Colonial SFL

De conformidad con lo establecido en el artículo 227 de la Ley 6/2023, de 17 de marzo, de los Mercados de Valores y de los Servicios de Inversión, Colonial SFL, SOCIMI, S.A. ("Colonial SFL" o la "Sociedad") comunica la siguiente

INFORMACIÓN RELEVANTE

Como continuación a la comunicación de información relevante publicada con fecha 19 de febrero de 2026 con número de registro 38936, Colonial SFL remite documentación de soporte a la presentación a analistas e inversores relativa a los resultados correspondientes al ejercicio 2025, que se celebrará hoy jueves día 26 de febrero de 2026 a las 18:30 horas (CET) a través de un webcast.

La presentación podrá seguirse en tiempo real, vía webcast con audioconferencia a través del siguiente enlace, que incluye también los datos de conexión:

Colonial SFL Full Year 2025 Results Presentation

Adicionalmente, la presentación de resultados estará disponible en la página web de la Sociedad.

En Madrid, a 26 de febrero de 2026.

Colonial SFL

2025 Full Year Results

February 26th, 2026

SUSTAINALYTICS #1 IBEX 35

CDP A

GRESB REAL ESTATE

SCIENCE BASED TARGETS
DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

EPRA sBPR GOLD

EPRA BPR GOLD

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Agenda

01 Highlights

02 Portfolio Management

03 Financial Performance

04 Strategic Update

Outstanding operating results with solid execution of the diposal programm

1 Sustained Cash Flow Growth

Gross Rental Income
€399m | +6% *LfL*

EPRA Earnings
€211m | +9%

EPRA EPS
€33.6 cts | *Confirming guidance*

2 Operational Outperformance

Rental Growth[1]
+7% *YoY*
+9% in Paris YoY

Release Spread[2]
+8% *Group YoY*
+16% in Paris YoY

Occupancy
92%
+62bp vs. 09/25

3 Asset Value Growth

Gross Asset Value
€12.2bn | +3.0% *LfL*

Net Tangible Assets
€6.1bn | +€49m

Net Tangible Assets
€9.70/sh. | +1%

4 Capital Recycling

Disposal Program On Track
+€300m *delivered YTD*
Confirming appraisal values

Loan To Value[3]
37.1%[4]
(-105 bp vs. 09/25)

Financial Cost
1.91%

1) ERV Growth for Colonial commercial effort. Signed rents vs 12/24 ERV (new lettings & renewals)
2) Signed rents vs. previous contracts & re-let spaces
3) Proforma EPRA LTV stands at 45.4% including formalized disposals in 2026. EPRA LTV stands at 46.8%
4) Proforma Loan to Value including formalized disposals in 2026. Without including these Loan to Value is 38.5%

Our strategic positioning is set to deliver earnings and value growth

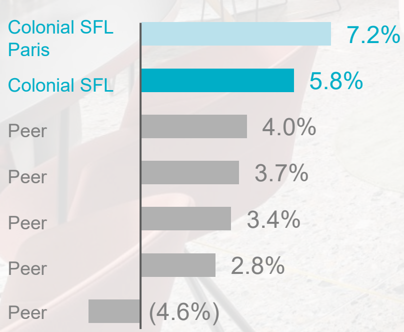
Prime Asset Class delivers strong rental growth through superior pricing power

Acceleration of operations in the quarter

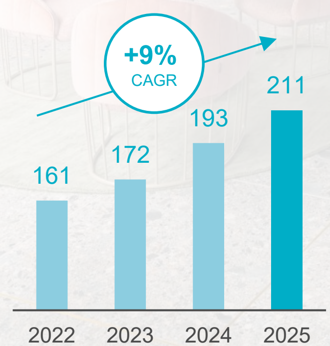
1. **Gross Rental Income like for like growth +6%**
   - Among highest in the sector
   - Spread of +300 bp on indexation
2. **Strong ERV growth +7%**
   - More than 400 bp on indexation
   - Paris Portfolio outstanding with +9% ERV growth
3. **Solid GAV like for like growth +3%**

Superior growth capabilities

GRI like for like growth YoY



3-year EPRA Earnings CAGR



Solid progress on disposals
Significant deleverage

Disposals of +€300m secured YTD

- **Acceleration of disposal program with 60% secured in three months**
- **Prices confirm asset values – at P/L yields ≤ 4%**
- **+€240m Paris** - Landmark **disposal of 83 Marceau**

Deleveraging of capital structure

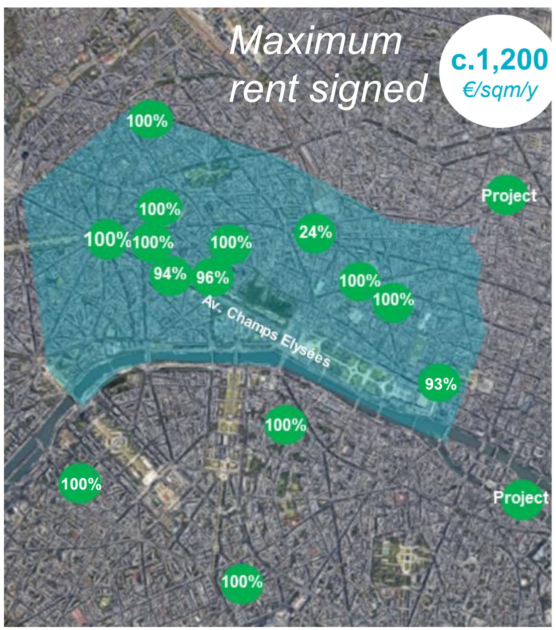
- Group **Proforma LTV of 37.1%**[1] (-105bp vs. 09/25)
- **Proforma EPRA LTV of 45.4%**[1] (-156bp vs. 09/25)
- **Net Debt of €4,973m** (Proforma Net Debt €4,684m)

1) Including formalized sale disposals

The best Prime product delivers outperformance in rental growth

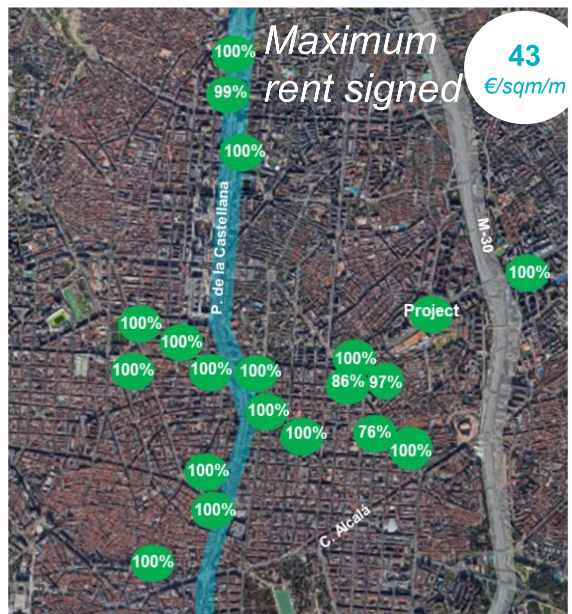
Paris

Rental Growth[1]	Release Spread[2]	Annualized rents signed
+9% YoY	+16% YoY	€24m FY 2025



Madrid

Rental Growth[1]	Release Spread[2]	Annualized rents signed
+6% YoY	+4% YoY	€22m FY 2025



Barcelona

Rental Growth[1]	Release Spread[2]	Annualized rents signed
+5% YoY	+1% YoY	€18m FY 2025

1) ERV Growth for Colonial commercial effort. Signed rents vs 12/24 ERV (new lettings & renewals)
2) Signed rents vs. previous contracts & re-let spaces

Colonial SFL

Solid progress on disposal program well ahead of schedule

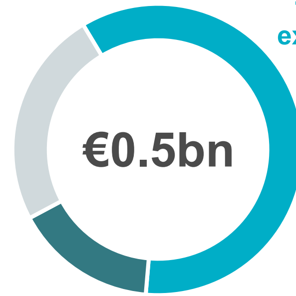
Disposal program on track confirming appraisals

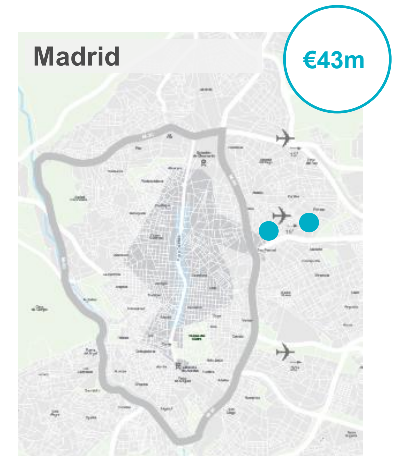
+€300m divested in three months since announcement

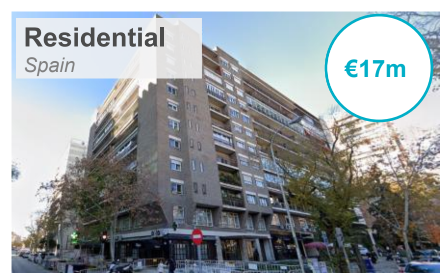
Prices confirming appraisals and at a ≤ 4% running P&L yield

Program execution well ahead of schedule

Landmark disposal in Paris of +€240m

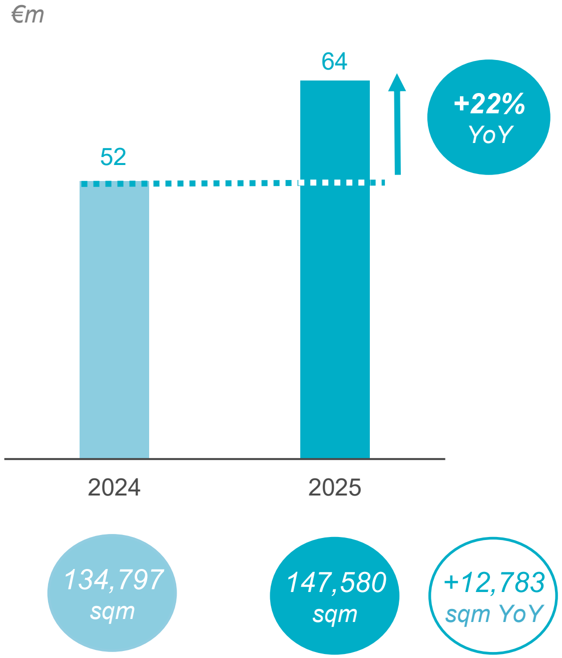






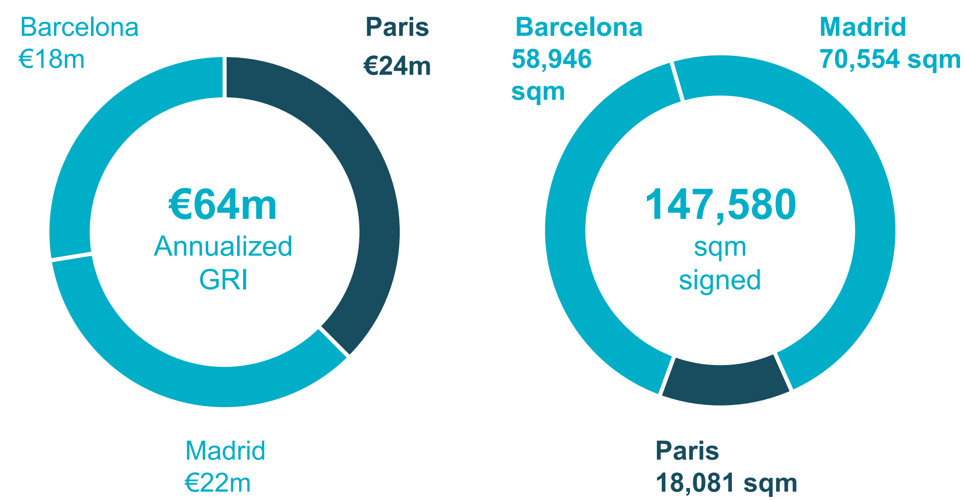
Our Prime portfolio delivers outstanding letting performance

