez, Juan Ignacio Luca de Tena 6, Sagasta 27 and San Fernando (phases I and II)
An attractive transaction

Creation of the only pure office play on Spain
An attractive transaction
Transaction fully in line with Colonial’s strategic and financial objectives

Office leadership - creating the only pure office play on Spain
> More than 1.1 million of office GLA with an attractive project pipeline
> Group GAV of c.€10bn with close to €500m of potential GRI
> Comfortable credit profile post transaction

<table>
<thead>
<tr>
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</tr>
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1 Colonial GLA as of 9/2017
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5 Pro-forma LTV considering €450m of equity and asset disposals, without considering potential value growth on year end appraisals
6 For Axiare only including office GLA above ground
An attractive transaction
Office leadership - creating the only pure office play on Spain

Rebalancing of asset allocation enhancing Madrid exposure
> Combined portfolio close to €10bn in GAV
> Increase of Spain office exposure by €1.3bn
> Increase of Spain portfolio exposure up to 26% (+ 7 p.p.)

<table>
<thead>
<tr>
<th>GAV (€bn)</th>
<th>GAV (POST-TRANSACTION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre Transaction</td>
<td>Acquisition</td>
</tr>
<tr>
<td>Madrid²</td>
<td>1,6</td>
</tr>
<tr>
<td>Barcelona²</td>
<td>1,2</td>
</tr>
<tr>
<td>Paris²</td>
<td>8,3¹</td>
</tr>
</tbody>
</table>

¹ GAV 6/17 adjusted by the IN/OUT disposal & Arturo Soria acquisition at purchase price (includes 15.5% Axiare Stake)
² Office Value
An attractive transaction
Office leadership - creating the only pure office play on Spain

Strong leadership position in European Office Sector
> Close to €10bn of GAV
> Consolidating leadership enhancing Madrid exposure
> Undisputed dominance in Madrid CBD

CONSOLIDATION OF OFFICE LEADERSHIP

<table>
<thead>
<tr>
<th></th>
<th>GLA (sqm)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial Post Transaction</td>
<td>9,5</td>
<td>9.8</td>
</tr>
<tr>
<td>Colonial</td>
<td>8,3&lt;sup&gt;1&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>Peer</td>
<td>7,4</td>
<td>12.6</td>
</tr>
<tr>
<td>Peer</td>
<td>6,1</td>
<td>7.5</td>
</tr>
<tr>
<td>Peer</td>
<td>4,8</td>
<td>10.1</td>
</tr>
<tr>
<td>Peer</td>
<td>4,1</td>
<td>10.3</td>
</tr>
<tr>
<td>Peer</td>
<td>3,5</td>
<td>4.3</td>
</tr>
<tr>
<td>Peer</td>
<td>3,2</td>
<td>3.2</td>
</tr>
<tr>
<td>Peer</td>
<td>1,3</td>
<td>1.7</td>
</tr>
</tbody>
</table>

<sup>1</sup> GAV 6/17 adjusted by the IN/OUT disposal & Arturo Soria acquisition at purchase price (includes 15.5% Axiare Stake)

CONSOLIDATING LEADERSHIP IN MADRID CITY CENTER (INSIDE M30)

Top Property owners inside M30

<table>
<thead>
<tr>
<th></th>
<th>Assets</th>
<th>GLA (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Colonial + Axiare</td>
<td>31</td>
<td>327,951</td>
</tr>
<tr>
<td>Colonial</td>
<td>23</td>
<td>257,625</td>
</tr>
<tr>
<td>Peer 1</td>
<td>13</td>
<td>269,737</td>
</tr>
<tr>
<td>Peer 2</td>
<td>11</td>
<td>252,743</td>
</tr>
<tr>
<td>Peer 3</td>
<td>18</td>
<td>245,251</td>
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<tr>
<td>Peer 4</td>
<td>15</td>
<td>185,434</td>
</tr>
<tr>
<td>Peer 5</td>
<td>16</td>
<td>136,346</td>
</tr>
</tbody>
</table>
An attractive transaction
Reshaping the portfolio & Completing Project Delivery

