

Greater certainty with debt maturities covered until 2024

The Colonial Group successfully closes a debt issue of its subsidiary SFL for €500m

- The Group is mainly financed in the bond market, without mortgage guarantee and with a liquidity in excess of €2.0bn
- Demand exceeded more than four times the offering
- The strong support of the markets has enabled great conditions to be obtained with a structured issue of 7 years with a coupon of 1.5%
- The group extends its debt maturity with an average life above 4.5 years and with this issuance covers all maturities for the next 4 years
- The average cost of debt of Colonial stands at 1.66%

Madrid, 28 May 2020

SFL, the French subsidiary of the Colonial Group, successfully closed a debt issuance operation in the amount of €500m. The bond issue is structured at 7 years, with an annual coupon of 1.5%, maturing on 5 June 2027.

The strong interest of the markets has been key in obtaining excellent conditions. Demand exceeded four times the issue volume. The bonds were placed with a broad base of quality European investors, primarily in France, the United Kingdom and Germany, with established profiles, such as insurance companies and investment funds.

The new issue will be used for general corporate purposes and extends the average maturity of the Colonial Group's debt as part of its proactive balance sheet management strategy. The average life of Colonial's financing is now 4.5 years and the Group has its debt maturities covered for the next 4 years. The average cost of Colonial's debt stands at 1.66%.

The good financial profile of the Group is enhanced with this transaction. Colonial is mainly financed in the bond market, without mortgage guarantee, and accumulates a liquidity in excess of €2.0bn. Standard & Poor's and Moody's have confirmed the credit rating of Colonial in April 2020 and consider it as the Spanish property company with best rating. Colonial has a BBB+ rating with stable Outlook from Standard & Poor's and a Baa2 rating with stable outlook from Moody's.

"Once more the markets have again shown their support and confidence in Colonial and its fundamentals, at a time of high complexity. With this issue we increase the security of the company. We are financed without mortgage guarantees and we have liquidity that covers any maturity until 2024", explains Carmina Ganyet, Corporate Managing Director of Colonial.

About Colonial

Colonial is a Spanish listed REIT company (SOCIMI), leader in the European Prime office market with presence in the main business areas of Barcelona, Madrid and Paris with a prime office portfolio of more than one million of sq m of GLA and assets under management with a value of more than €12bn.



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“The information included in this document should be read together with all of the public information available, particularly the Company’s website www.inmocolonial.com.”

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