Strong growth in annualized GRI



Robust letting performance across Barcelona, Madrid & Paris

62% of surface from New lettings & Re-letting



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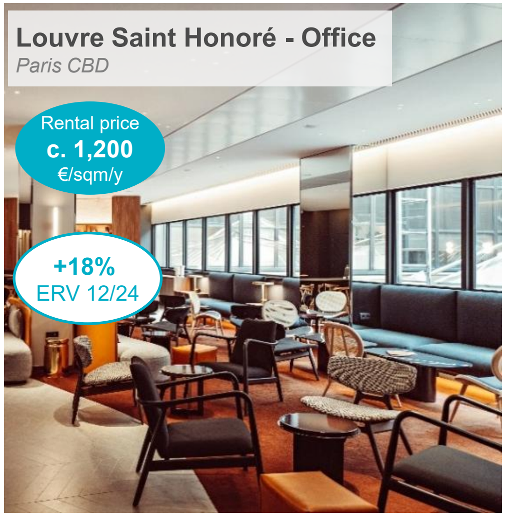
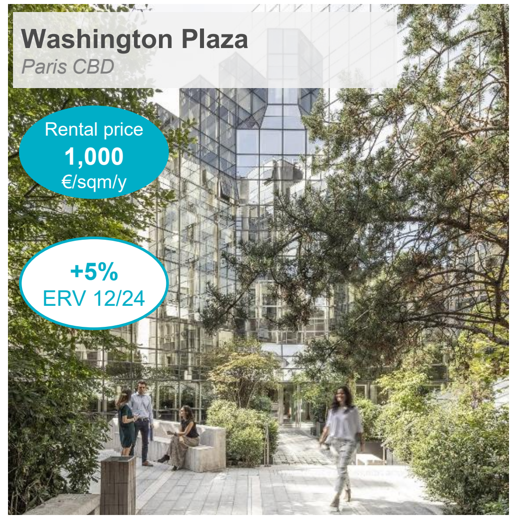
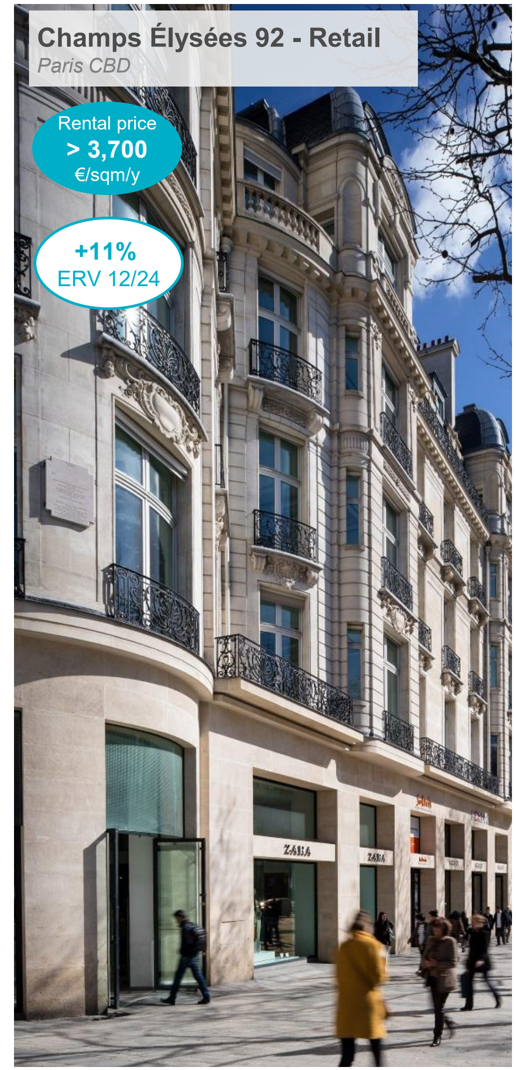
Paris Prime letting activity achieving record rents



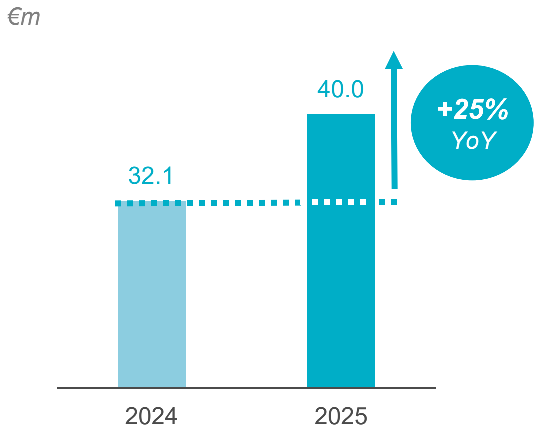




1) Rent for office contracts

Madrid & Barcelona: Increasing momentum with strong rental growth

Spain stands out in annualized GRI growth



Barcelona

58,946 sqm leased

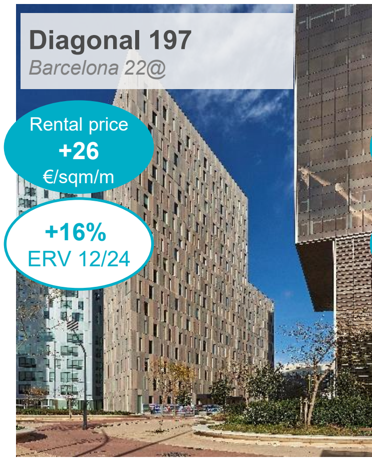
€18m annualized GRI

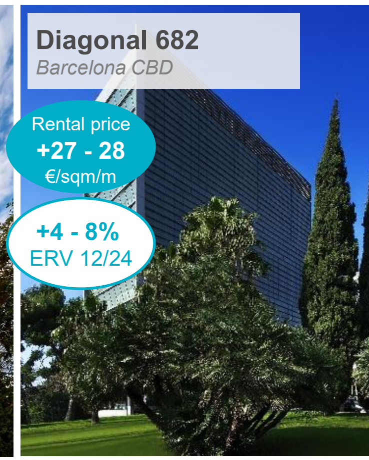
Madrid

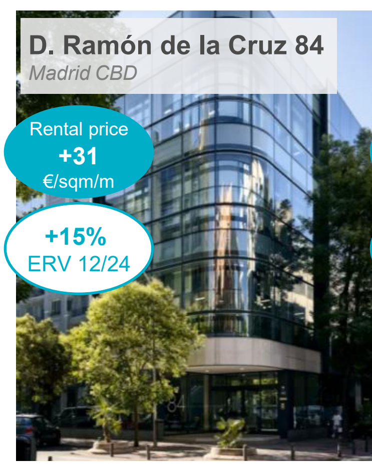
70,554 sqm leased

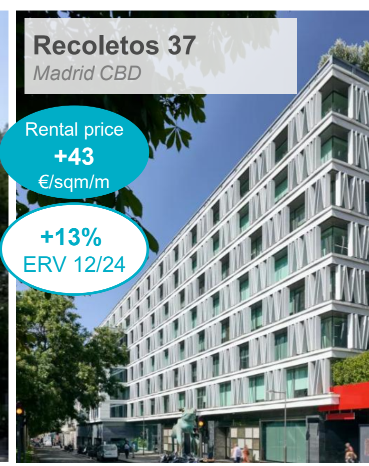
€22m annualized GRI

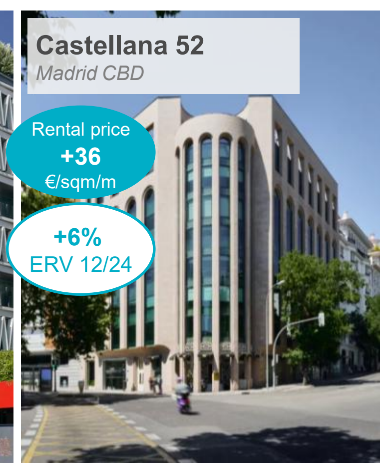
Quality-led new lettings & renewals at top rents





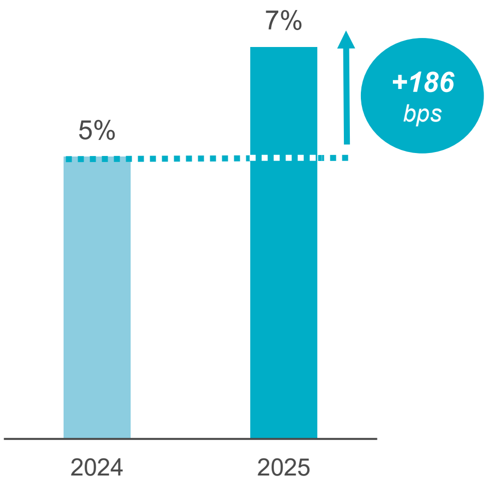






Accelerating rental growth & strong release spread across prime markets

Accelerating rental growth[1]



	2024	2025
Paris	+6%	+9%
Madrid	+4%	+6%
Barcelona	+4%	+5%
Group	+5%	+7%

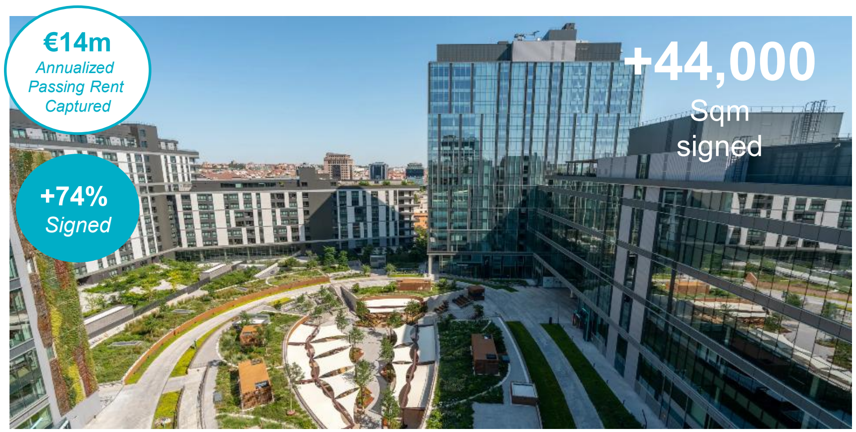
Release spread driven by Paris market[2]

	2024	2025
Paris	+20%	+16% *+19% offices*
Madrid	+1%	+4%
Barcelona	(1%)	+1%
Group	+8%	+8%

1) Signed rents vs previous year ERV (new lettings & renewals)
2) Signed rents vs. previous contracts & re-let spaces

Delivered projects progressing through lease-up

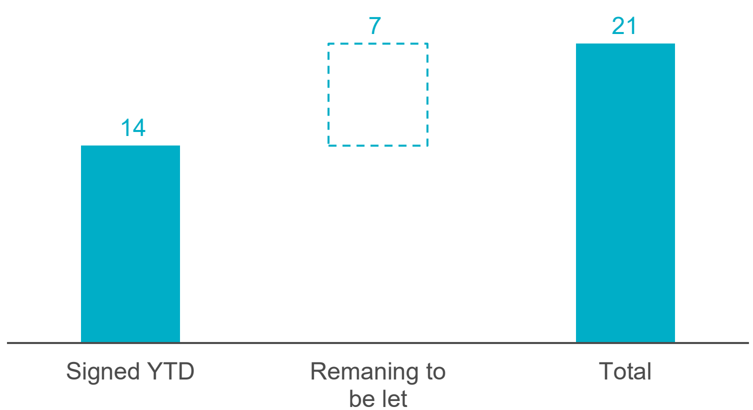
Madnum: Advancing towards full occupancy



Haussmann: Driving interest from top tier corporates

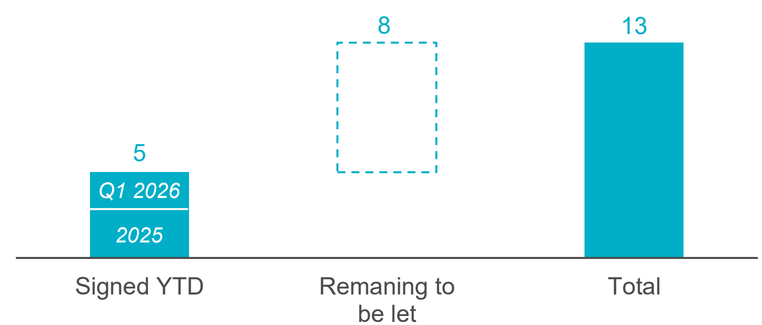
Solid Progress on Madnum letting

Passing rent - €m



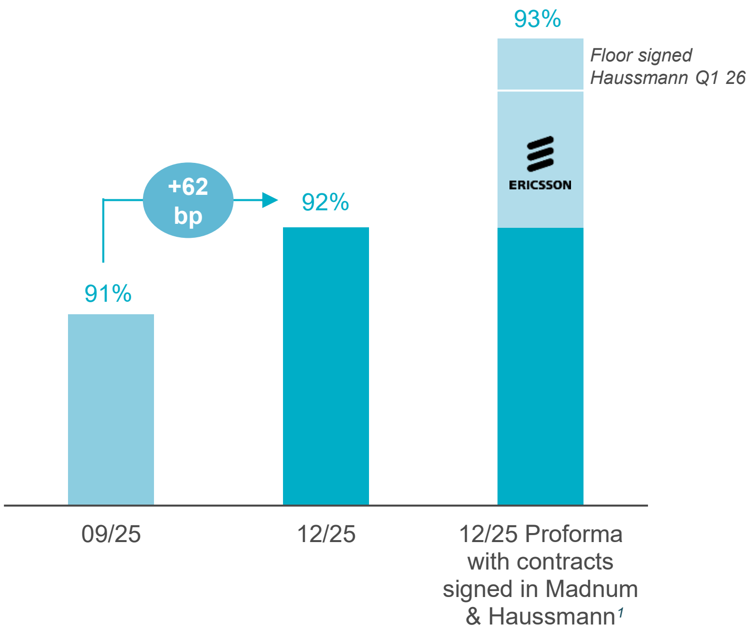
Bifurcation towards quality driving Prime Paris delivery