Attractive project pipeline significantly increasing Colonial’s project exposure
> Solid pipeline of projects allowing to capture value growth and rental revision
> Target similar approach to Colonial’s renowned repositioning program
> Project deliveries at optimal market timing

**ENHANCING COLONIAL’S PROJECT PIPELINE**

<table>
<thead>
<tr>
<th>In sqm</th>
<th>Madrid</th>
<th>Barcelona</th>
<th>Paris</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>191,716</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>191,796</td>
</tr>
<tr>
<td>33,540</td>
<td>54,352</td>
<td>51,180</td>
<td></td>
<td>139,072</td>
</tr>
<tr>
<td>225,256</td>
<td>54,352</td>
<td>51,180</td>
<td></td>
<td>330,788</td>
</tr>
<tr>
<td>€32m</td>
<td>€8m</td>
<td>€34m</td>
<td></td>
<td>€74m</td>
</tr>
</tbody>
</table>

**ATTRACTIVE PIPELINE**

**2017 SCHEMES**
- ADB
- FRD
- VLZ
- JO6
- SFE
- RDL
- DHS

**2018 SCHEMES**
- SOM
- M23
- S27
- SF2

**PROJECTS**
- RIBERA DEL LOIRA: 12,822 sqm
- SAGASTA 27: 4,481 sqm
- AVENIDA DE BRUSELAS: 14,547 sqm
- P. DE SOMPORT 10-18: 22,000 sqm
- JILT6: 4,560 sqm
- SAN FERNANDO I & II: 133,306 sqm

**Additional GRI**
- €32m
- €8m
- €34m
- €74m
An attractive transaction
Reshaping the portfolio enhancing value add exposure

Enhancing significantly Colonial’s value add pipeline
> Combined platform with more than 197,000 sqm of project pipeline in offices
> Opportunity to implement “Prime Factory” strategies

ATTRACTION VALUE ADD EXPOSURE

INCREASE PROJECT PIPELINE (GLA SQM)

GLA Offices (sqm)

Project Pipeline 17%

Pre Transaction

Acquisition

Post Transaction

+58,410 sqm Offices
+64%

1 Do not include projects in logistic & other non-core assets
An attractive transaction
Short term and long term enhancement of topline growth

Solid base for sustained top line growth
> Attractive rebalancing geographic exposure towards Madrid
> Enhanced bet on Spanish rental price recovery
> Paris exposure remains at very attractive levels

TOTAL GROWTH AT CURRENT ERV

<table>
<thead>
<tr>
<th></th>
<th>CURRENT GRI</th>
<th>POTENTIAL GRI</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pre Transaction</td>
<td>Acquisition</td>
</tr>
<tr>
<td>Spain</td>
<td>€285m</td>
<td>€65m</td>
</tr>
<tr>
<td>France</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

OPTIMIZED GEOGRAPHICAL MIX

Pre-transaction
- Spain: 30%
- France: 70%

Post-transaction
- Spain: 42%
- France: 58%


Pre-transaction
- Spain: 31%
- France: 69%

Post-transaction
- Spain: 42%
- France: 58%

+11% p.p.

1 According to Axiare public information June 2017
An attractive transaction
An attractive pricing level for everybody

Attractive transaction for Axiare and Colonial shareholders
> Offer price of €18.5 per share representing 13% premium on share price
> Attractive entry point for Colonial shareholders at 17.59 €/share
> Entry price level offers interesting growth potential

Pricing

Offer price for Axiare shareholders - 18.50 €/share

> +13% premium on share price pre announcement

> +16% premium on 6M average share price

> +21% premium on last reported NAV

Blended price for Colonial: 17.59 €/share

> Price in line with expected forward looking 2018 NAV

> Implicit Topped-Up Potential Yield at 5.5% (without rental growth)

