



First Quarter Results

Q1 2019

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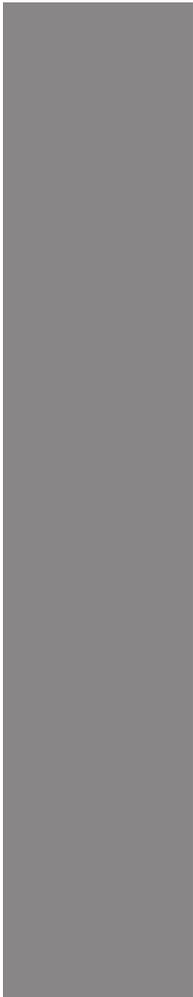
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ADOLFODOMINGUEZ

Shopping Centre
Megapark (Bilbao)



1

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1.1

Highlights Q1 2019

Portfolio Information

GAV
1,481
Million €

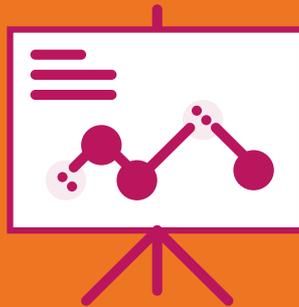
Annualised Net Rent
72.3
Million €

WAULT
3.3
years

Assets
17

GLA
587,882
sqm

2019 Divestments
37.0
Million €



Financial Information

EPRA NAV
1,041
Million €
(11.38 €/share) ⁽¹⁾

Net LTV
29%

Financial Debt
624.7
Million €

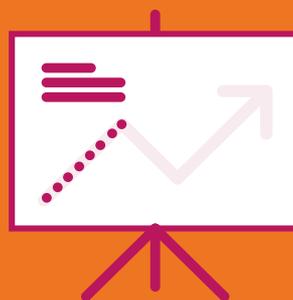
Average Cost of Debt
2.20%

Rental Income
19.4
Million €

EBITDA
12.0
Million €

Net Profit
17.6
Million €

ROE
13.36%



(1) EPRA NAV per share adjusted by dividend effect: 10.58 €/share

Retail performance

Operating results

Annualised Net Rent

70.7

Million €

EPRA topped-up NIY ⁽¹⁾

5.8%

Reversionary Yield ⁽¹⁾

6.3%

LfL GRI ⁽¹⁾

+2.4%

LfL NOI ⁽¹⁾

+0.4%

% Occupancy ^{(1) (2)}

95.3%

GAV (%)



Retail. **95**

Rest of the portfolio. **5**

Rental Income (%)



Retail. **99**

Rest of the portfolio. **1**

Commercial activity

Negotiated rent

2.3

Million €

Operations

25

Rotated area

14,299

sqm

Rent uplift

+13.5%

Q1 2019 Footfall

15.5

Million of visits



Q1 2019 Sales

160.6 ⁽⁴⁾

Million €



-2.2% ^{(1) (6)}
vs. Q1 2018

-3.8%
Average Spanish Footfall ⁽³⁾

+0.2% ^{(1) (6)}
vs. Q1 2018

-0.2%
Big Surfaces Spain Sales Index ⁽⁵⁾

(1) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project | (2) Ratio calculated according to EPRA recommendations | (3) Shoppertrak Index | (4) Declared Sales | (5) National Statistics Institute (INE) | (6) Data affected by Easter effect (March in 2018, April in 2019).

1.2 Retail market context

Growth and GDP

The **Spanish economy continues to show signs of durability and growth**, in contrast with the slowdown affecting many of the Eurozone nations. Advanced figures from Oxford Economics point to a **robust 0.6% growth in GDP during Q1 2019**, compared to 0.7% during Q4 2018. Forecasts for the rest of the year are down slightly but remain upbeat, with **GDP estimated to grow by 2.3%**, according to Oxford Economics.

