

The issue will be listed on the Spanish debt market

Colonial successfully closes a debt issue of 500 million euros

- The issue has been structured for 8 years with a coupon of 0,75%, which is the lowest in Colonial's history.
- Markets once again give their massive support to Colonial, with a demand that has exceeded the volume of the issue by almost three times more.
- Colonial takes advantage of the market opportunity to strengthen its capital structure, continue to improve the quality of its debt and once again capture the interest of investors.
- Concurrently, yesterday the company announced an offer to repurchase of its issues with an expiration date in 2023 and 2024.
- Colonial has assured its long-term financial structure with favourable conditions.

Madrid, June 15th of 2021. Colonial has successfully closed today a debt issuance operation for a total amount of 500 million euros. The bond issue is structured for 8 years, which will accrue a coupon of 0,75% maturing in June 2029.

The markets have widely supported Colonial's issuance, to the point that demand has exceeded almost three times more the volume of the issue. The issue has been backed by the main international investors with an institutional profile, present in previous issues and who have once again shown their support for the company.

This issue comes after Colonial announced yesterday a repurchase offer of up to 800 million euros for the holders of its debt issues with upcoming maturities in 2023 and 2024.

"With this issue, we wanted to take advantage of a window of opportunity to reinforce the capital structure, improve the quality of our financing by further lengthening its terms and reducing its average cost, and we have once again been able to confirm the interest of the markets to follow the model success of our business plan", explains Carmina Ganyet, Colonial's Corporate General Manager. "Colonial has assured its long-term financial structure with favourable conditions" has added Ganyet.

With this operation, the average life of the Colonial Group's financing is 5.2 years – compared with 5 years in March 2021 - with an average cost of 1.63% in front of the 1.77 of March 2021. Assuming the completion of the buyback program announced this week, the Group's liquidity would be around 2.3 billion euros. The Group, financed in its practice entirely in the debt market, has maturities of its issues covered until 2025, included.

The new issue will be listed on the Spanish market under the "Euro Medium Term Note" program that allows issues of up to € 5,000 million.

At the end of June, the group had a net debt of 4,315 million euros, of which 2,800 million corresponded to bonds issued by Colonial and another 1,539 million to bonds of its French subsidiary Société Foncière Lyonnaise (SFL). The Group's Loan to Value is around 34% and it has a credit rating of BBB + according to the S&P Rating and Baa2 by Moody's, both with a stable outlook. Colonial is one of the few European real estate companies that has maintained its rating, consolidating itself as the real estate company with the best historical rating in the Spanish sector and among the best valued in Europe.



"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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