



Madrid CBD Asset Portfolio



EPRA CONFERENCE 2019
10-12 september





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10-12 september



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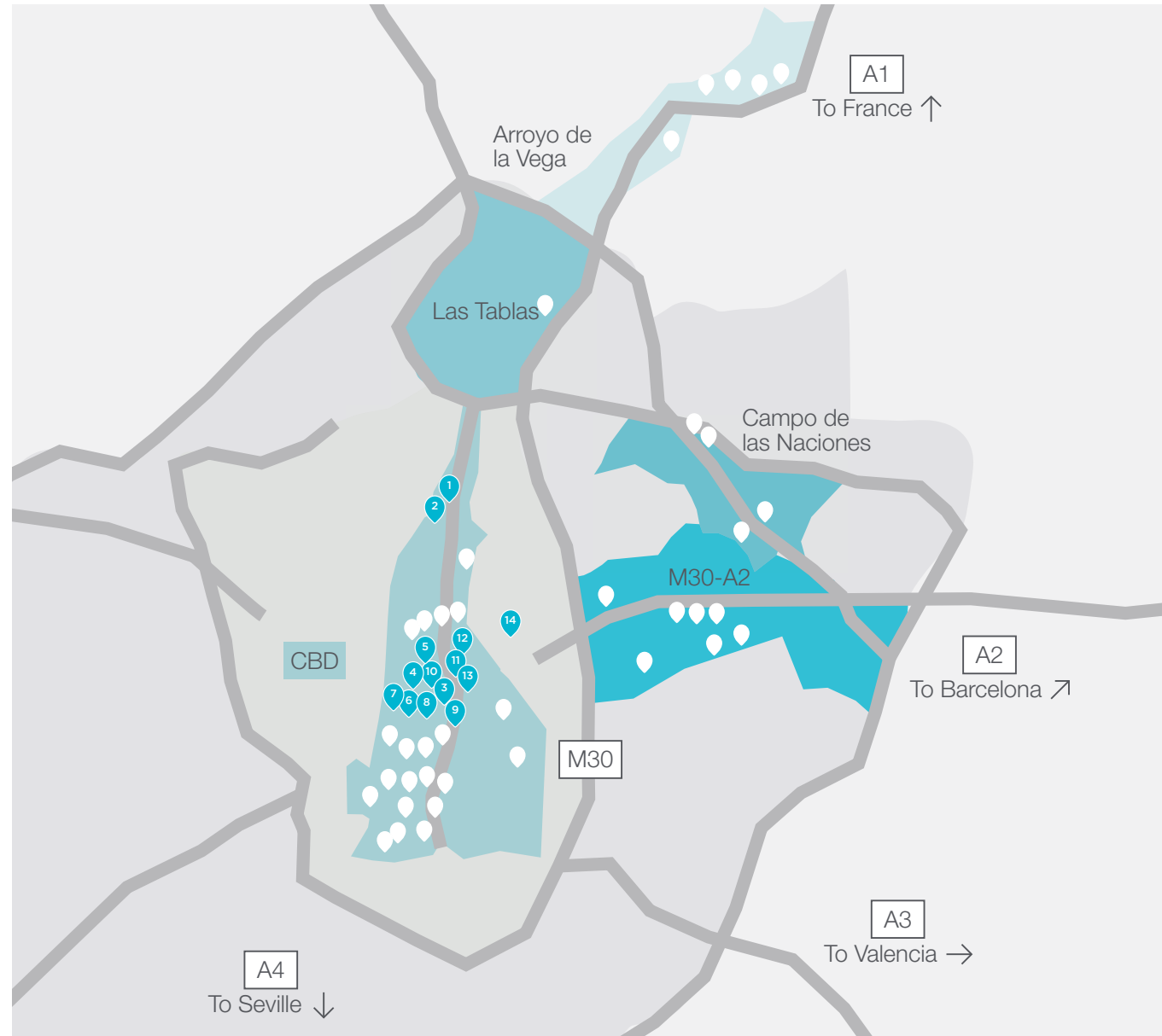


Colonial is a Spanish listed REIT company (SOCIMI), leader in the European Prime office market with presence in the main business areas of Barcelona, Madrid and Paris with a prime office portfolio of more than one million of sq m of GLA and assets under management with a value of more than €11bn.