Passing rent - €m



Leasing momentum driving occupancy recovery

Strong Group EPRA occupancy



Available prime space provides additional reversion

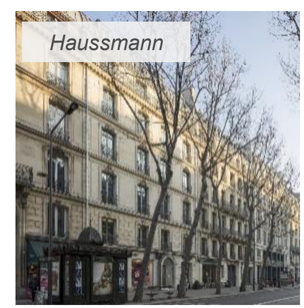
Prime Paris — 0.9%

Prime Madrid & Barcelona[2] — 0.6%

Barcelona 22@ — 1.6%

Secondary Madrid/Barcelona — 1.0%

Madnum & Haussmann — 4.0% → 2.6%

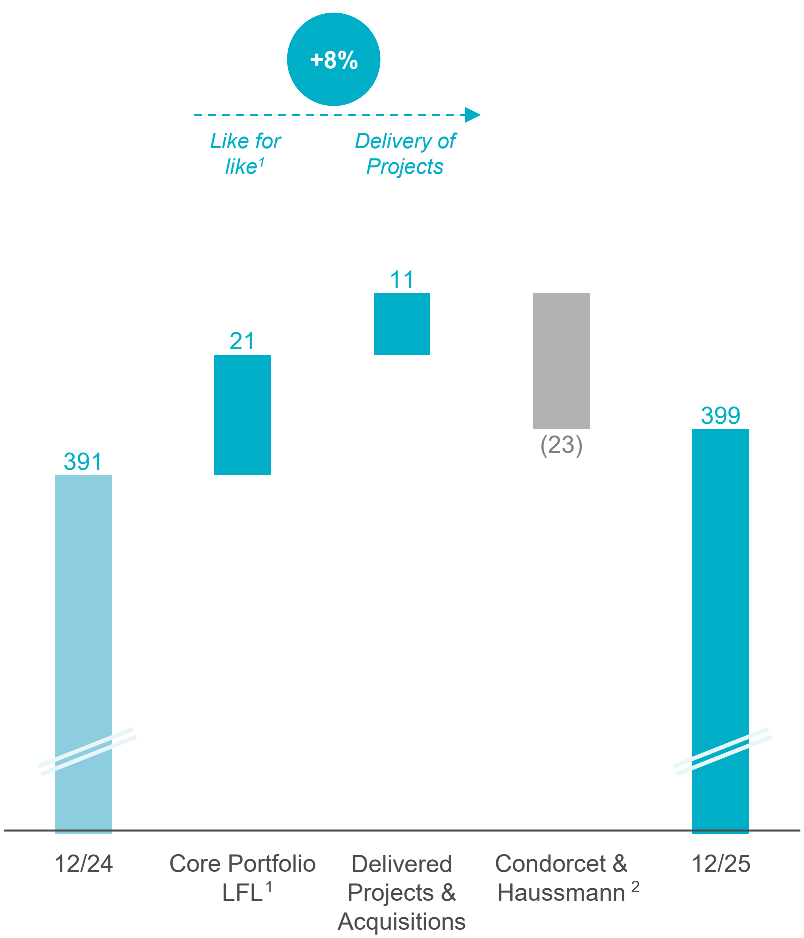


134 bps improvement due to contracts signed in Madnum and Haussmann as of 26th Feb 2026

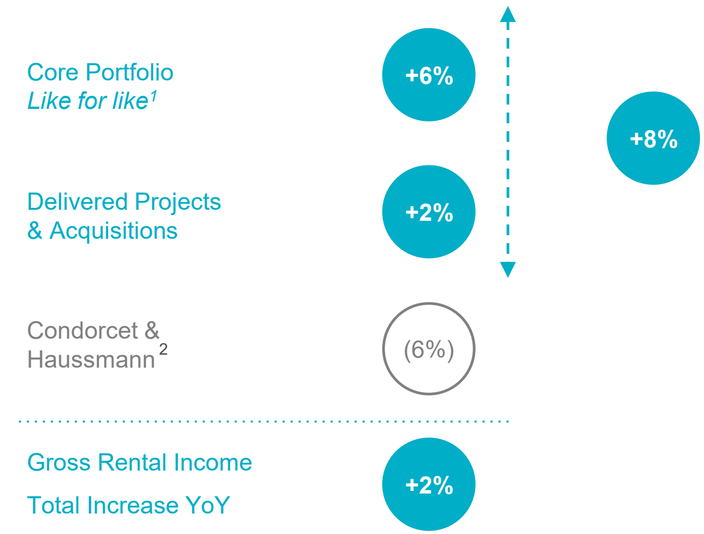
1) Includes Ericsson contract & new floor signed in Haussmann as of Q1 2026
2) Includes CBD & City Centre

Core Portfolio & Project deliveries drive strong rental income growth

Gross Rental Income Variance



Gross Rental Income Growth (%)



Madnum
Madrid City Centre

1) Like-for-like calculated following EPRA BPR recommendations
2) Includes Condorcet & Haussmann entries into refurbishment as well as small other non like for like impacts

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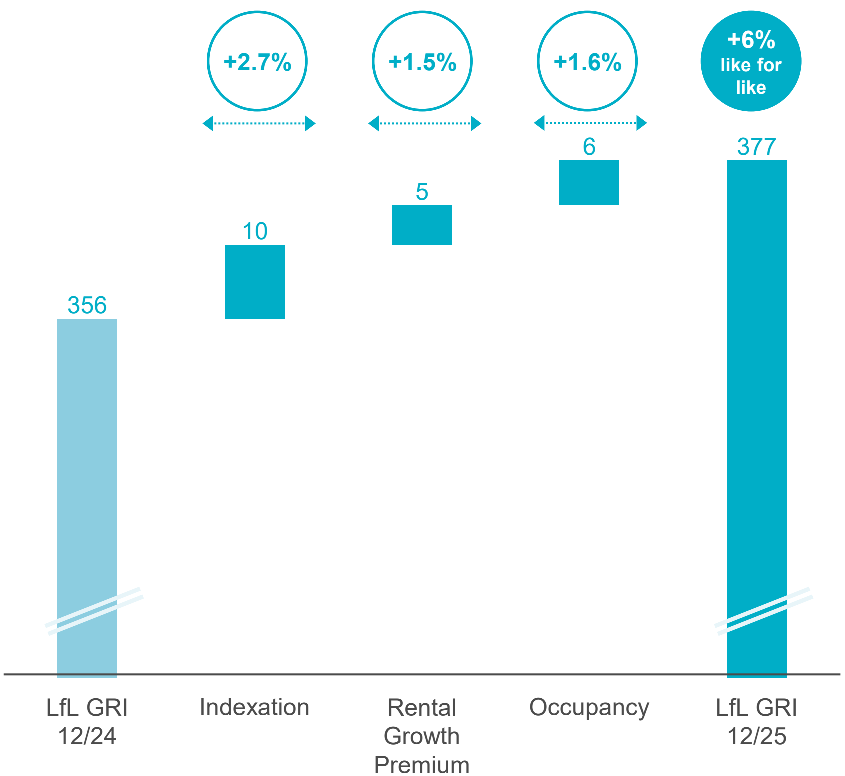
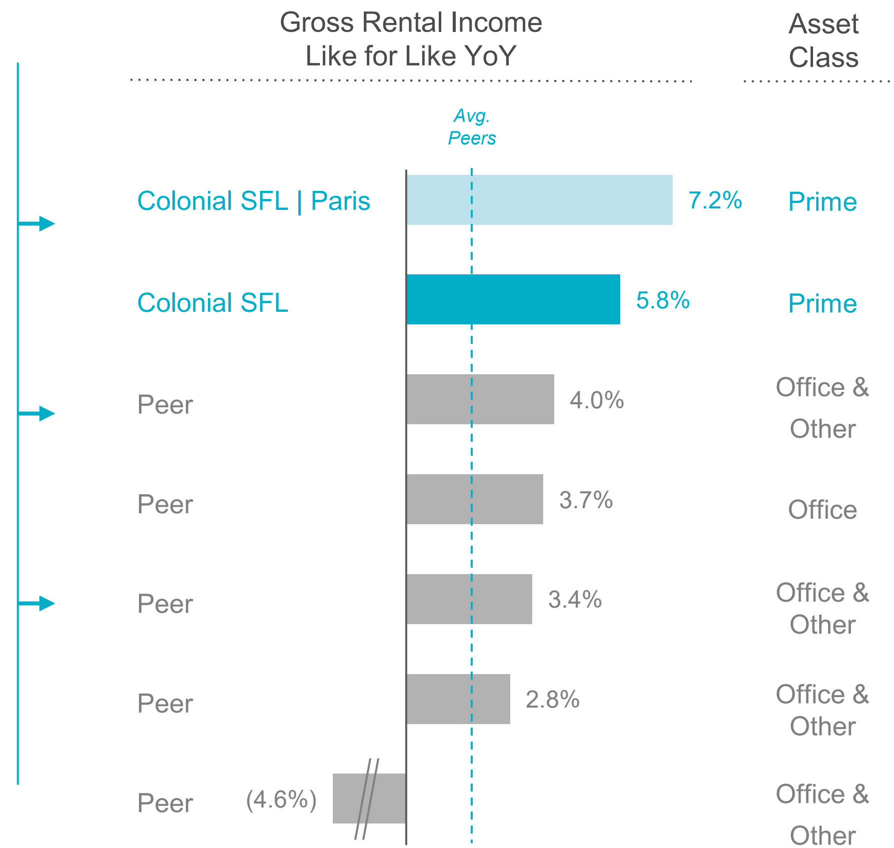
Strong Gross Rental Income like for like growth through superior pricing power

Gross Rental Income Like for Like[1]

€m



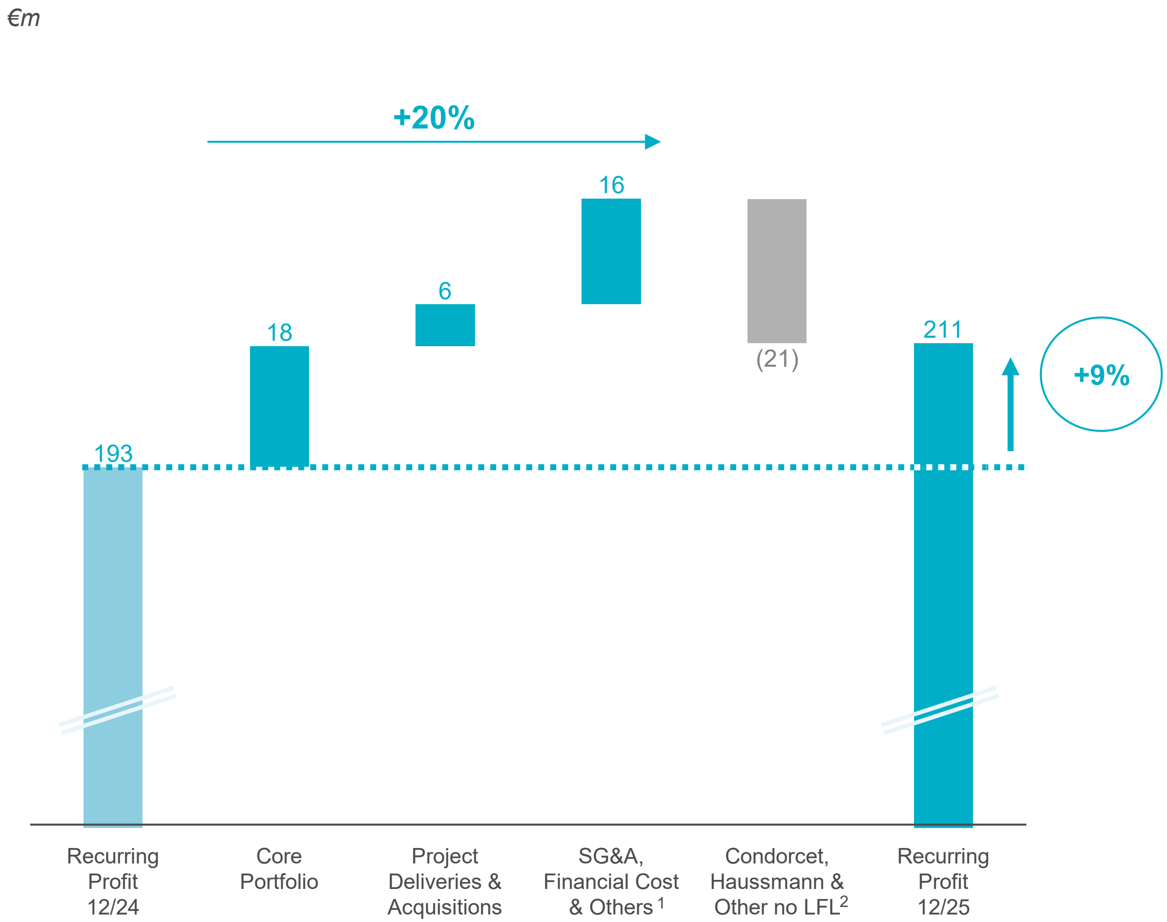
Colonial SFL outperforms in LfL rental growth