> Implicit office capital value below 5,000 €/sqm

Total Shareholder Return3 – Performance YTD

Colonial

Axiare

+87%
+67%

+21%
+21%

Since recap. of Spanish sector

First Half 2017 - YoY

1 Considers 15.5% stake acquired at a blended price of 12.6 €/share
2 Based on Potential topped-up GRI post redevelopment at 6/2017 market rents
3 NAV per share growth + dividend yield
## Additional value creation through crystallization of synergies

- Annual run-rate synergies of c.€3m-€5m per year, with direct impact on FFO
- Estimated value creation potential of c.€0.20 to €0.30 per share
- Replicating best practices of fully integrated platform

### SYNERGIES

<table>
<thead>
<tr>
<th>Synergy Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating synergies</td>
<td>Operating costs savings of c.€3m per annum</td>
</tr>
<tr>
<td>Financing synergies</td>
<td>Financing cost optimization on Axiare’s debt</td>
</tr>
<tr>
<td>Revenue synergies</td>
<td>Revenue synergies through integration in a leading office &amp; replicating best practices across all segments</td>
</tr>
</tbody>
</table>

### Value Creation through Synergies

- **Annual run rate of c.€3m - €5m**
- **Value per share of c.€20Cts - €30Cts**

---

1 Annualized run rate of synergies capitalized at 3.5%
03 An attractive transaction
Transaction is value enhancing for Colonial’s shareholders

Attractive Total Shareholder Return
> Transaction is highly accretive on FFO from the first year
> Neutral on 2018 NAV with very attractive mid term accretion
> Interesting “Alpha” drivers of value creation underpinned by strong rental cycle

ATTRACTION TOTAL SHAREHOLDER RETURN

Transaction is cash flow accretive in first year
> FFO per share clearly above 10% in 2018
> High double digit accretion from 2019 onwards
> Synergies adding additional cash flow accretion

Solid mid term NAV growth
> Transaction neutral on 2018 forward looking NAV
> Attractive mid term NAV accretion
> Additional value creation through
  I. Fully capturing rental cycle
  II. Colonial’s real estate transformation capabilities
  III. Crystalizing premiums on non-core disposals
  IV. Capturing full value of operational & financial synergies

IMPACT PER SHARE

<table>
<thead>
<tr>
<th>Return metric</th>
<th>Short term</th>
<th>Mid term</th>
</tr>
</thead>
<tbody>
<tr>
<td>EPRA NAV</td>
<td>–</td>
<td></td>
</tr>
<tr>
<td>FFO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dividends</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Shareholder Return</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A solid transaction structure

Fully funded transaction with low execution risk
**04 A solid transaction structure**

**Key terms of the voluntary tender offer**

**Offer with standard conditions with strong starting point**

- Close to 29% stake secured pre takeover bid from former Axiare core shareholders
- Takeover bid to obtain control of the company
- Completion expected for end of first half 2018

1. **Transaction characteristics & Pricing**

- Colonial has acquired a stake of c.13% in Axiare from several shareholders for a price between 18.25 and 18.50 € per share
- As a result, Colonial owns a 29% stake in the capital of Axiare
- The Board of Directors of Colonial has approved launching a voluntary tender offer for the remaining 71% share capital
- Price of €18.50 per Axiare share
- Implied acquisition price of €17.59 per Axiare share\(^1\)
- The offer will include standard conditions, in particular 50%+1 ownership acceptance (including the 29% stake owned pre tender offer)
- Take-over bid fully funded with a mix of debt & equity

2. **Timeline**

- Announcement of intention to launch public offer: November 13, 2017
- Publication of prospectus: Q1 2018
- Offer acceptance period: Q1 2018 (30 days)
- Expected closing: Q2 2018

\(^1\) Weighted average acquisition price considering the initial 15.5% stake acquired at a blended price of 12.6 €/share.
**A solid transaction structure**
Colonial’s current credit rating remains strong