Property Location Colonial

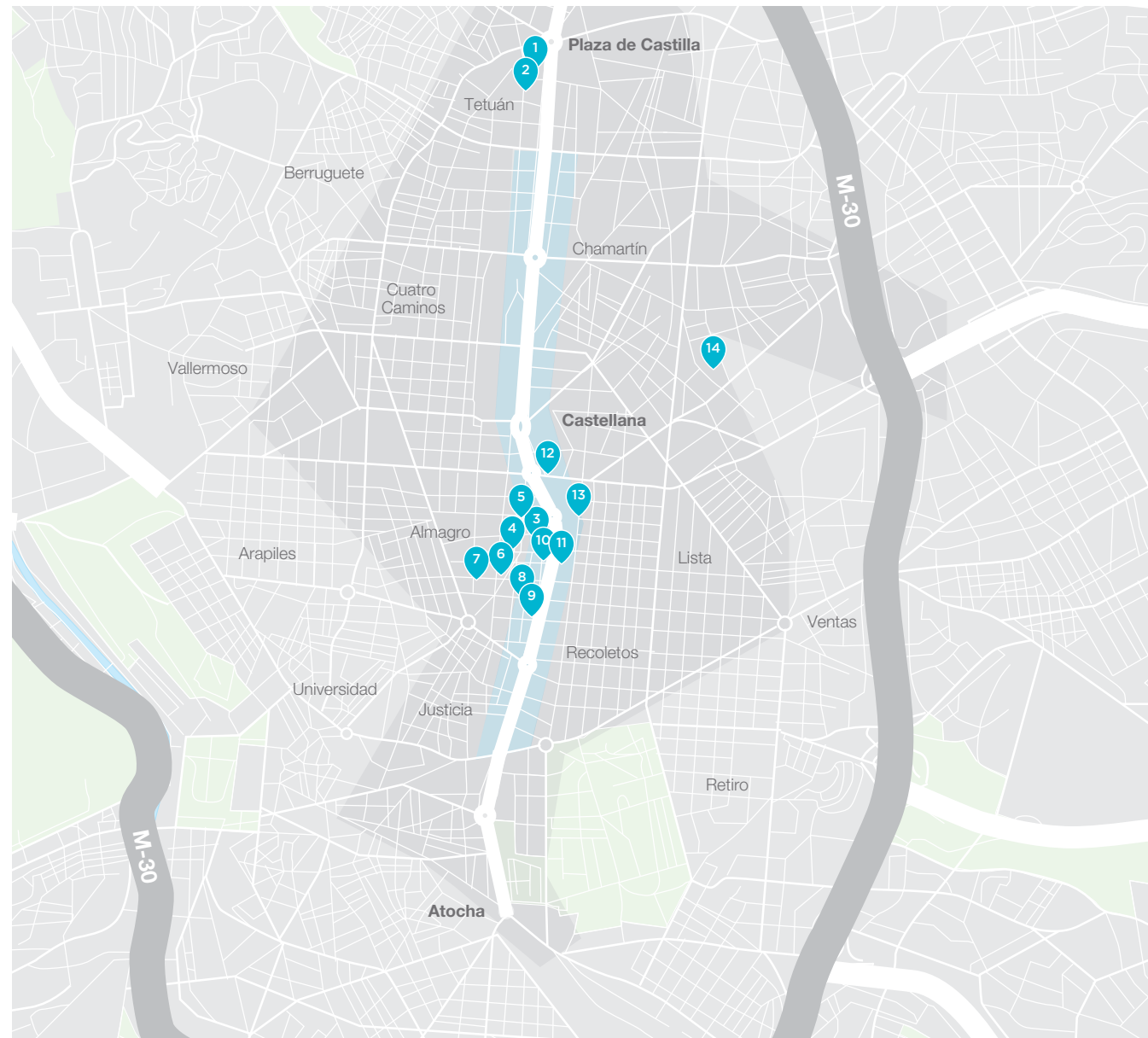
- 33** assets CBD
- 5** assets Arroyo de la Vega
- 1** asset Las Tablas
- 4** assets Campo de las Naciones
- 7** assets M30-A2





CBD Asset Tour

- 1** Discovery Building
- 2** Castellana 163
- 3** Miguel Ángel 23
- 4** Miguel Ángel 11
- 5** Almagro 9
- 6** Sagasta 31-33
- 7** Sagasta 27
- 8** Génova 17
- 9** Recoletos 37
- 10** Castellana 43
- 11** Castellana 52
- 12** Serrano 73
- 13** Velázquez
- 14** The Window Building



1 Castellana | Prime CBD | Estébanez Calderón, 3-5

Discovery Building



Above-ground area
10.152 m²



Floors above
ground level
5



Floor Surface area
1.100 m²



Parking spaces
101



Description

New office building with characteristics of prime quality, created by the prestigious Estudio de Arquitectura Lamela. A unique space of more than 10,000m², with open plan and flexible floors, located on the Castellana Norte thoroughfare, in the established heart of the Madrid business district. Estébanez Calderón, 3-5 is a building aimed at housing companies looking for the best location, maximum comfort for their employees and the best energy efficiency for their corporate headquarters. It boasts optimum brightness with 22 meters between its north and south façade, maximum flexibility in the creation of modules and an original roof top terrace with a garden area for common use.

By perfectly balancing aesthetics and efficiency, it offers a floor of 1,000m² as well as completely open plan floors with a single line of central pillars. This new, exceptional property has also two ground floor commercial premises with direct access to the street as well as 101 parking spaces.

Sustainability

Discovery Building has obtained the LEED Platinum NC certification. This prestigious certification provides the highest level of assurance of the criteria used to construct the building, both in the selection of materials and construction processes, as well as the decisions taken regarding the use of natural and energy resources.



Location

Located on the Castellana Norte business thoroughfare, it is extremely well connected by public transport and to the main access points of the city, as well as conveniently linked to the airport.