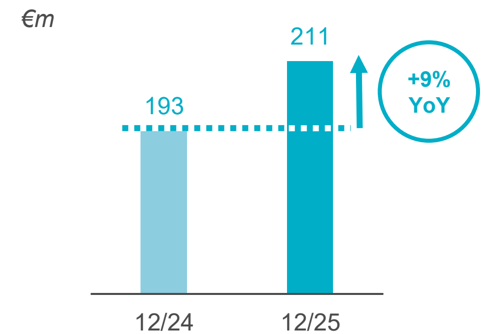
1) Like-for-like calculated following EPRA BPR recommendations

EPRA earnings growth on the back of strong operations

EPRA Earnings Variance



EPRA Earnings



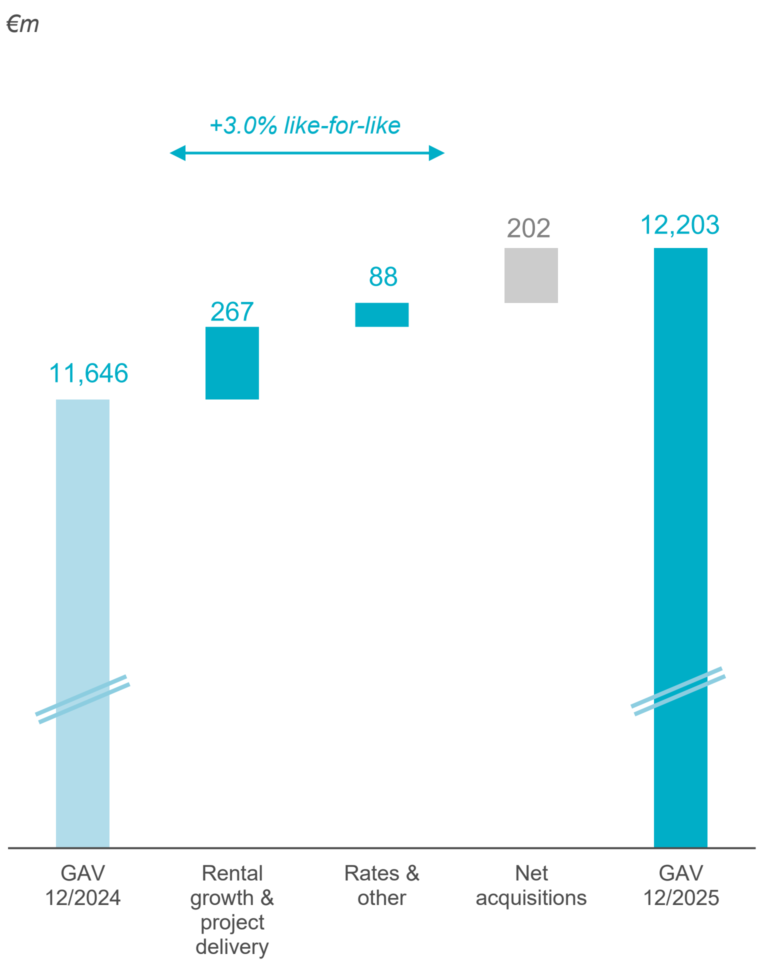
EPRA EPS

FY25 EPS Towards the upper range of the guidance €33cts. - €34cts.

1) Includes overheads, financial costs, taxes, other income, minorities of SFL & others
2) Includes Condorcet & Haussmann entries into refurbishment as well as other non like for like impacts

Gross Asset Values grow in all geographies

Gross Asset Values



GAV Like For like Variance

	2025	*Valuation Yield[2] - 2H 25-*	*Yield Expansion Since 06/2022*
MADRID	+5.7%	4.8%	+76bp
BARCELONA	+3.9%	5.0%	+74bp
PARIS	+2.0%	4.2%	+115bp
GROUP	+3.0%		

1) Colonial office portfolio in Operation, Capital values as of 2H25
2) In Spain consultants publish gross yields whereas in France consultants publish net yields. Office yields portfolio in operation.

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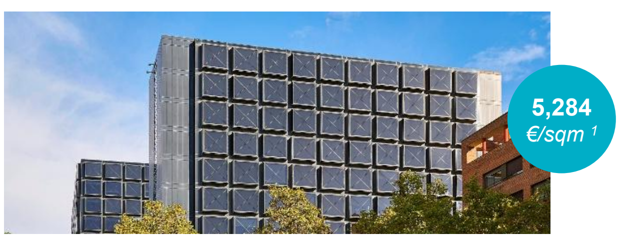
Resilient asset values supported by transactional evidence

Solid Gross Asset Value like for like growth

PARIS

MADRID

BARCELONA



Underpinned by increasing momentum in investment markets

Paris

Madrid & Barcelona

1) Colonial office portfolio in Operation, Capital Values Appraisal as of 31/12/25

Accelerated execution of disposal program in three months

What we promised…

Disposal Program announced in 11/25

> Planned execution in 18 – 24 months

> Confiming Gross Asset Values

> Disposals of non-core or mature assets with no further value creation

> P/L running Yield ≤ 4% at disposal prices

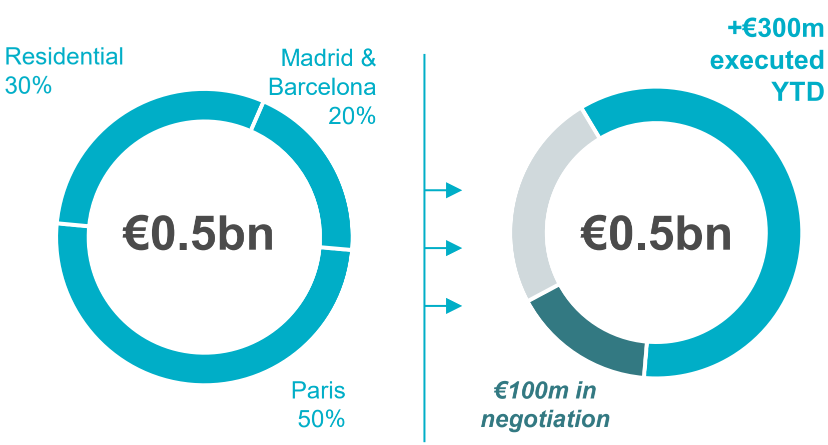
…is being delivered

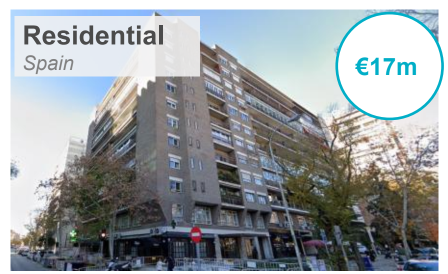
€300m disposals executed – 60% of target in three months

> **+€240m in Paris** (100% completed)

> **€43m in Commercial assets** Madrid (43% completed)

> **€17m in Residential** Spain



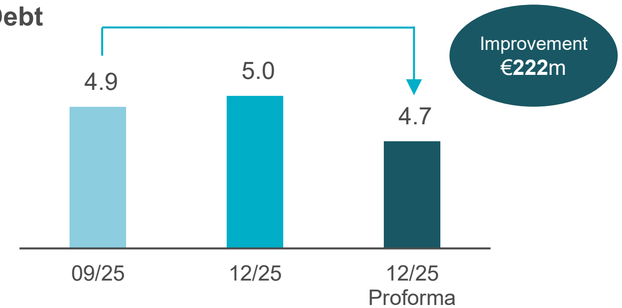


Strengthened balance sheet and improved leverage

Improved leverage metrics

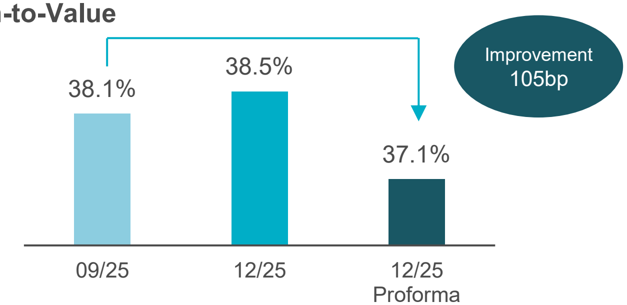
Net Debt

€bn



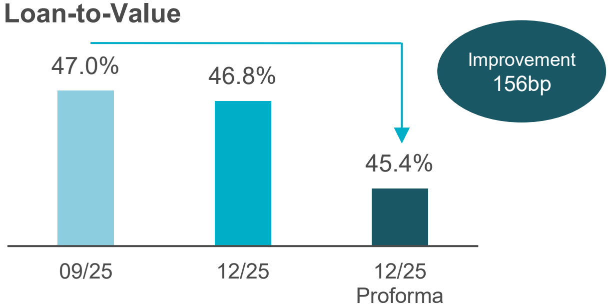
Loan-to-Value

%



EPRA Loan-to-Value

%

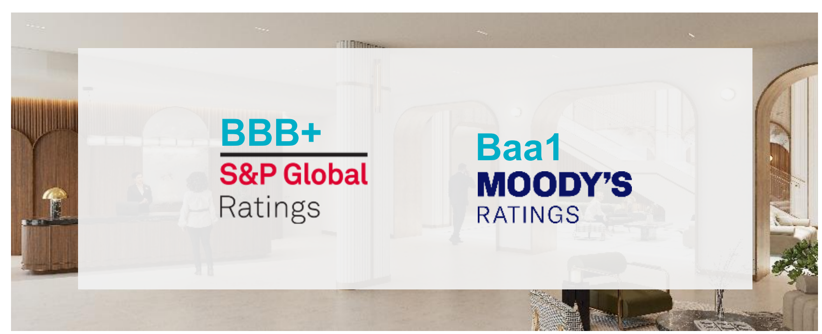


1) Including undrawn lines and cash

Robust liquidity position and credit ratings

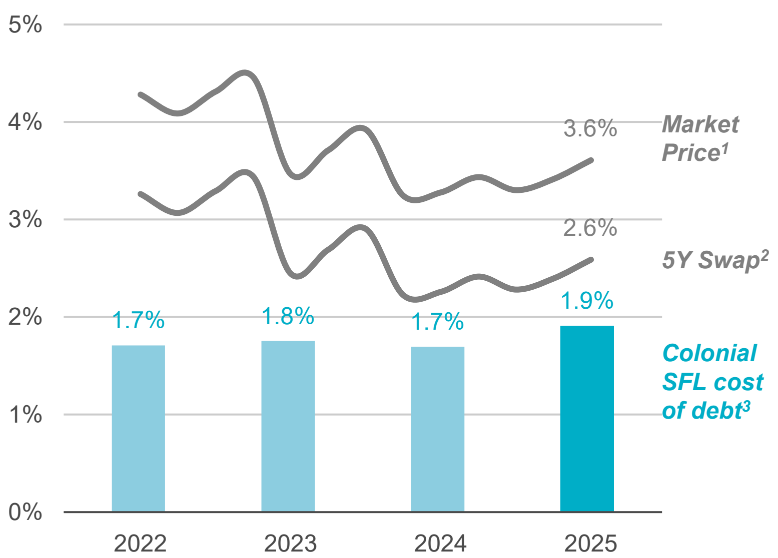
Benefiting from hedging strategy in place

High liquidity[1]	2.2 €bn
Well covered debt maturities	1.6x Coverage 26-27 maturities
Competitive cost of debt	1.9%

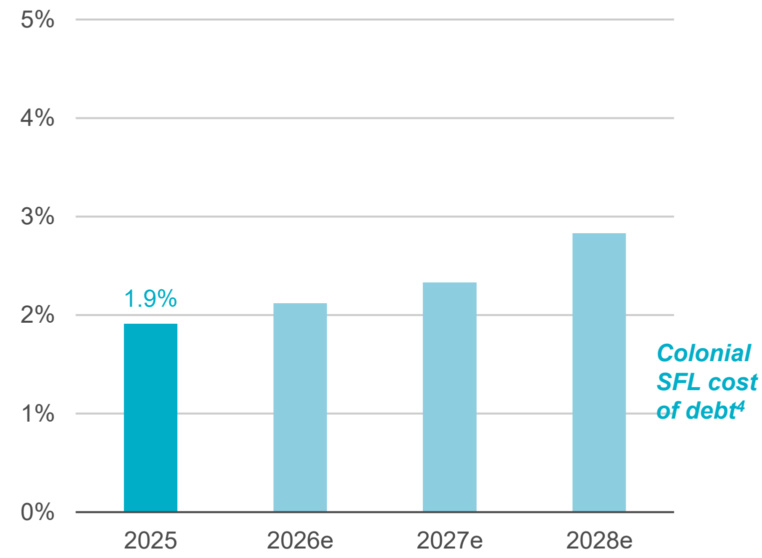


Colonial SFL secures competitive financial costs with proactive hedging strategy

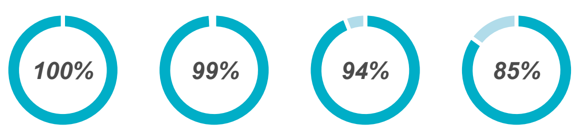
Cost of debt reflecting hedging strategy in place



