



NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 228 of the consolidated text of the Securities Market Act, approved by Royal Legislative Decree 4/2015, of 23 October, Lar España Real Estate SOCIMI, S.A. (hereinafter, "Lar España" or the "Company") hereby informs the National Securities Market Commission of the following

MATERIAL FACT

On 6 February 2018, Lar España has acquired from a Credit Suisse investment fund all the shares (*participaciones sociales*) of the Spanish company owner of a gross leasable area (GLA) of approximately 36,724 square metres in the retail park Rivas Futura (Rivas-Vaciamadrid).

The total price of the transaction is approximately EUR 61.6 million, which may be adjusted in the terms and pursuant to the mechanisms that are typical in this kind of transactions.

Madrid, 6 February 2018.

Lar España Real Estate SOCIMI, S.A.
Mr. José Luis del Valle Doblado,
Chairman of the Board of Directors

NOTA DE PRENSA

LAR ESPAÑA REAL ESTATE SOCIMI acquires the Rivas Futura retail park for EUR 62 million

- With more than 150,000sqm under management, the SOCIMI becomes Spain's number one operator of retail parks
- Rivas Futura is LAR ESPAÑA's first large retail asset in Madrid, the third complex of the region and ninth in Spain by size
- Over 400,000 people live within a 20 minute drive from the retail park, located in a municipality with one of Europe's highest population growth rates
- The asset is visited every year by six million people and it has an occupancy of 94%

Madrid, 6 February 2018.- LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), the listed real estate investment company, has acquired the Rivas Futura retail park in Madrid for EUR 62 million. Hence, it becomes the SOCIMI's first large retail asset in Madrid and it reinforces LAR ESPAÑA's retail portfolio. In addition, this acquisition makes LAR ESPAÑA the first retail park operator in Spain, with 152,000sqm under management – apart from Rivas Futura, it has Megapark Barakaldo, Parque Abadía in Toledo and Parque Vistahermosa in Alicante.

Rivas Futura is, with a gross leasable area (GLA) of 55,000sqm, Madrid's third largest retail park and Spain's ninth. It has six million visits per year and an occupancy of 94%. The complex has 24 tenants, with retailers such as Media Markt, Conforama, Toys R Us and Kiabi.

The retail complex is located in Rivas Vaciamadrid, 15 kilometers away from Madrid's city center and in a municipality

with one of Europe's highest population growth rates – the population has grown 184% between 2000 and 2017 -. Nearly 400,000 people live within a 20 minute drive from Rivas Futura.





LAR ESPAÑA REAL ESTATE currently owns 31 properties valued a EUR1,521 million, of which; EUR1,163 million relate to shopping centres located in Madrid, Toledo, The Balearic Islands, La Rioja, Vigo, Valencia, Seville, Alicante, Cantabria, Lugo, León, Vizcaya, Navarre, Guipúzcoa, Palencia, Albacete and Barcelona; EUR86 million to office buildings; EUR87 million to logistics properties; and EUR185 million to developments under construction.

About Lar España Real Estate SOCIMI S.A.

LAR ESPAÑA REAL ESTATE SOCIMI S.A. is a Spanish company that trades on the Spanish Stock Market, incorporated as a SOCIMI "*Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliaria*" (Listed Corporation for Investment in the Real Estate Market).

The company, whose objective is to invest in the Spanish real estate sector, particularly in the retail sector, raised EUR 400million in initial capital from its IPO and in January 2015 completed the first bond issue carried out by a SOCIMI in Spain for EUR140 million. In August 2015, it successfully completed a EUR135 million share capital increase, and another EUR147 million one in August 2016.

In 2015, LAR ESPAÑA was included on the FTSA EPRA/NAREIT Global index, a select global index designed to showcase the general trends of listed real estate companies around the world. In 2017, it achieved the EPRA Gold Award for the third consecutive year in recognition of the quality of information provided by LAR ESPAÑA. In 2017, it also received the Silver Award and the Most Improved Award for Sustainability in recognition of the improvements made in terms of the information published concerning Corporate Social Responsibility.

The company is managed by a highly-experienced independent Board of Directors, which combines renowned Spanish and international professionals from the real estate and finance sectors. The management of LAR ESPAÑA has been solely mandated to GRUPO LAR based on a 5-year management contract.

For more information, please contact:

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