- Subway: Cuzco (L10), Plaza de Castilla (L1, L9, L10)



- | | |
|--|-----------------------|
| A CBRE | E AIG |
| B Schwepps | F Oliver Nyman |
| C Ministerio Economía y Empresa | G Aon |
| D Marsh | |



2 Castellana | Prime CBD | Paseo de la Castellana, 163

Castellana 163



Above-ground area
11.000 m²



Floors above
ground level
12



Floor Surface area
952 m²



Parking spaces
52



Additional Services
**Porter
CCTV service**



Description

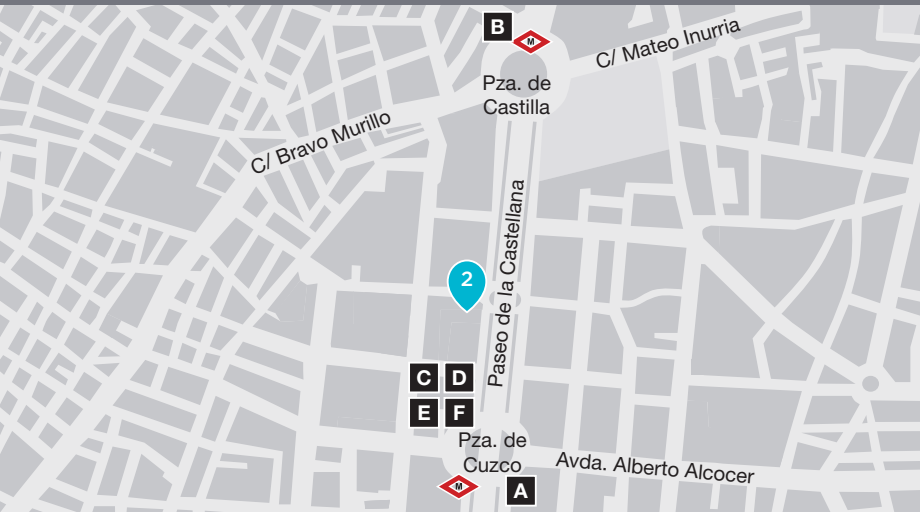
Building in the CBD of Madrid, H-shaped floor plan with two access points; one on Castellana and the other on Capitán Haya. The building has an above-ground surface area of 11,000 m² divided between 12 floors of open-plan offices and a ground floor with three commercial units.

Located within the Castellana business hub, with excellent public transport links and connections to the main gateways of the city.

Location

Located in Madrid's business district, with excellent public transport links.

- Subway: Cuzco (L10), Plaza de Castilla (L1, L9, L10)



- | | |
|--|---------------------------------|
| A Ministerio Economía y Empresa | D Lexington |
| B Gesvalt | E Colliers International |
| C Regus | F Morgan Philips Hudson |

163



3 Castellana | CBD | Miguel Ángel, 23

Miguel Ángel 23



Above-ground area
5.647 m²



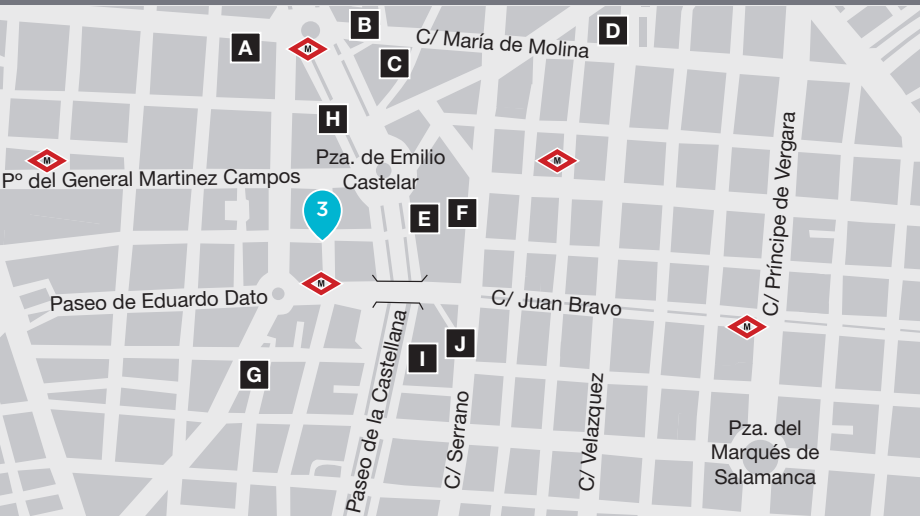
Floors above
ground level
7



Floor Surface area
1.050 m²



Parking spaces
99



- | | |
|----------------------------------|-------------------------|
| A Grant Thornton | F USA Embassy |
| B Sony Pictures | G Linklaters |
| C Goldman Sachs, UBS | H WeWork |
| D IE Instituto de Empresa | I Morgan Stanley |
| E Pérez-Lorca | J JP Morgan |



Description

Prime office building, under refurbishment, with a GLA of 8,036m² distributed over seven open floors and a standard surface area of 1,050 m². It has 100 underground parking spaces and a commercial premises of more than 800 m². It is located in the Madrid central business district, and its corner location gives it excellent visibility from Paseo de la Castellana.

Location

The building is located on Calle Miguel Ángel, in the heart of the Madrid central business, just a short walk from Paseo de la Castellana, and less than a minute's walk from the Intercontinental Hotel and the Gregorio Marañón underground station. The area offers an excellent range of high quality services.