Strong balance sheet protection & contained debt cost



Net debt fixed or hedged[5]



1) EUR 5-Year Interest Rate Swap (Bloomberg: EUSA5) + 100 bp spread
2) EUR 5-Year Interest Rate Swap (Bloomberg: EUSA5)
3) Spot cost of current gross debt including hedging instruments
4) Estimated spot cost of gross debt at constant debt of closing 2025
5) At constant net debt of closing 2025

Three Pillars for Colonial SFL's Strategic Framework

Strategic Pillars

1 Prime CBD Operations
- Pricing Power & Differentiation
- Paris/ Madrid/ Bcn
- Strong Reversion

2 Alpha X
- Driver of Mid-Term EPS Growth
- Prime Factory Approach
- Superior Value Creation

3 Portfolio Management Capital Allocation
- Divestment Plan
  +€1b asset sold in last 3 years
- Prime Investment Opportunities
- Above Average Returns

Capital Allocation Process

Uses of Capital
- Deleveraging
- Prime Factory Existing Portfolio
- New Investments
- Capital Return to Shareholders

Value Creation

4 EPS & DPS Growth - Guidance

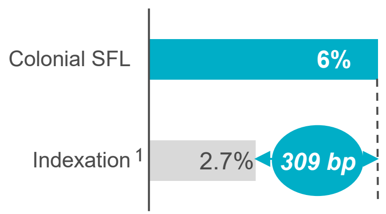
5 Shareholder Remuneration

1 Prime CBD Operations: Outperformance in absolute & relative terms

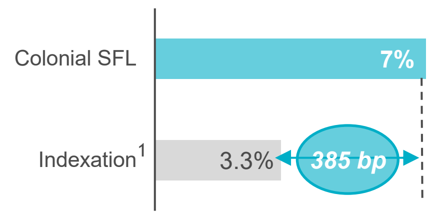
Prime CBD Operations

GRI like for like growth +300 bp above indexation[1]

Group

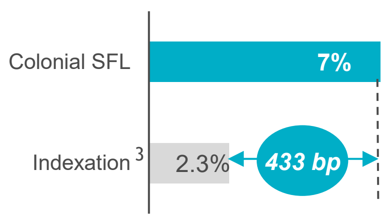


Paris Portfolio

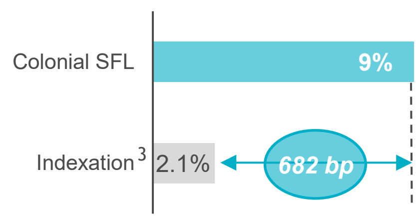


ERV growth[2] +400 bp above indexation[3]

Group



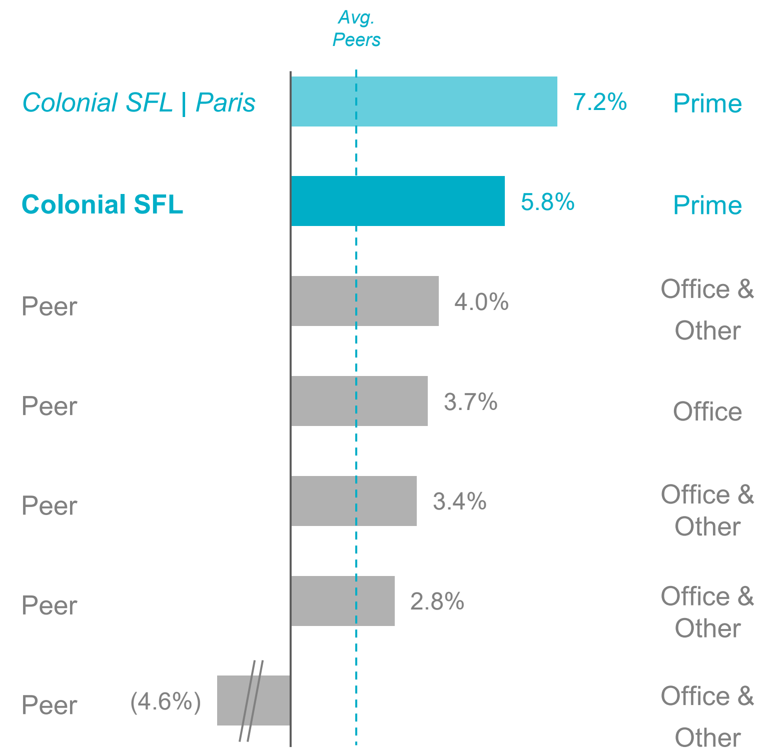
Paris Portfolio



Colonial SFL outperforms in LfL rental growth

Gross Rental Income Like for Like YoY

Asset Class



1) Indexation captured in Gross Rental Income during the year 2025
2) Signed rents vs 12/24 ERV (new lettings & renewals)
3) Annualized impact on contracts subject to indexation

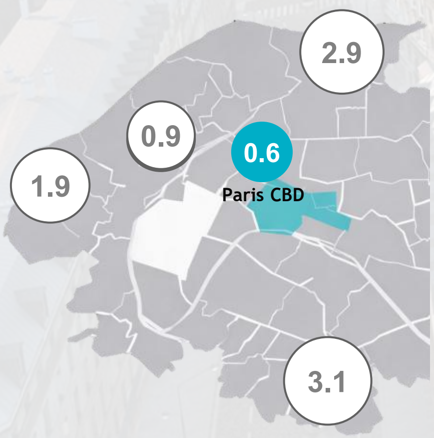
1 Prime CBD Operations: Paris Prime Asset Class Market

- Paris CBD new supply rapidly absorbed -

In a context of Prime product scarcity

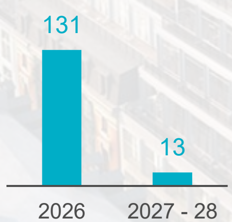
- Prime CBD vacancy remains very low, reflecting strong occupier demand
- Planning constraints and project selectivity continue to limit new completions in CBD

Absorption of New Supply[1] – Years



Source: BNP

New CBD completions[2]
In thousand sqm



Grade A vacancy CBD	***Absorption New Supply***
1.2%	0.6 years

Source: CBRE, BNP

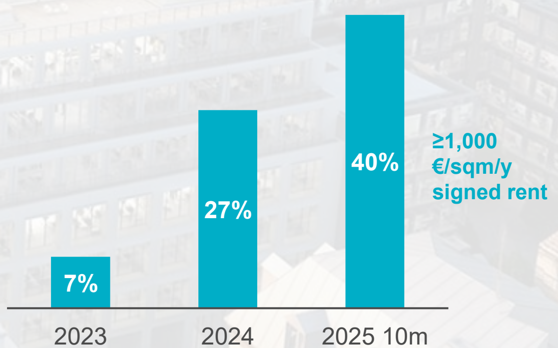
- Paris CBD rental growth -

Reinforced market bifurcation towards high quality

- Tenant demands increasingly focused on high quality assets, which experience rent hikes and minimal vacancy

Prime demand supports continued rental growth

Paris CBD leasing by rent bracket
% number of operations



Source: BNP

1) 1-Year New Supply vs. 5-Year Average Transactions
2) Considering projects >5,000 sqm

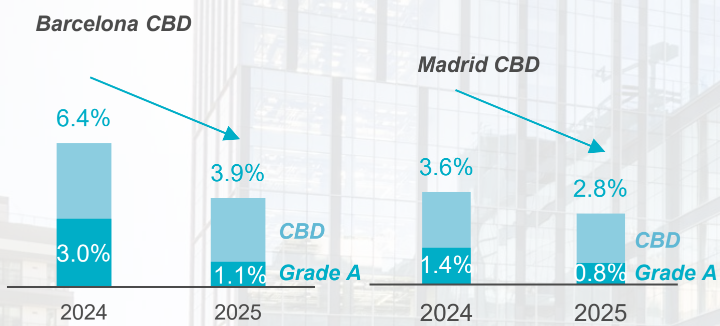
1 Prime CBD Operations: Madrid & Barcelona Prime Asset Class Market

- Structurally constrained Prime stock -

Continued tension in Grade A Prime assets

- **Office conversions:** >**1m sqm of office** in Spain converted to alternative uses (2023–2025), selectively affecting obsolete stock and ultra-prime assets
- Increasing attractiveness of the Spanish market & continued polarization driving **imbalance**
- **Multi-year low CBD vacancy rates** (3.9% in Barcelona & 2.8% in Madrid)

CBD Vacancy and Grade A vacancy (%)

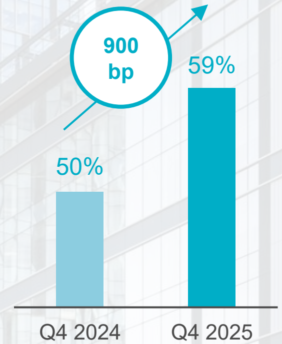


Source: CBRE

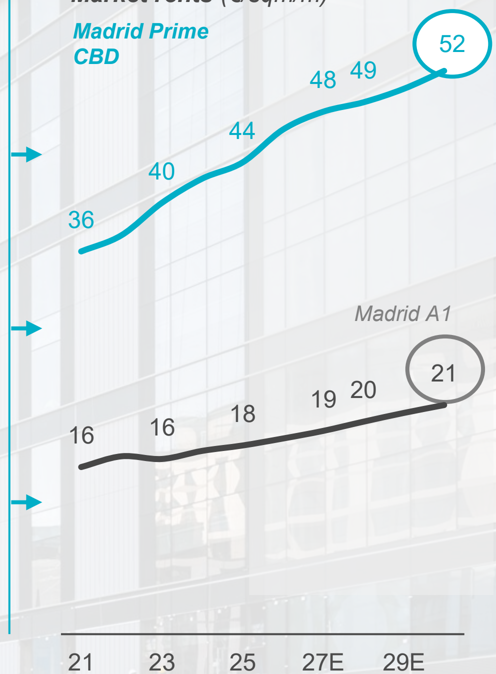
- The best locations are sought after -

- **Flight to quality** continues to concentrate demand in well-located, ESG-compliant Prime assets…
- …Driving **superior rent growth**

***Surface let in Madrid CBD & City Centre** (%)*



***Market rents** (€/sqm/m)*



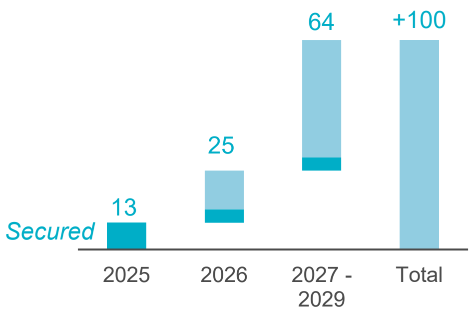
Sources: CBRE, BNP

2 Alpha X: Prime Factory as a solid source for mid-term EPS growth

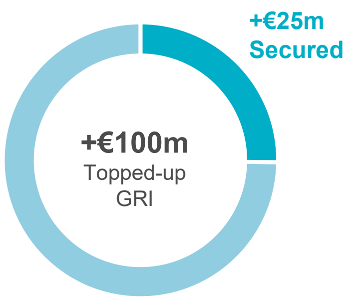
Close to 200,000 sqm in Urban Transformation Initiatives with +€100m of rental income

Topped-up GRI timeline

€m



Pending capex		*€159m*	*€108m*	***€267m***



Additional EPRA EPS of more than 11 €/cts[1]

Madnum Project & Renovations
87,000 sqm

Alpha X - Project Pipeline
More than 110,000 sqm

2025 | *2026* | *2027* | *2028*

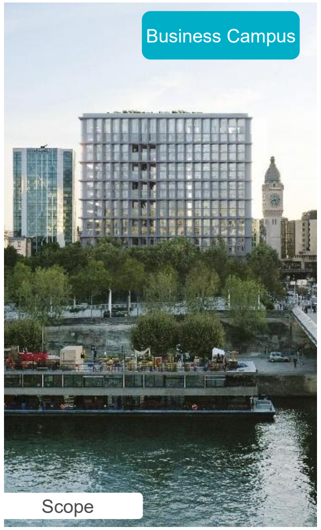
2025

Fully delivered

€20m Passing rent captured

2026

22.000 sqm



2027

41,860 sqm

Fully Prelet

2028

Ongoing conversations with market operators

46,928 sqm

1) Stabilized Earnings per share run rate

3 Portfolio Management & Capital Allocation

Disposal Program ahead of plan

€500m Disposal Program with solid progress

1. *Strong execution YTD at attractive prices*
   - Execution of €300m of disposals in 3 months: 60% of total program ahead of time
   - Disposal Prices ≥ appraisal values
   - More than €240m in Paris at record level
   - Running P/L Yields ≤ 4%
   - Forward looking ungeared IRRs ≤ 5%
2. *Strong visibility for circa €100m of additional divestments to be completed in 1H 2026*
3. *Divestment Program completion on track*

