

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (“**EU MiFID II**”); or (ii) a customer within the meaning of Directive (EU) 2016/97, as amended (the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently no key information document required by Regulation (EU) No 1286/2014, as amended (the “**EU PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (“**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”); (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the Financial Services and Markets Act 2000 (the “**FSMA**”) to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**EU MiFID II Product Governance / Professional investors and ECPs only target market** – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in EU MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

**UK MiFIR product governance / Professional investors and ECPs only target market** – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“**COBS**”), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**UK MiFIR**”); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

**Final Terms dated 20 January 2025**

**Inmobiliaria Colonial, SOCIMI, S.A.**

**Issue of**

**EUR 500,000,000 3.250 per cent. Green Notes due 22 January 2030**

**under the**

**EUR 7,000,000,000 Euro Medium Term Note Programme**

**Legal Entity Identifier (LEI): 95980020140005007414**

**PART A – CONTRACTUAL TERMS**

Terms used below shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Bearer Notes (the “**Conditions**”) set forth in the Base Prospectus dated 10 July 2024 and the supplement to the Base Prospectus dated 17 December 2024 which together constitute a base prospectus (the “**Base Prospectus**”) for the purposes of the Prospectus Regulation. This document constitutes the Final Terms of the Notes described below for the purposes of the Prospectus Regulation and must be read in conjunction with the Base Prospectus.

The Base Prospectus has been published on the website of Euronext Dublin (<https://www.euronext.com/en/markets/dublin>) and the Issuer’s website ([www.inmocolonial.com](http://www.inmocolonial.com)).

The expression “**Prospectus Regulation**” means Regulation (EU) 2017/1129, as amended.

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|-----|-------|---|---|
| 1.  | (i)   | Issuer:   | Inmobiliaria Colonial, SOCIMI, S.A.   |
| 2.  | (i)   | Series Number:                                  | 8   |
|     | (ii)  | Tranche Number:                                 | 1   |
|     | (iii) | Date on which the Notes become fungible:        | Not Applicable  |
| 3.  |       | Specified Currency or Currencies:               | Euro (" <b>EUR</b> ")   |
| 4.  |       | Aggregate Nominal Amount:                       | EUR 500,000,000   |
|     | (i)   | Series:   | EUR 500,000,000   |
|     | (ii)  | Tranche:  | EUR 500,000,000   |
| 5.  |       | Issue Price:                                    | 99.267 per cent. of the Aggregate Nominal Amount  |
| 6.  | (i)   | Specified Denominations:                        | EUR 100,000   |
|     | (ii)  | Calculation Amount:                             | EUR 100,000   |
| 7.  | (i)   | Issue Date:                                     | 22 January 2025   |
|     | (ii)  | Interest Commencement Date:                     | Issue Date  |
| 8.  |       | Maturity Date:                                  | 22 January 2030   |
| 9.  |       | Interest Basis:                                 | 3.250 per cent. Fixed Rate (see paragraph 14 below)   |
| 10. |       | Redemption/Payment Basis:                       | Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at their nominal amount |
| 11. |       | Change of Interest or Redemption/Payment Basis: | Not Applicable  |

12.	Put/Call Options:	Change of Control Put Event Call Option Residual Maturity Call Option Substantial Purchase Event (See paragraphs 17/19/20/21 below)
13.	Date approval for issuance of Notes obtained:	18 April 2024 and 15 January 2025

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	<b>Fixed Rate Note Provisions</b>	Applicable
	(i) Rate of Interest:	3.250 per cent. per annum payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	22 January in each year
	(iii) Fixed Coupon Amount:	EUR 3,250.00 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual (ICMA)
15.	<b>Floating Rate Note Provisions</b>	Not Applicable
16.	<b>Zero Coupon Note Provisions</b>	Not Applicable

#### PROVISIONS RELATING TO REDEMPTION

17.	Call Option	Applicable
	(i) Optional Redemption Date(s) (Call):	From (but excluding) the Issue Date to (and including) the Maturity Date
	(ii) Optional Redemption Amount(s) (Call) of each Note:	Make Whole Amount
	(iii) Make Whole Amount:	Applicable
	(a) Reference Bond:	DBR 2.10% November 2029 (ISIN: DE0001102622)
	Redemption Margin:	0.20 per cent.
	Financial Adviser:	As per Condition 2
	Quotation Time:	As determined by the Financial Adviser
	(b) Discount Rate:	Not Applicable
	(c) Make Whole Exemption Period:	From (and including) 22 October 2029 to (but excluding) the Maturity Date
	(iv) If redeemable in part:	
	(a) Minimum Redemption Amount:	EUR 100,000 per Calculation Amount
	(b) Maximum Redemption Amount:	Make Whole Amount per Calculation Amount

