



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

MATERIAL FACT

Lar España announces that, as of today, Morgan Stanley & Co. International plc ("**Morgan Stanley**"), by virtue of a mandate conferred by the Company, has successfully concluded a bookbuilding process targeted solely to qualified investors for the placement of senior secured notes (the "**Notes**") to be issued by the Company for a total amount of €140,000,000, maturing on 21 February 2022. The Notes, issued at par value, will have a face value of €100,000 and will bear interest at a rate of 2.90%, all in accordance with the issuance resolution of the Board of Directors of the Company (the "**Issue**"). The Company envisages granting, during the next hours, after entering into a Subscription Agreement with Morgan Stanley, the corresponding public deed, which will be submitted to the Commercial Registry of Madrid for registration.

Likewise, it is expected that, after the approval and registration of the corresponding prospectus, the Notes will be admitted to trading on the regulated Main Securities Market of the Irish Stock Exchange.

The net proceeds of the Issue will be used to continue with the Company's investment strategy defined in the initial public offering prospectus of Lar España, approved by the CNMV on 13 February 2014.

Madrid, 12 February 2015

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