- Subway: Gregorio Marañón (L10), Iglesia (L1), Alonso Cano (L7), Rubén Darío (L5)



4 Castellana | Prime CBD | Miguel Ángel, 11

Miguel Ángel 11



Above-ground area
6.300 m²



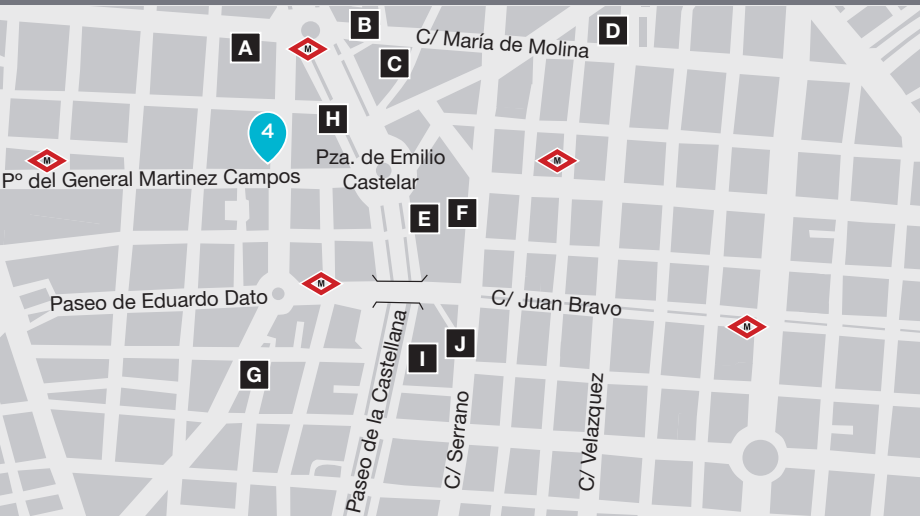
Floors above
ground level
7



Floor Surface area
800 m²



Parking spaces
89



- | | |
|----------------------------------|-------------------------|
| A Grant Thornton | F USA Embassy |
| B Sony Pictures | G Linklaters |
| C Goldman Sachs, UBS | H WeWork |
| D IE Instituto de Empresa | I Morgan Stanley |
| E Pérez-Lorca | J JP Morgan |



Description

Located in the Madrid business district, at the junction of calle Miguel Ángel with Paseo del General Martínez Campos, a few metres from Paseo de la Castellana. With a magnificent double glazed façade, this corner property with seven floors is guaranteed natural light throughout the day.

The offices are structured around a central core with three elevators, in a space to let of up to 800m². A line of modern finishes was chosen for the lobby, stylishly and elegantly combining blacks and whites. The ground floor is divided into three commercial premises with direct street access and the car park is located in the below grade floors.

Sustainability

Has a facilities management system controlled by the Building Management System to reduce energy costs.



Location

The offices to let at calle Miguel Ángel 11 are located in the heart of the business district on the Paseo de la Castellana thoroughfare. It is a zone of restaurants, hotels, blue chip companies and cultural sites. The Madrid Barajas airport is 11 minutes away, and the Atocha railway station 8 minutes away.

- Subway: Gregorio Marañón (L7) (L10), Rubén Darío (L5)



SUSHI
CAFE

Miguel Angel 11

5 Camartín | CBD | Almagro, 9

Almagro 9



Above-ground area
15.094 m²



Floors above
ground level
8



Floor Surface area
1.700 m²



Parking spaces
201



Description

Prestigious office building located in Calle Almagro, in the heart of Madrid's CBD. It has been completely refurbished by the architect Antonio Ruíz Barbarín. With a GLA of 15,094 m² distributed over eight floors and 201 underground parking spaces, excellent natural light and interesting open waiting areas as well as an auditorium for 140 people. The building has an outstanding architectural design and is bathed in natural light thanks to its three glazed façades and private interior courtyard.

Sustainability

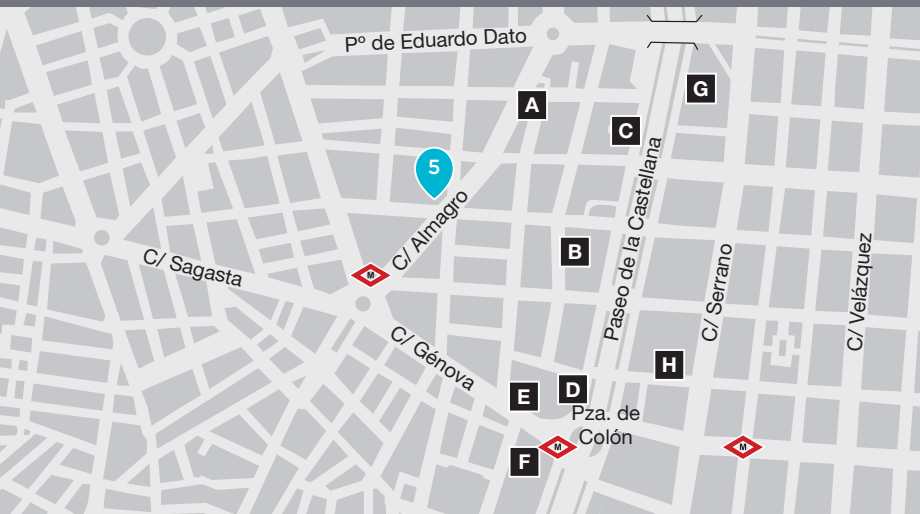
This building is Leed Gold certified. This environmental certification reinforces Colonial's commitment to the environment and certifies that this is an energy-efficient building.



Location

The property is located in one of the most exclusive areas of the Madrid central business district. The surrounding area has exclusive homes, prime offices, the main hotels of the capital, as well as a wide range of high quality services. Only a five-minute walk from Paseo de la Castellana and the Alonso Martínez underground station, it is very well connected to the public transport network and offers easy access to the city's main ring roads and the international airport.