**A fully financed transaction with low execution risk**
- Firm interest from Colonial core shareholders for equity underwriting
- Highly attractive momentum in bond markets
- Further deleverage through disposal of non-core

### SOURCES & USES

<table>
<thead>
<tr>
<th>Sources</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash &amp; undrawn facilities¹</td>
<td>13% stake pre launch¹</td>
</tr>
<tr>
<td>New bond issuance²</td>
<td>Takeover bid for 71%</td>
</tr>
<tr>
<td>Equity raise</td>
<td>Illustrative transaction costs</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Sources</strong></td>
<td><strong>Uses</strong></td>
</tr>
<tr>
<td>€1,274m</td>
<td>€1,274m</td>
</tr>
</tbody>
</table>

1. Acquistion of 13% of Axiare pre launch of tender offer funded by cash and undrawn facilities pre deal
2. New unsecured bond issuance of €800m (€731m transaction funding & €69m additional liquidity)
3. €450m including disposal of treasury shares

### A FULLY FUNDED TRANSACTION

**Funding**

- Transaction fully financed
  1. Bridge financing in place
  2. Equity Raise with firm interest from Colonial core shareholders and backstoppable by standby volume equity underwritten
  3. Treasury shares of c.€100m backstoppable by an standby volume underwritten
  4. Issuance of €800m unsecured bond to repay drawn part of bridge facility
  5. Liquid non-core assets for c.€300m identified to be disposed of in 12 months

**Credit Profile remains strong**

- ~40% Group LTV

---

Rating Standard & Poor’s  **BBB**

Rating Moody’s  **Baa2**
05 Conclusions

Accelerating Colonial’s Business Plan at optimal market timing
A STRONG OFFICE PLATFORM IN MADRID

> Complementary Grade A office portfolio of €1.3bn
> Consolidating dominance in CBD
> Additional project portfolio
> Optimal market timing in rental cycle

SOLID STRATEGIC RATIONALE

> Office leadership - consolidating the only pure office play on Spain
> Attractive rebalancing of geographic allocation
> Significant enhancement of top line growth profile
> Increase of growth opportunities
> Acceleration of Colonial’s Business Plan

VALUE ENHANCING TRANSACTION FOR COLONIAL SHAREHOLDERS

> Attractive entry price
> Highly accretive in FFO from year one
> Interesting mid term NAV accretion
> Value creation through Colonial’s prime factory approach
> Unique scarcity play on high quality offices in Spain
> Credit profile remains strong
Appendix

Axiare 2017 portfolio acquisitions as of August 2017

**PUERTO DE SOMPORT 8**
Acquisition date: Jan-17  
Price: €41.5m  
Location: Madrid  
GLA: 9,280 sqm

**SANT CUGAT**
Acquisition date: Mar-17  
Price: €19.5m  
Location: Barcelona  
GLA: 12,000 sqm

**CEDRO**
Acquisition date: Jan-17  
Price: €43.5m  
Location: Madrid  
GLA: 17,032 sqm

**SAN FERNANDO (PHASE II)**
Acquisition date: Jun-17  
Price: €38.0m  
Location: Madrid 1st ring  
GLA: 73,464 sqm

**MIGUEL ANGEL**
Acquisition date: Feb-17  
Price: €53.4m  
Location: Madrid CBD  
GLA: 8,036 sqm

**SAGASTA 27**
Acquisition date: Jun-17  
Price: €18.6m  
Location: Madrid CBD  
GLA: 4,481 sqm
Appendix
Axiare portfolio overview

Offices
Logistics
Others
Axiare portfolio overview (cont’d)
Appendix

Axiare portfolio overview (cont’d)
Appendix
Axiare portfolio overview (cont’d)
Appendix

Axiare portfolio overview (cont’d)
Appendix

Axiare portfolio overview (cont’d)