



## NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 228 of the Royal Legislative Decree 4/2015, of 23 October, approving the consolidated text of the Securities Market Act, 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

Today, the Company has acquired a commercial gallery in Parque Abadía (Toledo) with a gross leasable area (GLA) of approximately 6,138 m<sup>2</sup>

This strategic acquisition, which is added to the one already communicated through material fact of 27 March 2017 (with registry number 250038), that informed of the acquisition of, among others, a gross leasable area (GLA) of approximately 37,114 m<sup>2</sup>, fully occupied, in the same retail park, allows the Company to operate a total GLA of approximately 43,252 m<sup>2</sup> of the Parque Abadía real estate complex.

The acquisition has been carried out for a total amount of approximately €14 million, subject to the subsequent customary price adjustments in this kind of transactions.

Madrid, 20 February 2018

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

## PRESS RELEASE

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### LAR ESPAÑA REAL ESTATE SOCIMI acquires Abadía's commercial gallery in Toledo for EUR14 million

- This acquisition complements the company's purchase of the Parque Abadía retail park and takes the SOCIMI's ownership of the total retail area up to 80%
- The shopping centre features 38 stores, including tenants such as Mango, Springfield, Cortefiel, Décimas, C&A, Women's Secret, Benetton, Gilgo and Pimkie
- Parque Abadía is just ten minutes from Toledo, with over 300,000 people living within just a half hour drive

**Madrid, 20 February 2018.** LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), the listed real estate investment company, has acquired Abadía's commercial gallery in Toledo for EUR14 million. This acquisition comes less than a year after it purchased the Parque Abadía retail park for EUR63.1 million.

The gallery comprises 6,138 sqm which, when added to the 37,114 sqm of the retail park, comes to a total area of 43,252 sqm. This takes the SOCIMI's ownership of the entire Parque Abadía retail area up to 80%. The park comprises a total area of 54,100 sqm and has 2,861 parking spaces.

The commercial gallery has a 92% occupancy rate and features 38 stores, including brands such as Mango, Springfield, Cortefiel, Décimas, C&A, Women's Secret, Benetton, Gilgo and Pimkie. Fashion retailers account for 60% of the space, followed by services - Movistar and Gelovision- with 18%, and food & beverage, with 4%. DLA Piper has been the advisor in the deal.



This retail offering complements the other brands operating in the complex, such as Media Markt, Decathlon and Alcampo. Parque Abadía is the largest retail park in Castilla-La Mancha and receives a total of six million visitors every year. It boasts excellent visibility, given its location next to the Madrid-Toledo motorway, and is just ten minutes from Toledo city centre. More than 300,000 people live within just half an hour's drive from the complex.

LAR ESPAÑA's chairman José Luis del Valle highlighted that this acquisition *“is perfectly aligned with the SOCIMI's strategy of increasing the percentage ownership of its retail properties, in order to ensure that the management improvements made are as efficient as possible”*. *“We are also delighted to be able to further consolidate our presence in Castilla-La Mancha's number one retail complex, in terms of size, turnover and potential for improvement”*, he added.

LAR ESPAÑA REAL ESTATE currently owns 32 properties valued at EUR1,536 million, of which; EUR1,179 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; EUR85 million to office buildings; EUR87 million to logistics properties; and EUR185 million to developments under construction.

#### 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, whose objective is to invest in the Spanish real estate sector, particularly in the retail sector, raised EUR400 million 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.

On 4 June 2015, LAR ESPAÑA REAL ESTATE SOCIMI was included on the FTSE EPRA/NAREIT Global index, a select global index designed to showcase the general trends of listed real estate companies around the world. On 7 September 2016, for the second year running, the company was awarded the 'Gold Award' from the European Public Real Estate Association (EPRA), in recognition of the quality of the information provided by LAR ESPAÑA within the Index standards framework. The inclusion of LAR ESPAÑA REAL ESTATE on the index and the award received is a clear demonstration of the Company's current positioning, which after carrying out the first listing of a SOCIMI on the Spanish Stock Exchange, has created a highly attractive real estate portfolio and continues to forge ahead with its 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.

**For more information, please contact:**

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