

---

# Colonial

---

*Colonial acquires a property just a few metres from the Paseo de la Castellana that will be transformed into a prime office building of more than 10,500 sq m*

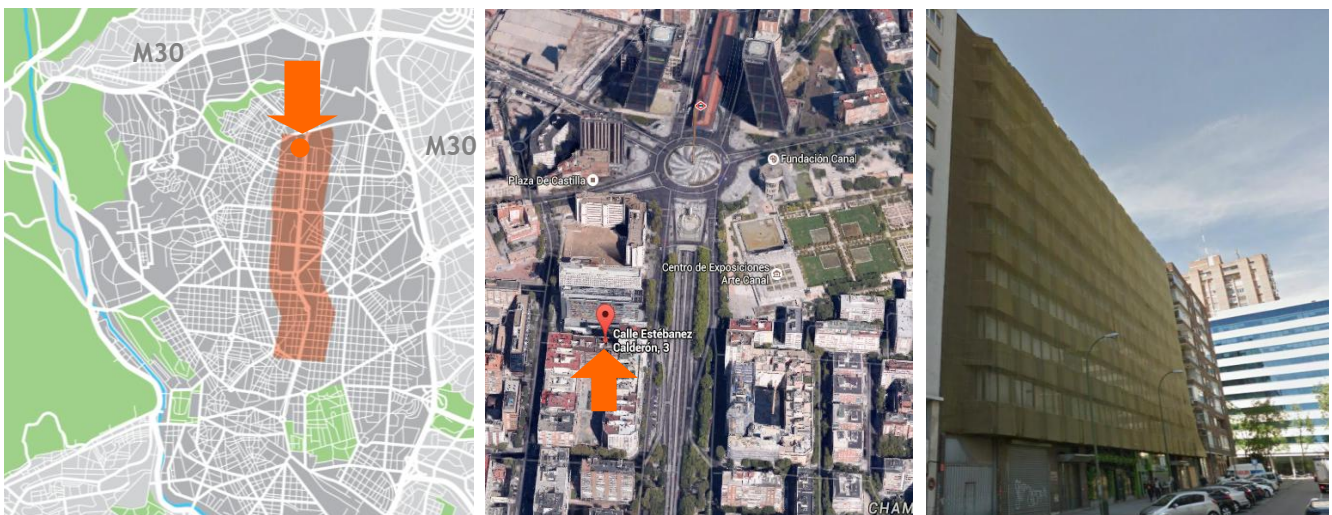
## Colonial strengthens its prime positioning in Madrid

- The project entails an investment of over €40m
- The new building will obtain the “Leed Gold” certificate

Barcelona, 29 May 2015

Colonial has closed a deal to purchase an office building in Madrid just a few metres from Paseo de la Castellana, in Estébanez Calderón 3-5.

The transaction involves demolishing the current building to build a new unique property, 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 10,500 sq m of surface area above ground, divided into floors which will enable high space efficiency. The new building will obtain the “Leed Gold” energy certificate.



The property, acquired in an off-market transaction, together with the refurbishment Project, will result in a total investment of more than €40m. This project will create a unique office product in Madrid CBD, strengthening the successful prime positioning of the offices of the Colonial Group.

This acquisition 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 products in prime areas with attractive returns, given the scarce supply of quality products combined with a high demand for this kind of space.

---

# Colonial

---

This “Prime Factory” investment strategy is a clear competitive advantage in the office market, which enables the Group to maximise value creation for its shareholders. In the year 2014, the value of Colonial Group’s asset portfolio has increased 10%, a growth ratio above peers.

The Colonial Group will continue to implement its investment plan through acquisitions such as Estébanez Calderón (prime location, quality, efficiency and sustainability), which will enable it to showcase its real estate knowledge in transforming properties.

***About Colonial: with close to one million square metres of offices to rent in the best locations in Paris, Madrid and Barcelona, and assets valued at more than €6,000 million, Colonial has strengthened its position as one of the benchmark companies in Europe in the property industry.***

For more information: Román y Asociados 93 414 23 40

Xavier Ribó – [x.ribo@romanyasociados.es](mailto:x.ribo@romanyasociados.es) 93 414 23 40/ 669 486 003

Marta Martínez – [m.martinez@romanyasociados.es](mailto:m.martinez@romanyasociados.es) 93 4142340