Employment

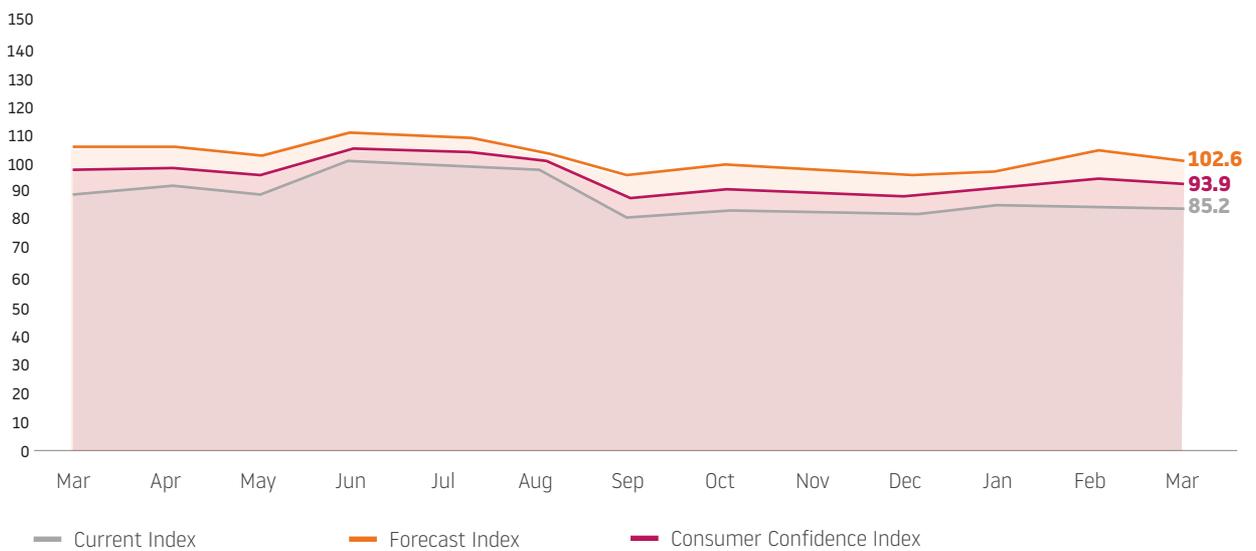
Employment growth – which has been crucial in the current economic cycle – **remains strong, despite a slowdown during Q1** after recording the fastest growth in six quarters in Q4 2018. Rising salaries, coupled with lower inflation (1.3% for the year), should help to boost private consumption. However, the strong correlation between household spending and employment would suggest a slight slowdown in private consumption during 2019, given the lower employment growth forecast for the year.



Consumer Confidence Index (CCI)

The CIS **Consumer Confidence Index (CCI)** for March stood at **93.9 points**, 2.3 points down on the previous month. The CCI for March was down 4.8 points y-o-y, although the Q1 2019 figure was up on the figure for Q4 2018.

Consumer Confidence Index (CCI)



Source: Centro de Investigaciones Sociológicas (CIS)



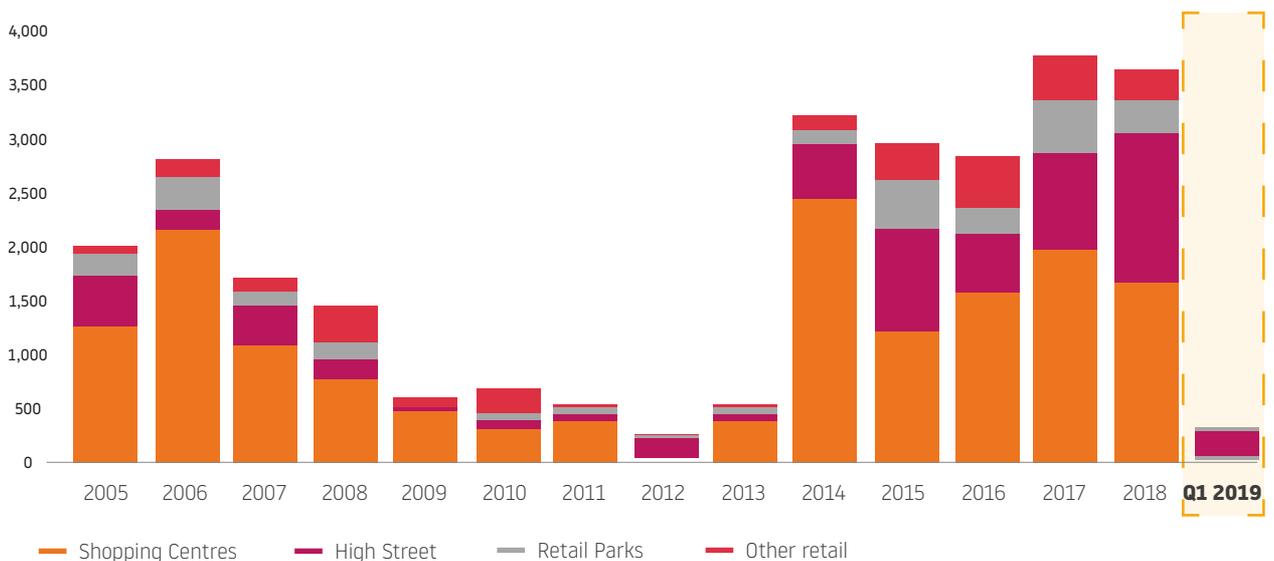
Retail investment volume in Spain during Q1 2019: €310 million

Investment

During Q1 2019, **the retail sector reached an investment volume of close to €310 million**, equating to 22% of total property investment. Lack of supply in the market has led to a fall in investment in this asset class. High street retail units continue to be high on investors' radars, but lack of supply is hindering further transactions.