More Disposals to come

Capital Allocation

1 Deleveraging of Colonial SFL

- LTV decrease of more than 100 bp
- EPRA LTV decrease of more than 150 bp

2 New Investment Opportunities in Prime

- Prime Core+: Geared IRR ≥ +10%
- Visibility on accretive deals of €200m

3 Science & Innovation Platform on Track

- Target IRRs and Yields confirmed
- €120m Third Party Capital of Global Institutional Investor

4 Share BuyBacks as additional tool

- BuyBack program approved by board

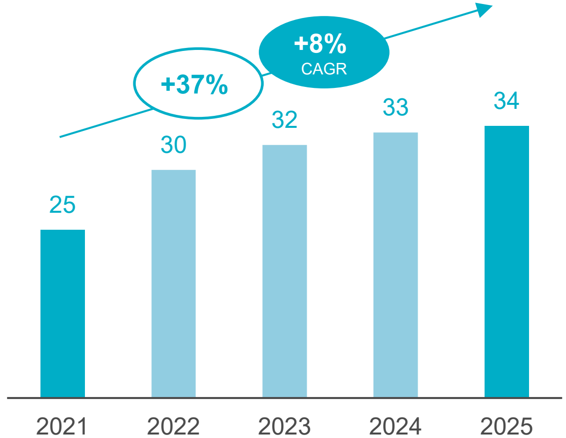
4 EPS & DPS Growth - Guidance

Strong EPS Growth Profile based on Prime CBD Operations + Alpha X

Our Prime Startegy delivers consistent EPS & DPS growth

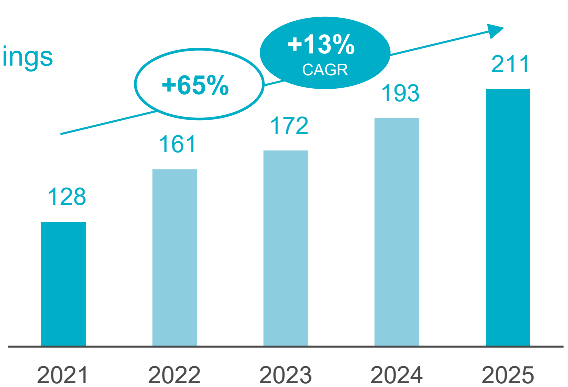
EPRA EPS

€cts./share



EPRA Earnings

€m



EPS & DPS Guidance

€cts./share	2026
EPS	34-35
DPS paid[1]	32

Significant EPS growth acceleration in 2027-2028

- Detailed 2026-28 Guidance to be provided on next CMD in May 2026
- Long term LTV[2] 2028 below 40%

1) Subject to approval by Annual General Meeting
2) Group Loan to Value

Colonial SFL

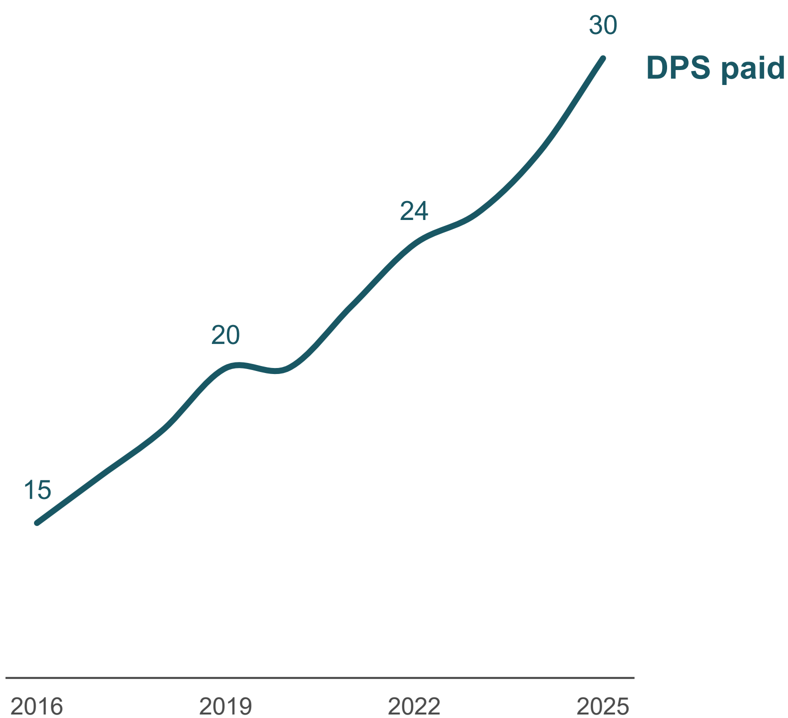
Shareholder Remuneration

5 Attractive Shareholder Remuneration

Growing shareholder remuneration with 6% DPS Yield[1] based on Prime collateral

Historical Dividend Paid

€cts./share



Remuneration Proposal for 2026

DPS paid €32cts.[2] (+2cts.)

+

Cancellation of 5m treasury shares[2]

+

€50m Share Buyback

1) DPS yield based on 2026 proposed DPS of €32cts. and stock closing price as of 18th Feb 2026
2) Subject to approval by Annual General Meeting

Strategy & Outlook

Colonial's Prime Platform delivers profitable growth

1. Colonial SFL's Prime Portfolio guarantees sustained high rental growth driving recurring earnings
2. Our Prime Factory Pipeline will deliver more than €100m of rents in the coming years
3. We are successfully executing our disposal program following a disciplined capital allocation framework
4. We are committed with a strong capital structure
5. Our Business Plan envisages solid growth in the coming years

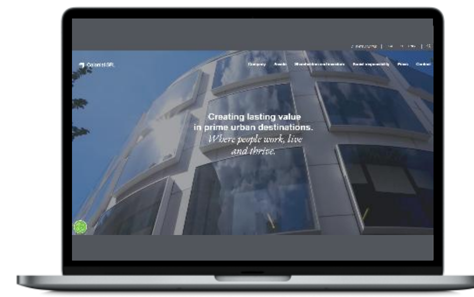
Guidance

> *Short-term EPRA EPS 2026 of 34-35 €cts.*

> *2025 DPS (to be paid in 2026) of 32 €cts. complemented by €50m buyback and 5m treasury shares cancellation*

> *Significant EPS growth acceleration in 2027-2028*

THANK YOU



https://www.colonial-sfl.com/en/investors

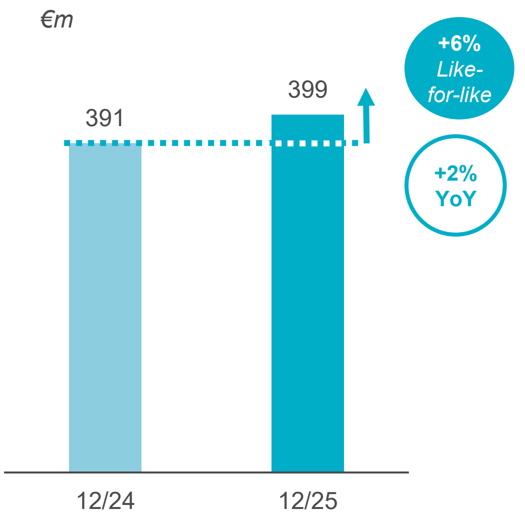
Colonial SFL

PROFIT & LOSS ACCOUNT

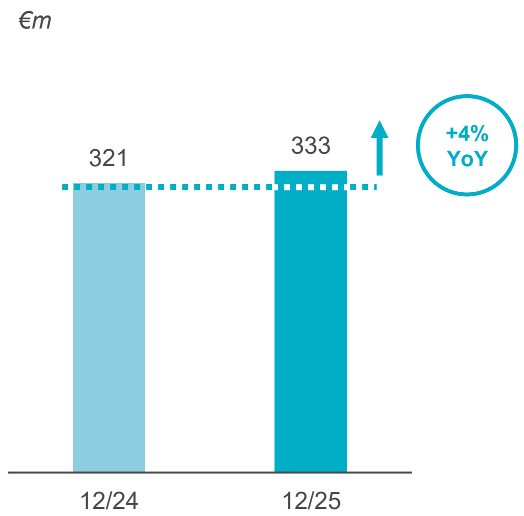
Results analysis - €m	FY 2025	FY 2024
Gross Rents	**399**	**391**
Net operating expenses & Overheads	(65)	(69)
Recurring EBITDA	**333**	**321**
Recurring financial result	(83)	(77)
Income tax expense & others - recurring	(3)	(14)
Minority interests - recurring	(36)	(38)
Recurring Earnings	**211**	**193**
Change in fair value of assets & provision	131	101
Non-recurring financial result & MTM	(5)	(2)
Income tax & others - non-recurring	18	62
Minority interests - non-recurring	(9)	(45)
Profit attributable to the Group	**344**	**307**

Recurring earnings - €m	211	193
Nosh (mm)	627	583
EPS recurring - Cts€/share	**33.6**	**33.0**

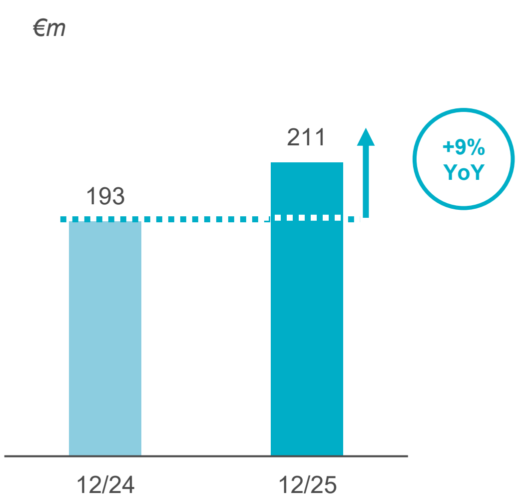
GROSS RENTAL INCOME



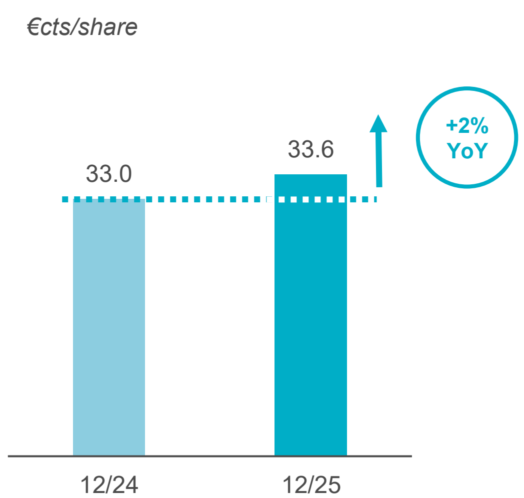
RECURRING EBITDA



RECURRING EARNINGS



EPS RECURRING



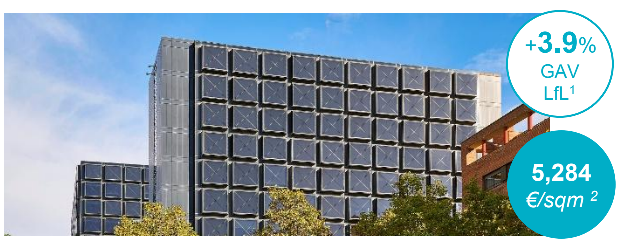
Resilient asset values underpin NTA progression

