

## NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under Article 82 of Law 24/1988, of 28 July, on the Securities Market, 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 17 December 2014, the Company, through its subsidiary Lar España Parque de Medianas S.A.U., has acquired from Grupo Empresarial Sadisa, S.L. two retail warehouses located at Nuevo Alisal retail park, in Santander (Cantabria), with a gross leasable area (GLA) of approximately 7,648 square meters.

The acquisition was carried out for a total amount of €17 million, paid with a combination of equity and bank financing.

Madrid, 17 December 2014

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Lar España Real Estate SOCIMI, S.A.

Mr. José Luis del Valle Doblado, President of the Board of Directors

*Attached: Press Release*

## LAR ESPAÑA REAL ESTATE SOCIMI S.A. ACQUIRES TWO PRIME COMMERCIAL BUILDINGS IN SANTANDER

- The purchase of the commercial area Nuevo Alisal, located in Santander, has been completed for €17 million.
- With this acquisition, the seventh in the retail sector, the company reaffirms its objective of investing in commercial assets.
- Multinationals Media Markt and Toys 'R' Us are the tenants of the building acquired by LAR ESPAÑA REAL ESTATE.

**Madrid, 17 December 2014.**-LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), listed real estate investment company, completed today its eleventh investment operation in Spain after its initial offering in the Spanish Stock Exchange on March 5<sup>th</sup>, with the acquisition, for €17 million, of two commercial buildings located in the commercial area Nuevo Alisal, in Santander (Cantabria).

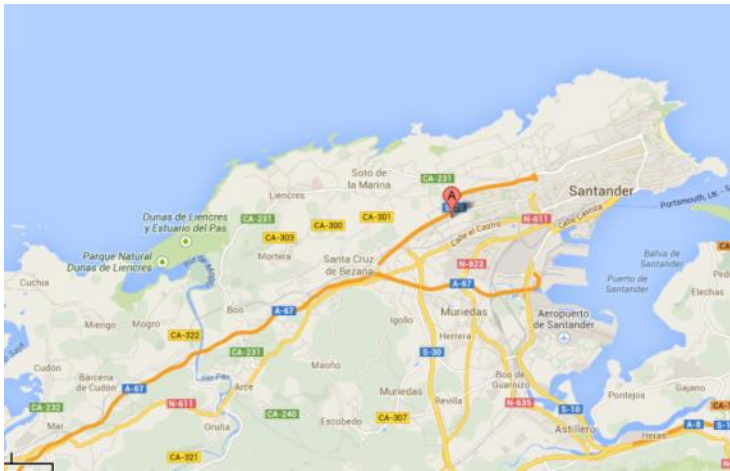
The commercial area, built in December 2010 and, until now, owned by local developer Grupo Sadisa, is located 3 kilometers to the west of Santander and has a gross leasable area (GLA) of about 7,648 sqm, divided into 2 floors and including 340 parking spaces.



*Facade of the commercial units Nuevo Alisal acquired by LRE*

Nuevo Alisal is located next to the consolidated retail park El Alisal, which is in operation since 2004 and hosts prestigious multinational companies such as Carrefour, Aki, Worten, Kiabi, Merkál, Galp, Burger King, McDonald's and Mercadona. El Alisal has a gross leasable area (GLA) of 25,338 sqm.

The commercial area acquired by LAR ESPAÑA REAL ESTATE is composed of two buildings where Media Markt, retailer company specialized in consumer electronics, and Toys 'R' Us, one of the largest toys distributors worldwide, are located. Both tenants have a good performance. In particular, the store of Media Markt located in this space has been, since its opening, in the Spain Top 10 in terms of sales.



*Location plan*

Nuevo Alisal has an excellent visibility, facing its facade to Joaquín Rodrigo Street and with access from the motorway S-2. Besides, it is placed in a commercial area of influence with over 260,000 inhabitants.

According to Miguel Pereda, member of the Board of LAR ESPAÑA REAL ESTATE, "the SOCIMI is making a big commitment to expand its portfolio by acquiring high quality retail assets on which we are working to maximize their potential. In this case, Nuevo Alisal is the seventh acquisition in the retail sector since the company started its investment strategy in March of 2014".

With this transaction, the SOCIMI managed by Grupo Lar, which received €400 million in its IPO, has already invested €306.6 million, of which €165.3 million were allocated to 5 Shopping Centers located in Irún, Palencia, Albacete, Barcelona and Alicante; €78.1 million in three office buildings in Madrid; €44.9 million to 8 logistics complexes in Guadalajara and €18.3 million to three commercial buildings in Madrid and Cantabria.



*Main entrance and parking area*



*Perspective of the asset acquired by LRE*



*Aerial views of the location of the retail park Nuevo Alisal*

**ABOUT LAR ESPAÑA REAL ESTATE SOCIMI S.A.**

Lar España is a newly-incorporated Spanish property investment company listed in the Spanish Stock Exchange and incorporated as a Spanish SOCIMI, "Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario" (Spanish legal vehicle comparable to REIT regimes present in other legislations). Lar España has an initial capital of EUR 400 million to invest in the Spanish real estate sector, especially in the commercial segment, mainly offices and retail. The company has an experienced and reputable



## PRESS RELEASE

Board of Directors with a balanced combination of people from real estate as well as finance backgrounds, both in Spain and internationally.

### ABOUT GRUPO LAR

Grupo Lar is a Spanish diversified real estate company with international presence and over 29 years of track record in the sector. Its activities entail asset management, investment, development and property management in commercial and residential real estate, operating in 8 countries across European and Latin American markets.

The Company has been successful across the different economic cycles with diversified operations including the commercial and residential real estate sectors and is highly experienced in active portfolio and asset management, refurbishment and development.

In addition, during these years Group Lar has built a strong and successful reputation working with third party investors as co-investors and JVs, including Baupost, Axa, Fortress, GE Capital, Grosvenor, Morgan Stanley and Whitehall Funds.

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