- Subway: Alonso Martínez (L4) (L5) (L10), Rubén Darío (L5)



- | | |
|--------------------------|------------------------|
| A Linklaters | E ING |
| B Freshfields | F Jones Day |
| C JP Morgan | G Hogan Lovells |
| D Crédit Agricole | H Garrigues |



6 Chamberí | CBD | Sagasta, 31-33

Sagasta 31-33



Above-ground area
7.054 m²



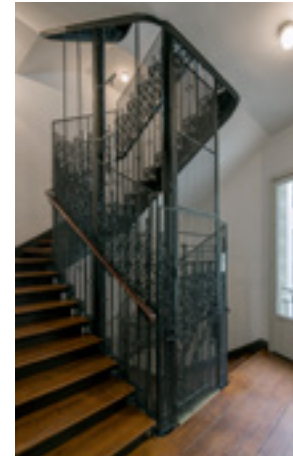
Floors above
ground level
5



Floor Surface area
1.200 m²



Parking spaces
93



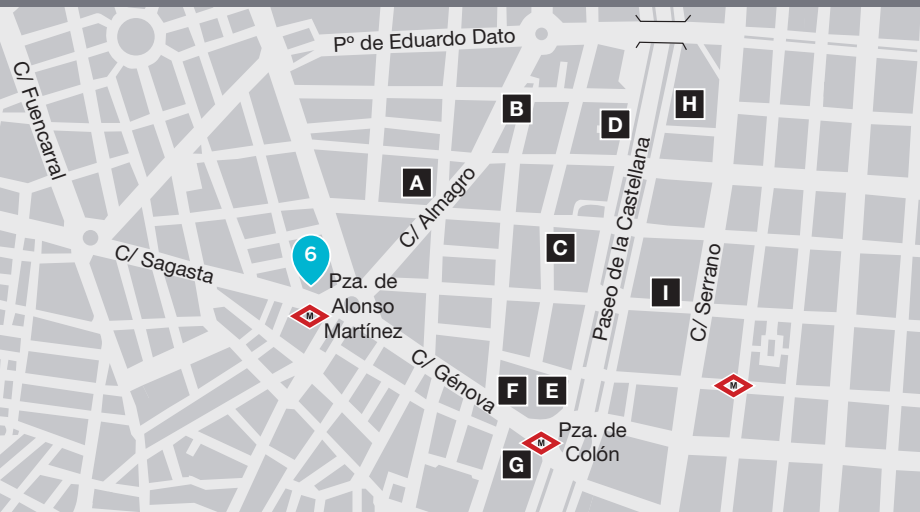
Description

Prime office building, located in one of the most exclusive areas of Madrid's CBD, just 8 minutes from Plaza de Colón. It consists of two adjoining buildings, with independent accesses from the street and a total of five floors per building. It has a GLA of 7,054 m² and two floors of underground parking with 93 parking spaces. It has plenty of natural light thanks to its corner location, its large number of windows and its three interior courtyards.

Location

The building is located in one of the most exclusive areas of the Madrid central business district, offering a wide range of services and it is very well connected to the public transport network, with six nearby underground stations (the Alonso Martínez station is only a few steps away), the Regional network railway station is only 12 minutes away on foot and several nearby bus stops.

- Subway: Alonso Martínez (L7) (L5) (L10), Bilbao (L5) (L4), Iglesia (L1), Colón (L4), Tribunal (L1) (L10), Rubén Darío (L5)



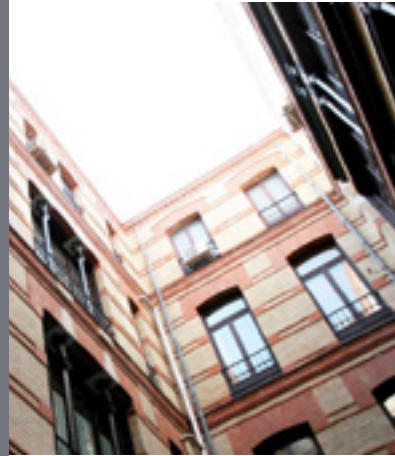
A Cuatrecasas
B Linklaters
C Freshfields
D JP Morgan
E Crédit Agricole

F ING
G Jones Day
H Hogan Lovells
I Garrigues



7 Chamberí | CBD | Sagasta, 27

Sagasta 27

Above-ground area
4.481 m²Floors above
ground level
3Floor Surface area
1.250 m²Parking spaces
0

Description

Prime office building, located in one of the most exclusive areas of the CBD of Madrid, consists of three floors above ground with a GLA of 4.481 m². Excellent level of natural light thanks to its numerous windows and its location in the corner as well as its two large interior courtyards. It will be thoroughly renovated in 2018.

Location

The building is located in one of the most exclusive areas of the Madrid central business district, offering a wide range of services and it is very well connected to the public transport network, with six nearby underground stations (the Alonso Martínez station is only a few steps away), the Regional train station is only 12 minutes away on foot and several nearby bus stops.

- Subway: Alonso Martínez (L7) (L5) (L10), Bilbao (L5) (L4), Iglesia (L1), Colón (L4), Tribunal (L1) (L10), Rubén Darío (L5)



A Cuatrecasas
B Linklaters
C Freshfields
D JP Morgan
E Crédit Agricole

F ING
G Jones Day
H Hogan Lovells
I Garrigues



Génova 17



Above-ground area
4.544 m²



Floors above
ground level
9



Floor Surface area
526 m²

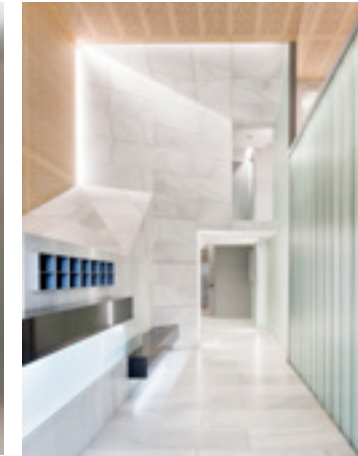


Parking spaces
70



- A** Cuatrecasas
- B** Linklaters
- C** Freshfields
- D** JP Morgan
- E** Crédit Agricole

- F** ING
- G** Jones Day
- H** Hogan Lovells
- I** Garrigues



Description

The office building at Génova 17 is located on one of the most central streets of Madrid, with excellent links, parking for cars and an area specifically for bicycles. It is an avant-garde building, recently fully renovated with the best quality materials and an internal design and functioning, bringing it more in line with what a latest generation office building would be.