Solid Gross Asset Value like for like growth

PARIS

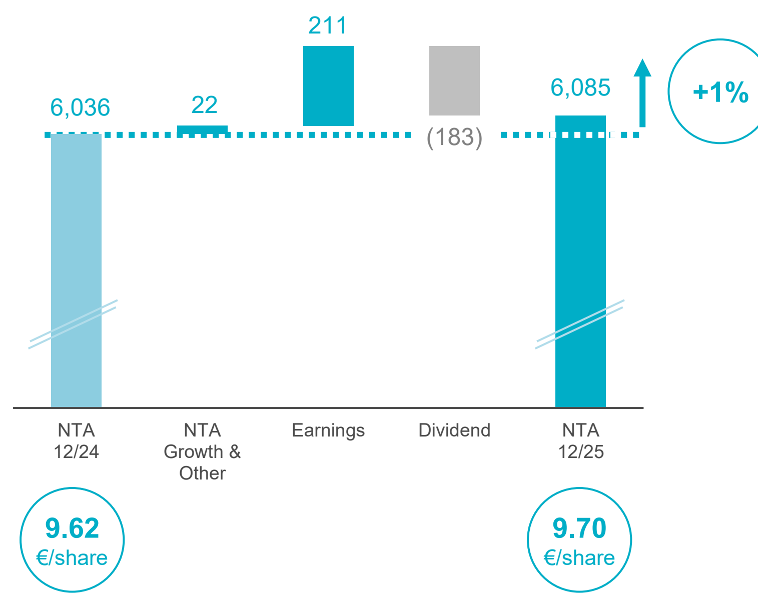
MADRID

BARCELONA



Net Tangible Assets

€m



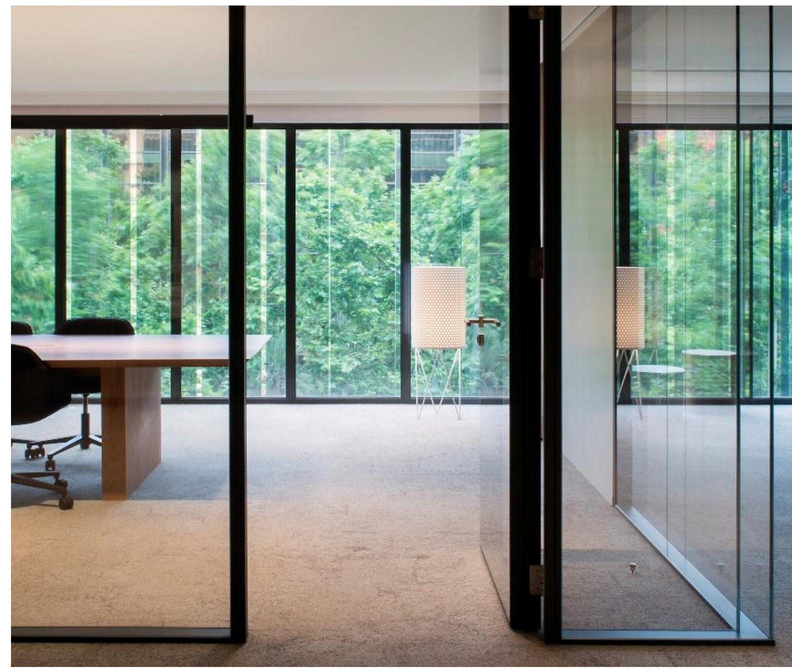
1) Gross Asset Value Like for Like growth year-over-year
2) Colonial office portfolio in Operation, Capital values as of 2H25

Colonial SFL

Colonial SFL ERV growth delivers significant spread above indexation

Colonial SFL delivers pricing power over Inflation

YoY	ERV Growth [1]	Indexation[2]	*Spread over Indexation* *ERV vs Indexation*
Group	**+7%**	**+2.3%**	***433bp***
Paris	**+9%**	**+2.1%**	***682bp***
Madrid	**+6%**	**+2.6%**	***326bp***
Barcelona	**+5%**	**+2.7%**	***191bp***

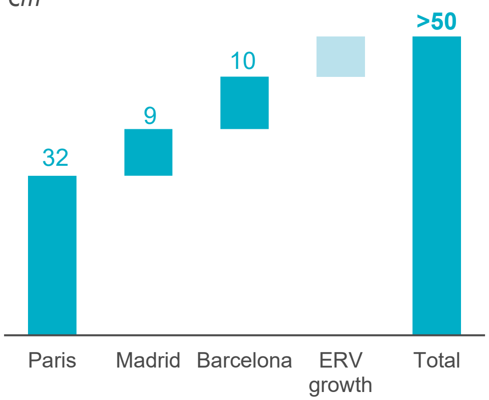


1) Signed rents vs 12/24 ERV (new lettings & renewals)
2) Annualized impact on contracts subject to indexation

1 Prime CBD Operations: Strong reversion driving future EPS growth

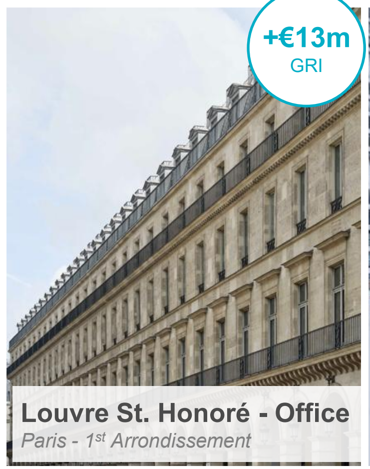
More than €50m of additional revenues

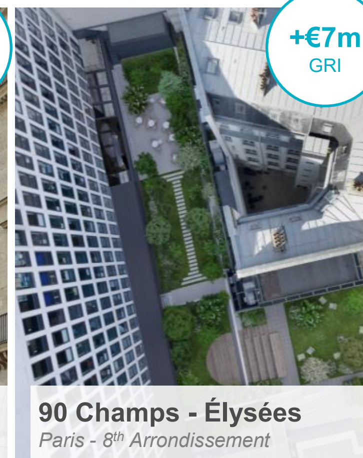
GRI reversion potential
€m

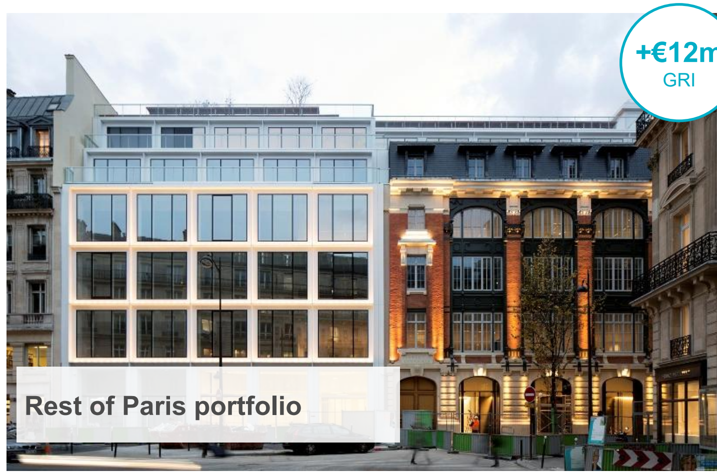


Prime Paris

+€32m
GRI reversion


+€13m GRI
Louvre St. Honoré - Office
Paris - 1st Arrondissement

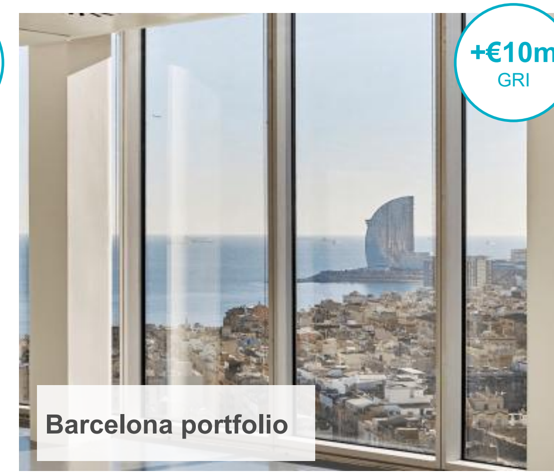

+€7m GRI
90 Champs - Élysées
Paris - 8th Arrondissement


+€12m GRI
Rest of Paris portfolio

Madrid & Barcelona

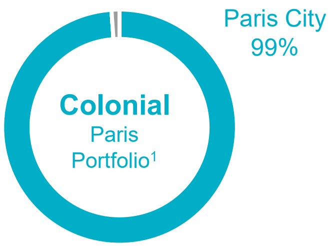
+€20m
GRI reversion

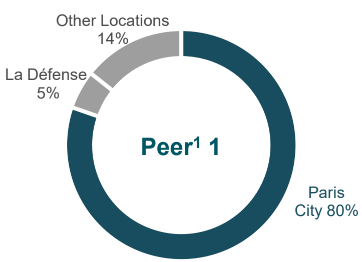

+€9m GRI
Madrid portfolio

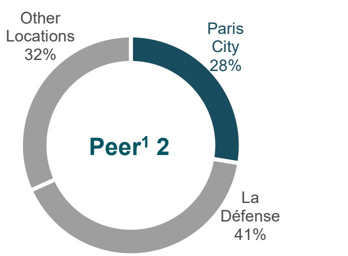

+€10m GRI
Barcelona portfolio

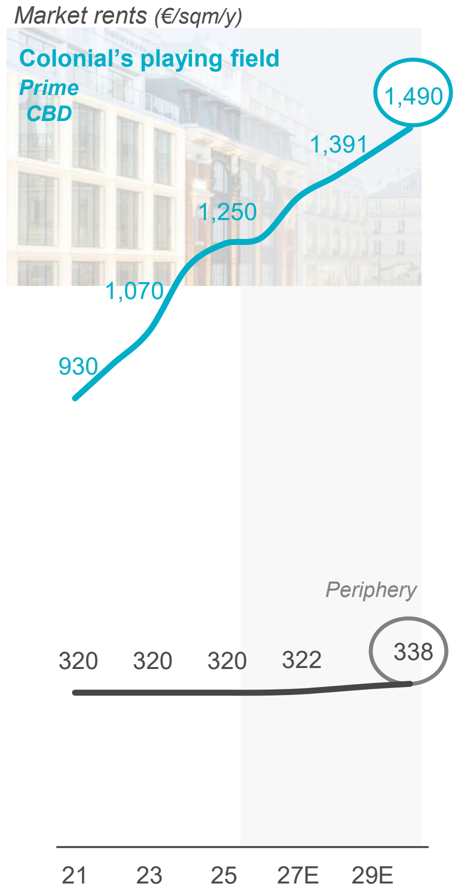
The Prime Asset Class delivers the highest rental growth

PARIS - Office rental market



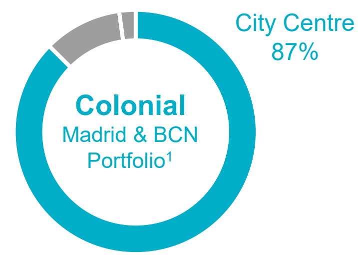


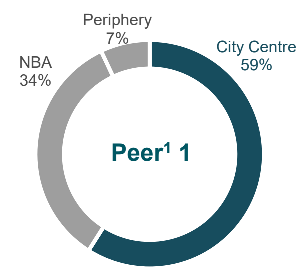


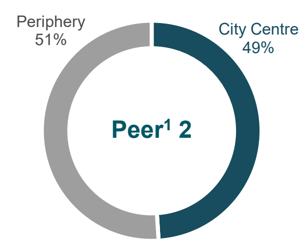


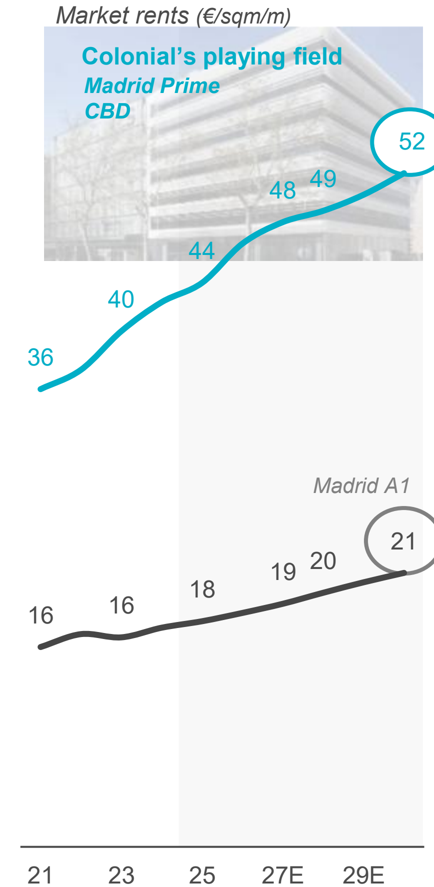
Source of market information: CBRE data as of Feb26

SPAIN - Office rental market









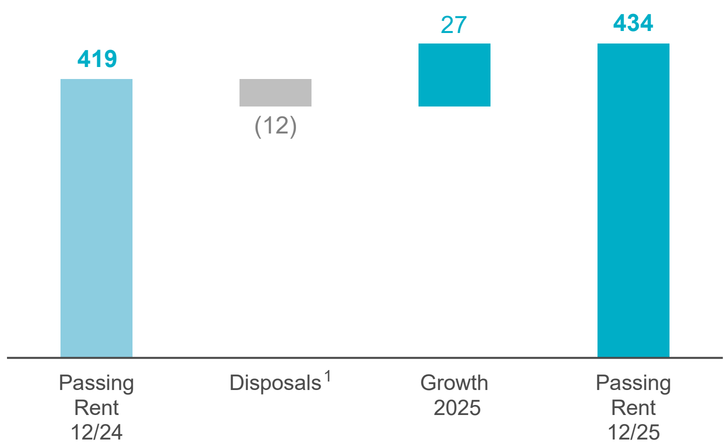
Source of market information: CBRE data as of Feb26

