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## 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. ("**Lar España**" or the "**Company**") hereby informs the National Securities Market Commission of the following

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### MATERIAL FACT

Further to the Material Fact published on 16 July 2015, with register number 226156, the Company hereby informs that upon the expiration of the Preferential Subscription Period and the Additional Allocation Period provided for in the prospectus regarding the Share Capital Increase of the Company, registered with the Official Registries of the National Securities Market Commission on 16 July 2015 under register number 10563 (the "**Prospectus**"), 19,967,756 New Ordinary Shares have been subscribed for, amounting to gross proceeds of EUR 134,982,030.56, as detailed below:

- a) Preferential Subscription Period: during the Preferential Subscription Period, which ended on 1 August 2015, 19,664,436 New Ordinary Shares of Lar España, representative of 98.48% of the total amount of New Ordinary Shares offered in the Share Capital Increase, have been subscribed for, leaving 303,320 New Ordinary Shares available for allocation during the following periods.
- b) Additional Allocation Period: during the above-mentioned Preferential Subscription Period, 163,871,373 additional New Ordinary Shares of Lar España were requested, and therefore 303,320 New Ordinary Shares were subscribed for during the Additional Allocation Period, representative of 1.52% of the total amount of New Ordinary Shares offered in the Share Capital Increase. Given that the number of additional New Ordinary Shares requested has exceeded the 303,320 New Ordinary Shares available for allocation, the agent bank of the Share Capital Increase has determined the pro rata allotment of such New Ordinary Shares as provided for in the Prospectus.

The total number of New Ordinary Shares subscribed for during the Preferential Subscription Period plus the additional New Ordinary Shares requested represent a demand of 9.2 times the New Ordinary Shares offered in the Share Capital Increase.

As a consequence of the above, provided that the totality of the New Ordinary Shares offered in the Share Capital Increase has been fully subscribed for, the Discretionary Allocation Period established in the Prospectus is not to be opened.



In addition, it is reported that Lar España will grant the public deed of the Share Capital Increase and will process its registration with the Commercial Registry of Madrid, in accordance with the envisaged timetable provided in the Prospectus.

Madrid, 6 August 2015.

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



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investor as defined in Article 2(1)(e) of the Prospectus Directive; or (b) in any other circumstances which do not require the publication by Lar España of a prospectus pursuant to Article 3 of the Prospectus Directive. For the purposes of this paragraph, the expression an “offer of securities to the public” means the communication in any form and by any means of sufficient information on the terms of the offer and the securities to be offered so as to enable an investor to decide to exercise, purchase or subscribe for the securities, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State and the expression “Prospectus Directive” means Directive 2003/71/EC (and amendments thereto, including the 2010/73/EU Directive, to the extent implemented in the Relevant Member State), and includes any relevant implementing measure in the Relevant Member State.

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## PRESS RELEASE -

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### Lar España successfully completes its EUR 135 million share capital increase

- During the Preferential Subscription Period, which ended on 1 August 2015, 98.48% of the new shares issued were subscribed
- The remaining 1.52% were subscribed in the additional allocation period, which was oversubscribed by 9.2 times the number of new shares issued in the share capital increase
- Over the three weeks that the share capital increase was carried out, LAR ESPAÑA has formalised three new real estate deals and has now invested a total of €852 million
- The transaction was carried out via the issue of close to 20 million shares with a subscription price of EUR 6.76 each share. It is expected that the new shares will begin to trade on Monday 10 August

Madrid, 6 August 2015 - LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE) has successfully completed the EUR 135 million share capital increase, with 100% of the offered shares subscribed. LAR ESPAÑA REAL ESTATE SOCIMI's shareholders have given their backing to the company's board, by subscribing for 98.48% of the new shares in the preferential subscription period. The remainder of the shares, 303,320 shares, were subscribed in the additional allocation period.

The investors requested a total of 183,535,809 new shares (19,664,436 in the preferential subscription period and 163,871,373 in the additional allocation period), hence the share capital increase was oversubscribed by 9.2 times.

The new shares represent 50% of the Company's share capital prior to the share capital increase and 33% of its share capital afterwards. It is expected that the new shares will begin to trade on the Spanish Stock Exchanges next Monday 10 August.

José Luis del Valle, president of LAR ESPAÑA REAL ESTATE SOCIMI, assured that the share capital increase *"has been a resounding success and will act as an important boost to the*

*company's activity, as well as allow us to be significantly larger, in order to capitalise on the investment opportunities in the current market".*

Over the three weeks in which this share capital increase has been carried out, LAR ESPAÑA REAL ESTATE SOCIMI has accelerated its investment activity in the real estate market, allowing it to consolidate its strategy on purchases made in the retail and logistic sector. The Company has announced the acquisition of the Megapark retail complex in Bilbao, the purchase of three warehouses at Parque Galaria, in Pamplona; and the Cruce de Caminos retail project in Sagunto. Over these three weeks, the company announced the investment of EUR 194.2 million, which equates to 23% of its whole portfolio.

To date, LAR ESPAÑA REAL ESTATE SOCIMI has acquired assets valued at more than EUR 852 million, of which EUR 588.7 million have been assigned to the purchase of twelve retail spaces located in Guipúzcoa, Palencia, Albacete, Barcelona, Alicante, Madrid, Cantabria, Lugo, León, Vizcaya, Navarra and Valencia; EUR 140.5 million to the purchase of four office properties in Madrid and one in Barcelona; EUR 63.4 million to five logistics assets in Guadalajara and one in Valencia; and 60 million for a residential asset in Madrid. The overall figure is expected to increase by EUR 39 million, which is expected to be invested in the construction and development of Cruce de Caminos, once the works have been completed in one and a half years.

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

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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, who's objective is to invest in the Spanish real estate sector, particularly in commercial property (offices and retail) raised €400 million in initial capital from its IPO and in January 2015 completed the first bond issue carried out by a SOCIMI in Spain for EUR 140 million.

On 4 June 2015, Lar España Real Estate SOCIMI 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. The inclusion of Lar España on the index is a clear demonstration of the Company's current positioning, which after carrying out the first IPO of a Socimi on the Spanish Stock Exchange, has created a highly attractive real estate portfolio and continues to have an ambitious acquisitions plan.

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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an investor to decide to exercise, purchase or subscribe for the securities, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State and the expression “Prospectus Directive” means Directive 2003/71/EC (and amendments thereto, including the 2010/73/EU Directive, to the extent implemented in the Relevant Member State), and includes any relevant implementing measure in the Relevant Member State.

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