Génova 17 has utilities that can be monitored and accessible by the users, efficient and flexible spaces, an entrance with a height of over five metres and open plan offices, with no columns to make maximum use of the work spaces. The maple drop-ceiling comes with built-in low energy consumption light fittings, high efficiency and low-glare lighting. The flooring is raised to facilitate the laying of cables for workstations. The air conditioning system is of the latest generation VRV variety, which makes it possible to have different temperatures in different areas of the office.

Sustainability

The Génova 17 building has a facilities management system controlled by the Building Management System to reduce energy costs.



Location

The Génova 17 office building is situated at an unbeatable location, on one of the most central streets of Madrid. It has excellent links with numerous lines of public transport on Paseo de la Castellana and access to the Atocha railway station just 10 minutes away.

- Subway: Velázquez (L4), Colón (L4), Alonso Martínez (L4, L5, L10)



9 Castellana| Prime CBD | Serrano, 73

Recoletos 37



Above-ground area
17.202 m²



Floors above
ground level
10



Floor Surface area
1.910 m²



Parking spaces
175



Description

This office building with more than 17,000 m² distributed among the floors with spaces of up to 1,910 m², is located in one of the central points of Madrid. A unique setting characterised by its thriving economic activity and for the abundance of unique office buildings representing multinational companies, four and five star hotels and luxury residential buildings.

The exquisite complete renovation of this building has converted it into an architectural benchmark along the Recoletos-Prado thoroughfare, as well as a privileged site to house offices of the highest quality.

Sustainability

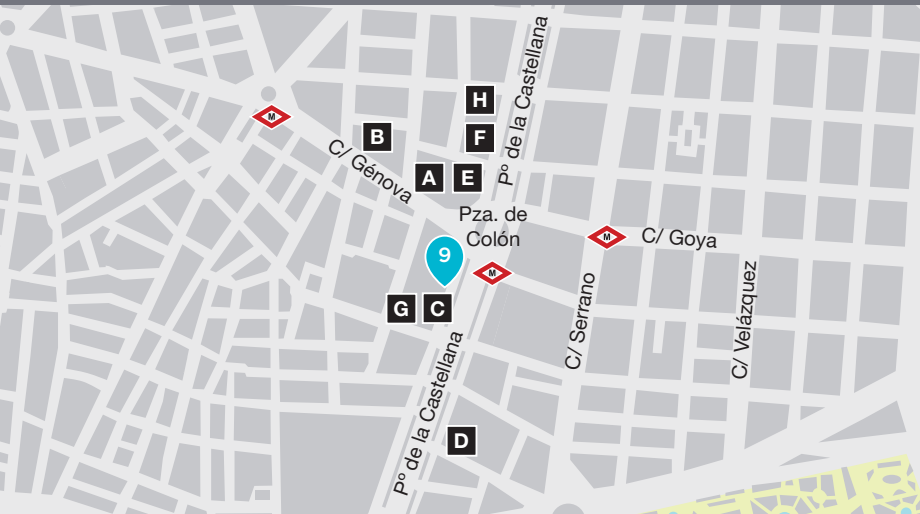
Has a facilities management system controlled by the Building Management System to reduce energy costs.



Location

Excellent links at a superb location with several public transport lines on Paseo de la Castellana and access to the Atocha railway station scarcely 10 minutes away.

- Subway: Colón (L4), Serrano (L4), Alonso Martínez (L4, L5, L10)