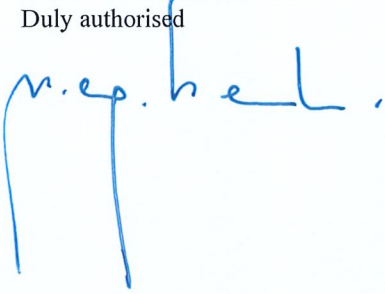
	(v) Notice period:	Condition 10(c) applies
18.	Put Option	Not Applicable
19.	Change of Control Put Event:	Applicable
20.	Residual Maturity Call Option:	Applicable
	Date fixed for redemption:	As per Condition 10(d)
21.	Substantial Purchase Event:	Applicable
22.	Final Redemption Amount of each Note:	EUR 100,000 per Calculation Amount
23.	Early Redemption Amount (Tax):	EUR 100,000 per Calculation Amount
24.	Early Termination Amount:	EUR 100,000 per Calculation Amount

#### **GENERAL PROVISIONS APPLICABLE TO THE NOTES**

25.	Form of Notes:	Bearer Notes:  Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes at any time/in the limited circumstances specified in the Permanent Global Note
26.	New Global Note:	Yes
27.	Additional Financial Centre(s):	Not Applicable
28.	Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No

Signed on behalf of **Inmobiliaria Colonial, SOCIMI, S.A.:**

By: Àngels Arderiu Ibars  
Duly authorised

A handwritten signature in blue ink, appearing to read 'Àngels Arderiu Ibars', written over the printed name and 'Duly authorised'.

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Admission to Trading: Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to the official list of the Irish Stock Exchange plc trading as Euronext Dublin (“**Euronext Dublin**”) and to trading on the regulated market of Euronext Dublin with effect from 22 January 2025.
- (ii) Estimate of total expenses related to admission to trading: EUR 1,050

### 2. RATINGS

- The Notes to be issued are expected to be rated:
- Ratings: Standard & Poor's: BBB+
- According to Standard & Poor's rating system, an obligation rated 'BBB' exhibits adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the obligor's capacity to meet its financial commitments on the obligation. The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the rating categories.
- <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>
- Standard & Poor's is established in the EEA and registered under Regulation (EU) No 1060/2009 on credit rating agencies, as amended (the “**EU CRA Regulation**”).

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Joint Bookrunners, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The Joint Bookrunners and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

### 4. REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

- Reasons for the offer: Eligible Green Projects
- Estimated net proceeds: EUR 494,835,000

### 5. YIELD

- Indication of yield: 3.412 per cent. *per annum*
- The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

### 6. OPERATIONAL INFORMATION

- ISIN: XS2979643991
- Common Code: 297964399
- FISN: INMOBILIARIA CS/3.25 MTN 20300122, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN.
- CFI Code: DTFUFB, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively

	sourced from the responsible National Numbering Agency that assigned the ISIN.
Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Relevant Benchmark:	Not Applicable
Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

## 7. DISTRIBUTION

(i) Method of Distribution:	Syndicated
(ii) If syndicated:	
(A) Names of Joint Bookrunners:	Banco Bilbao Vizcaya Argentaria, S.A., Banco de Sabadell, S.A., BNP PARIBAS, BofA Securities Europe SA, CaixaBank, S.A., Crédit Agricole Corporate and Investment Bank, HSBC Continental Europe, Intesa Sanpaolo S.p.A., J.P. Morgan S.E., Mediobanca – Banca di Credito Finanziario S.p.A., Natixis and Société Générale
(B) Stabilisation Manager(s), if any:	BNP PARIBAS
(iii) If non-syndicated, name of Dealer:	Not Applicable
(iv) U.S. Selling Restrictions:	Reg S Compliance Category 2; TEFRA D
(v) Prohibition of Sales to EEA Retail Investors:	Applicable
(vi) Prohibition of Sales to UK Retail Investors:	Applicable