1) Based on company data: Office exposure: GAV last reported date

Significant growth profile at adjusted Risk Return

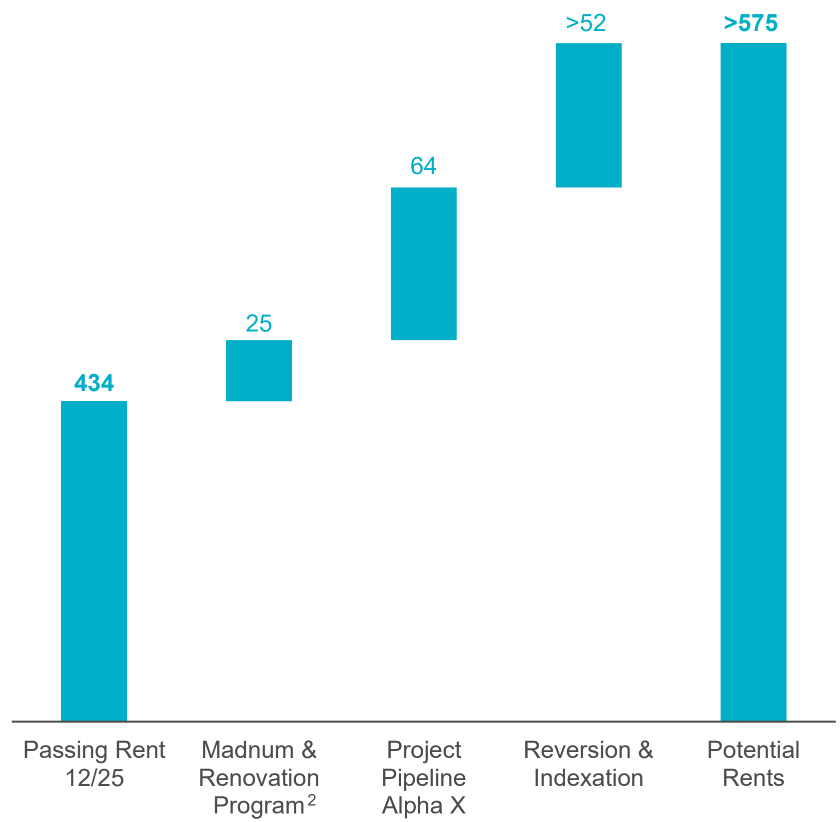
Investments & Revenue Growth increasing passing rents

Annualized Topped-up GRI (€m)



Significant Additional Revenue Growth

On track to capture +€150m of growth



1) Includes formalized office disposals during Q1 2026
2) Includes Diagonal 197 & Haussmann

Renewed transaction momentum in core markets

- Paris Transaction Market Recovery -

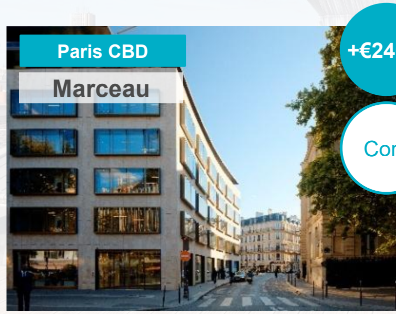
+51% in investment volume YoY in Greater Paris

Return of major deals with Q4 investment volumes in commercial real estate at €2.9bn, highest quarter since 2022

33,000 €/sqm
€402m
Value add

<4.5% yield
€700m
Core Plus

24,000 €/sqm
+€100m



+€240m
Core

Source: CBRE, Press Reports, Company Press Releases

- Record Breaking Activity in Spain -

Largest ever single asset office transaction in Barcelona

7,400 €/sqm
€385m

Barcelona Market

> Institutional liquidity
> International tenant attraction
> Pricing depth

Highest transaction volume in Madrid postpandemic

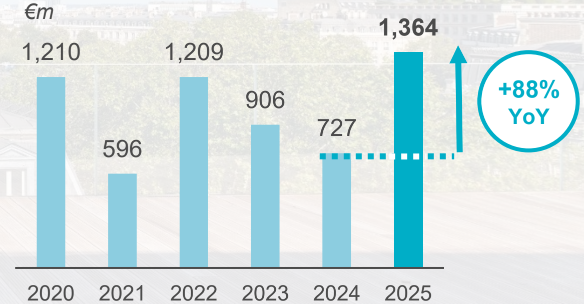
Market Prime Yield CBD

4.6% Q4 2025

4.9% Q4 2024

Madrid annual office investment

€m



Source: CBRE, Press Reports

Latest Market transactions

		Asset	Area	Price	GLA	Cap. Value
PARIS		4 Pl. de la R. Dominicaine (Most) (Oct 25)	CBD	*+€100m*	*4,172 sqm*	*+€24,000 /sqm*
		10 Hoche (Dec 25)	CBD	*+€100m*	*4,495 sqm*	*+€22,000 /sqm*
		54 Rue de Londres (Dec 25)	CBD	*€78m*	*4,622 sqm*	*€17,000 /sqm*
		39 Rue du Colisée (Jan 26)	CBD	*€137m*	*6,193 sqm*	*€22,000 /sqm*
		29-33 Champs-Élysées *Transaction not completed*	CBD	*€402m*	*12,000 sqm*	*€33,000 /sqm*
		32 Rue Blanche *Transaction not completed*	CBD	*+€360m*	*22,124 sqm*	*+€16,000 /sqm*
		Capital 8 *Transaction not completed*	CBD	*+€1bn*	*45,000 sqm*	*€22,000 /sqm*

Source: public information, press and consultants

Latest Market transactions

		Asset	Area	Price	GLA	Cap. Value
MADRID		C/ Retama 3 (Faro) (Sep 2025)	City Centre	*€109m*	*13,688 sqm*	*€8,000/sqm*
		C. del Ombú 6 (Dec 2025)	City Centre	*c.€110m*	*14,000 sqm*	*c.€8,000/sqm*
		C. Albacete 5 (Los Cubos) *Transaction not completed*	M-30	*€100m*	*20,000 sqm*	*€5,000/sqm*
		Gran Vía 28 *Transaction not completed*	City Centre	*c.€250m*	*n.d.*	*n.d.*
BARCELONA		Diagonal 431 Bis (Dec 2025)	CBD	*€40m*	*6,186 sqm*	*€6,500/sqm*
		Gran Via de les Corts Catalanes 764 (Dec 2025)	City Centre	*€80m*	*13,400 sqm*	*€6,000/sqm*
		Edificio Estel (Jan 2026)	City Centre	*€385m*	*52,000 sqm*	*€7,400/sqm*

Source: public information, press and consultants

Clear Leadership on ESG & Decarbonization

CDP

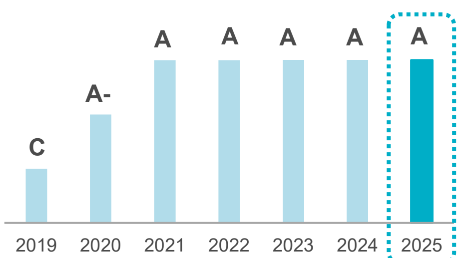
A – Score – 5th year in a row

Max. Score
Consolidating Global Leadership

> *Colonial maintains A rating for the 5th year in a row*

> *A list represents less than 4% of all participants (877 A list a companies out of 22,000)*

> *7 companies among Colonial's peers in the RE sector have reached A List, 4 of them maintain A score from last year*



SUSTAINALYTICS

6.0 Rating

Leader among Ibex 35

- 3rd year in a row ranked 1st -

6.0
Top 0.15%
(negligible risk)

Global Ranking: **Top 0.2%**
(22 out of 14,412 companies)

Real Estate Ranking: **Top 0.5%**
(5 out of 950 companies)

REIT Ranking: **Top 1.0%**
(4 out of 410 companies)

GRESB

5 STAR – 6th year in a row

GRESB ★★★★★

STANDING INVESTMENTS RATING

94/100 score

GRESB ★★★★★

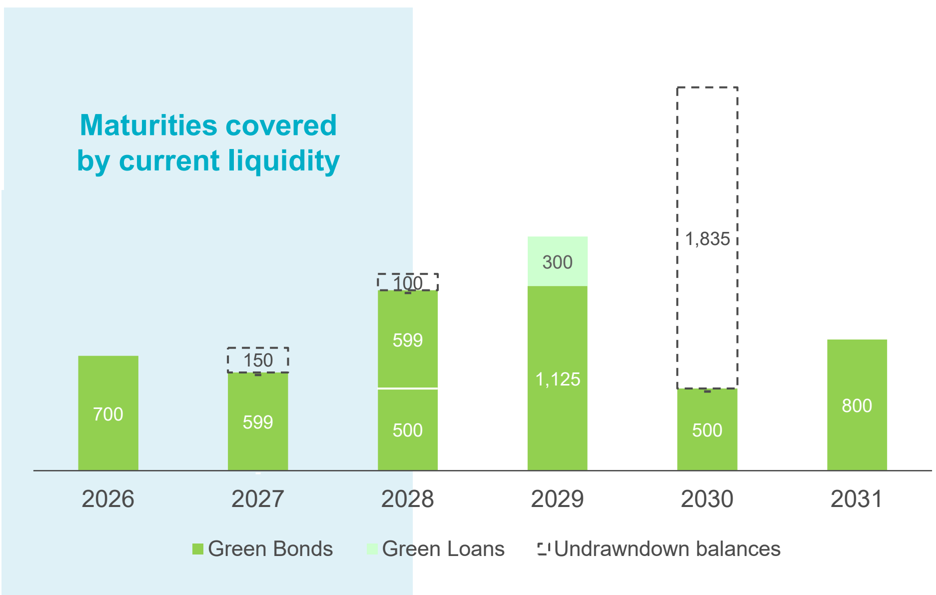
DEVELOPMENT BENCHMARK RATING

98/100 score

Solid financial structure with strong coverage of mid term maturities

EXTENSION OF DEBT MATURITIES

Maturity profile of debt facilities - €m



A Solid Financial Structure

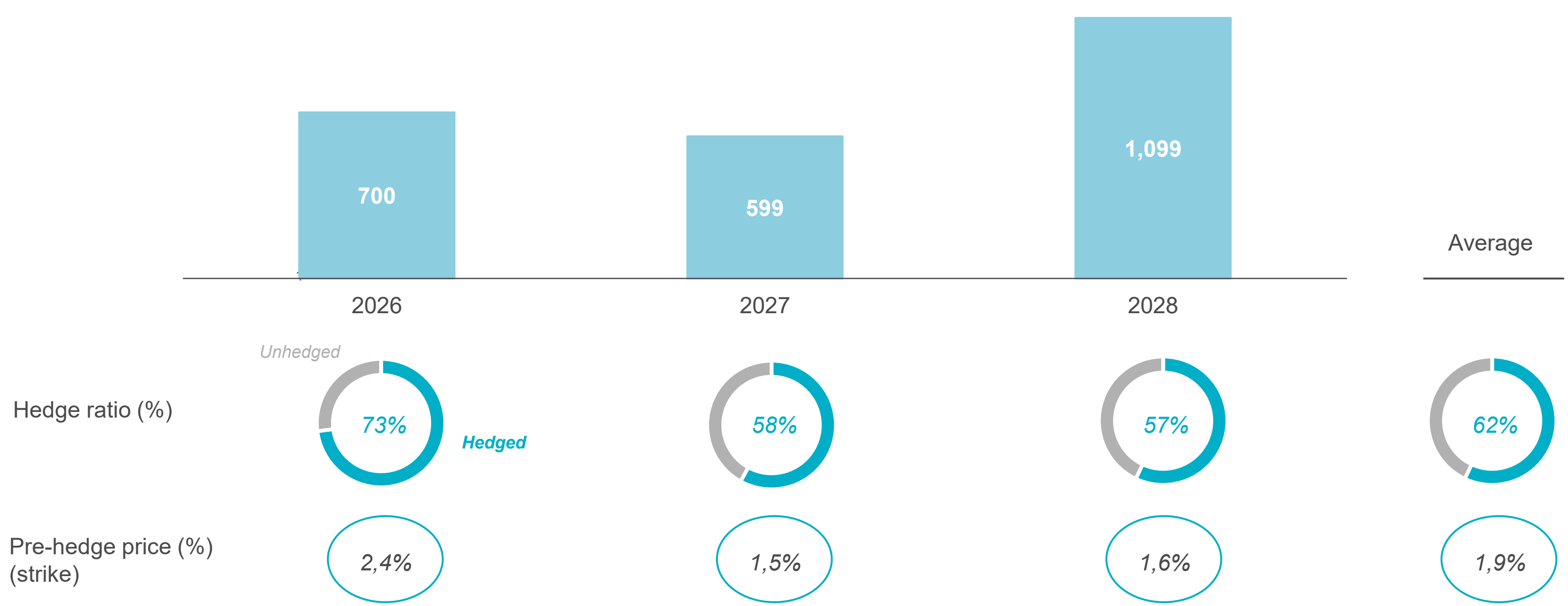
	31/12/2024	31/12/2025
Net Debt	€4,465m	€4,973m
LTV[1]	36.0%	37.1%
Total Facilities	€2,570m	€2,085m
Cash	€543m	€150m
Liquidity	€3,113m	€2,235m
Debt Maturity Group[2]	4.1 years	4.3 years
Non-Mortgage debt	100%	100%
Cost of Debt Group[3]	1.70%	1.91%

1) Including formalized sale disposals
2) Average maturity calculated based on net debt and total facilities
3) Includes interest hedging instruments and excludes commission accruals

Colonial SFL

Pre-hedge strategy covers 62% notional and at rates below current market

Bonds maturity for the next 3 years (€m)



www.colonial-sfl.com