- A** ING
- B** Grosvenor
- C** Garrigues
- D** ICBC

- E** Crédit Agricole
- F** Julius Baer
- G** BDO
- H** Condé Nast



10 Castellana | Prime CBD | Paseo de la Castellana, 43

Castellana 43



Above-ground area
5.998 m²



Floors above
ground level
9



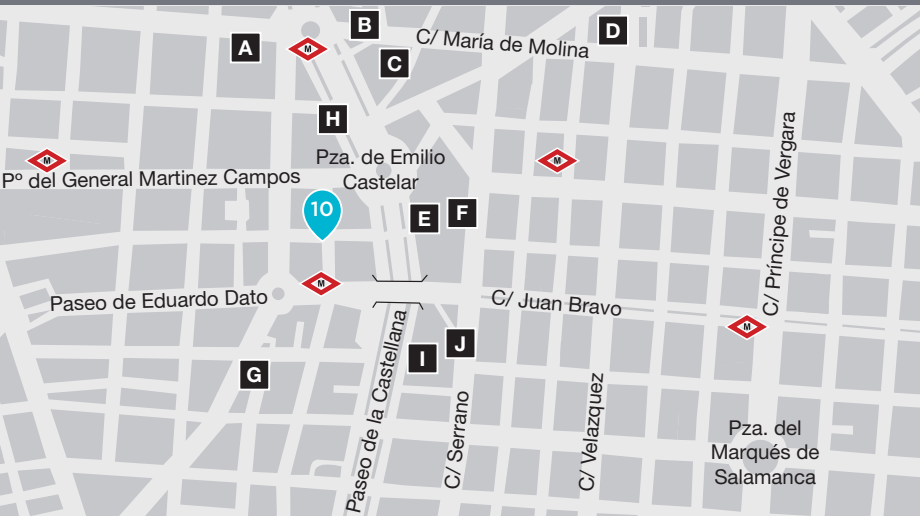
Floor Surface area
786



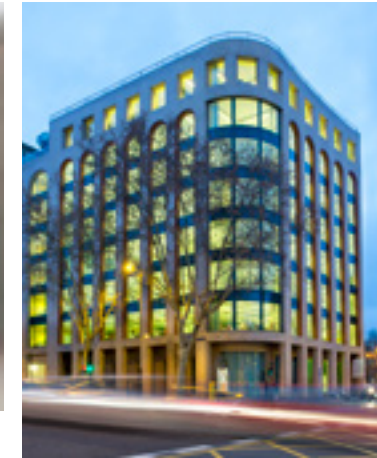
Parking spaces
69



Electric-car
charge
Yes



- | | |
|----------------------------------|-------------------------|
| A Grant Thornton | F USA Embassy |
| B Sony Pictures | G Linklaters |
| C Goldman Sachs, UBS | H WeWork |
| D IE Instituto de Empresa | I Morgan Stanley |
| E Pérez-Lorca | J JP Morgan |



Description

Renovated office building, with LEED GOLD certification, located on the main business thoroughfare of the city, boasting excellent public and private transport links. Its excellent location on the chamfered corner of Paseo de la Castellana and General Martínez Campos, and its wide and elegant façade combining granite and glass, make this building a mandatory visual point of reference on the Glorieta de Emilio Castelar.

The floors are open plan with spaces to let of up to 765 m², both flexible and functional, which, as a result of the high level of brightness, allow for a very efficient distribution on the spaces. It also has its own car park.

Sustainability

This property has a facilities management system controlled by the Building Management System to reduce energy costs..



Location

Office building located on Madrid's main financial and commercial thoroughfare on the Glorieta de Emilio Castelar; with excellent public transport links.

- Subway: Gregorio Marañón (L7) (L10), Rubén Darío (L5)



11 Castellana | Prime CBD | Paseo de la Castellana, 52

Castellana 52



Above-ground area
7.523 m²



Floors above
ground level
7



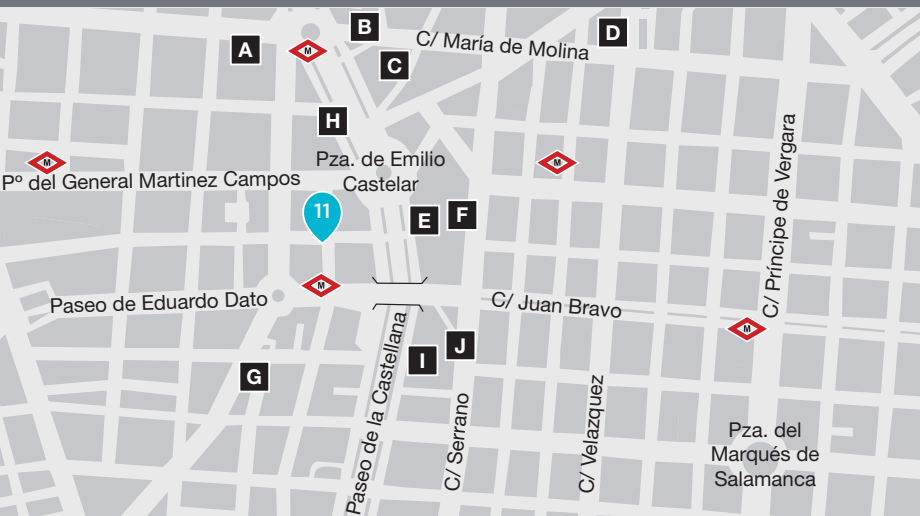
Floor Surface area
928 m²



Parking spaces
99



Additional Services
**CCTV surveillance
system, concierge
service**



- | | |
|----------------------------------|-------------------------|
| A Grant Thornton | F USA Embassy |
| B Sony Pictures | G Linklaters |
| C Goldman Sachs, UBS | H WeWork |
| D IE Instituto de Empresa | I Morgan Stanley |
| E Pérez-Lorca | J JP Morgan |



Description

Unique building at Paseo de la Castellana 52, one of Madrid's main financial and commercial thoroughfares. Its corner façade stands out for its large vertical windows, crowned by semi-circular arches, and are suggestive of an architectural line inspired by a combination of art deco and futurism.

The spaces, wide, open and bright, can be divided into modules to adapt to the needs of each customer, with spaces to let ranging from 407 to 928 m².

Sustainability

The offices to let at Castellana 52 let has a facilities management system controlled by the Building Management System to reduce energy costs.



In this building, an Integrated Management System has been implemented. This system integrates the Energy Management System according to ISO 50001 and the Environmental Management System according to ISO 14001

Location

Paseo de la Castellana forms one of the most important financial hubs of Madrid. Number 52, located on the Glorieta de Emilio Castelar, is in a zone with a wide range of commercial and leisure offerings. The offices are a few minutes from calle Serrano and are connected to almost every point of the city by public transport. The Madrid Barajas Airport can be quickly reached (15 minutes) and so too the Atocha railway station (8 minutes).

- Subway: Gregorio Marañón (L7) (L10), Rubén Darío (L5)



12 Castellana | Prime CBD | Serrano, 73

Serrano 73



Above-ground area
4.242 m²



Floors above
ground level
8



Floor Surface area
550 m²



Parking spaces
89



Description

The Serrano 73 building, located on one of the Spanish capital's most emblematic streets and in the heart of the Salamanca district, is renowned for its avant-garde design, with lights on three façades. Its strategic location affords panoramic views of the calle Serrano and the Paseo de la Castellana.

Refurbished in 2014, the building is noted for its elegant and balanced designed, top-quality materials involving wood and natural stone. It has 4,242m² of surface area on six above-ground floors of offices and a ground-floor for commercial use.

The building has a private underground car park with 89 spaces for cars and 11 for motorcycles.

Location

Located in the center of Madrid, in the heart of the Barrio de Salamanca, overlooking Serrano street and Paseo de la Castellana.

With public transport connections to almost all points of the city. Quick access to Barajas airport (15 minutes) and Atocha train and AVE train station (8 minutes).

- Subway: Ruben Darío (L5) Nuñez de Balboa (L5) (L9)



A USA Embassy
B Allen & Overy
C Banco Sabadell
D Morgan Stanley
E Italian Embassy

F Citybank International
G Banca March
H JP Morgan
I Hogan Lovells
J Banco Santander



13 Barrio de Salamanca | CBD | Padilla, 17

Velázquez



Above-ground area
16.816 m²



Floors above
ground level
PCC 7



Floor Surface area
2.000 m² aprox.



Parking spaces
155



Description

Prime office building located on a prominent corner in the heart of the exclusive Salamanca district of Madrid's CBD. Particularly strong points are its floors with more than 2,000 m², unusual in the area, as well as an underground car park with 155 spaces. Its interesting corner location gives the building an excellent level of natural light, very good visibility and great potential for corporate headquarters.

Location

Velázquez is on a prominent corner in the heart of the exclusive Salamanca district of Madrid's CBD. Located in the heart of Madrid's CBD, a large number of services are within walking distance and it is very close to Madrid's Golden Mile: the Ortega y Gasset luxury shopping street. Easy access to the M30 ring road and the A2 motorway via Avenida de América, less than 1 km from the building.

- Subway: Nuñez de Balboa (L5) (L9)



- A** USA Embassy
- B** Allen & Overy
- C** Banco Sabadell
- D** Morgan Stanley
- E** Italian Embassy

- F** Citybank International
- G** Banca March
- H** JP Morgan
- I** Hogan Lovells
- J** Banco Santander



14 Chamartín | CBD | Príncipe de Vergara, 112

The Window Building



Above-ground area
11.300 m²



Floors above
ground level
8



Floor Surface area
1.187 m²



Parking spaces
115



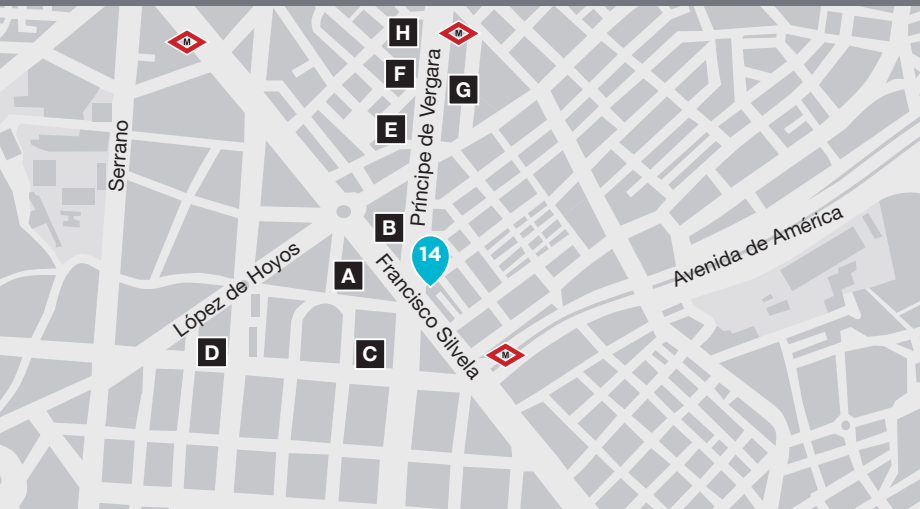
Description

New office building under construction in Madrid's Zona Este business district, with prime quality characteristics, designed by the prestigious Estudio de Arquitectura Ortiz y León. This is a new property with a GLA of 11.300 m² and 115 parking spaces. The project is due to be completed by the summer of 2018. Leed Gold certification in process. It will consist of completely open plan floors with a single line of central columns, with optimum brightness and façades facing all four directions. It will be a detached building, ideal for a single corporate headquarters, with large terraces for private use.

Location

Excellent public transport links in a district with thriving commercial activity. Close to the Avenida de América Interchange and easy access to the M-30 and N-II to the airport. Several metro and bus links nearby, providing access to different points of the city.

- Subway: Avenida de América (L4, L5, L6, L7), Rep. Argentina (L6), Cruz del Rayo (L9)



A CNMV
B Randstat
C Ogilvy
D Instituto de Empresa

E Reale Seguros
F Moodys Investors
G Saint Gobain
H Ferrovial