By property type, **shopping centres captured the biggest attention with €76 million invested during Q1 2019, while retail parks reached just €10 million.**

Investment volume (€Mn)



Source: JLL

Prime rents

Prime rents at **retail parks** recorded the highest y-o-y growth (5.4%), standing at **€19.50 per sqm/month**. High street retail units saw a 5.0% increase in prime rents, up to **€294 per sqm/month**. Shopping centre prime rents rose 2.6% y-o-y to **€98 per sqm/month**.

Prime rental growth in Spain will continue to outperform most of Europe over the next five years, albeit at a slower pace than in recent years.

Prime rents (€/sqm/month)



Shopping Centres

€98

+2.6%

Rental growth Q1 2019 | Q1 2018



Retail Parks

€19.50

+5.4%

Rental growth Q1 2019 | Q1 2018



High Street

€294

+5.0%

Rental growth Q1 2019 | Q1 2018

Prime yields

Prime yields remained stable in Q1 2019 compared to Q4 2018. A prime yield of **3.15%** is achievable for units in the **best high street locations**, whereas the prime yield stands at **5.25%** for **retail parks**. **Shopping centres** yields stood at **4.50%** during Q1.

Prime yields Q1 2019



Shopping Centres

4.50%

0

Basic points variation
Q1 2019 | Q4 2018



Retail Parks

5.25%

0

Basic points variation
Q1 2019 | Q4 2018



High Street

3.15%

0

Basic points variation
Q1 2019 | Q4 2018

Footfall

Footfall decreased by 3.8% y-o-y in Spain during Q1 2019, primarily due to Easter celebrations fell in April.



1.3 Main Events

JANUARY		MARCH	
16.01.2019	Valuation reports as at 31 December 2018	01.03.2019	Completion of the Share Buy-Back Program
29.01.2019	Share capital decrease registration	25.03.2019	New Share buy-back program beginning
31.01.2019	Cardenal Marcelo Spínola office building divestment		

The regulatory notices published and submitted to the Spanish Stock Market Commission (CNMV) during the first quarter of 2019 are listed below in chronological order:

JANUARY.

01

16.01.2019

Valuation reports as at 31 December 2018

Lar España has received the valuation reports for its property portfolio as of 31 of December 2018, carried out by JLL Valoraciones, S.A and Cushman & Wakefield Sucursal en España. The **total market value of the company's portfolio** as detailed in the abovementioned reports is **EUR 1,535.9 million**. The acquisition Price – transaction costs not included - of the assets subject to the valuation was EUR 1,087.2 million. The properties were valued according to the Royal Institution of Chartered Surveyors (RICS) valuation standards, based on net market value as at 31 December 2018.

02

29.01.2019

Share capital decrease registration

In connection with the Material Fact registered with the Spanish Securities Market Commission (Comisión Nacional del Mercado de Valores) on 28 December 2018 (Register number 273427), Lar España hereby informs that, on this date, the public deed regarding the reduction of share capital, granted on 28 December 2018, has been duly **registered with the Commercial**

Registry of Madrid. The share capital reduction was approved by the Board of Directors of the Company on 27 December 2018, pursuant to the delegation granted by the General Shareholders Meeting held on 29 May 2017, that agreed, under item eleven of the agenda, to authorise the Board of Directors for the derivative acquisition of own shares, in accordance with the terms and conditions established in the abovementioned resolution of the General Shareholders Meeting, expressly authorising it to reduce share capital on one or more occasions in order to redeem the acquired own shares.

Consequently, **the share capital of Lar España has been reduced in the amount of EUR 3,088,980.00, through the cancellation of 1,544,490 own shares** with a face value of two euros each. Likewise, and in order to amend and clarify the information provided under the referred Material Fact of 28 December 2018, it is hereby stated that all of the cancelled shares were acquired under the Company's buy-back program that was announced through a Relevant Fact on 28 September 2018 (Register number 270006) and which expiration date was extended on 28 December (the "Buy-back Program"). **The share capital resulting from the reduction has been set at 186,438,088.00 euros, represented by 93,219,044 shares with a face value of two euros each.**

The purpose of this capital reduction, as envisaged in the Buy-back Program, is **to contribute to the Company's shareholder remuneration by increasing the profit per share**. It is hereby stated that the reduction does not involve the return of contributions to the shareholders since the Company is the holder of the canceled shares.

The reduction **has been carried out with a charge to free reserves**, through the provision of a capital cancellation reserve for an amount equal to the nominal value of the cancelled shares, which will only be available following the same requirements demanded for the reduction of the share capital, as provided by article 335 c) of the Spanish Companies Act. Consequently, in accordance with the provisions of such article, there is no right of opposition for the creditors included in article 334 of the Spanish Companies Act in connection with the capital reduction.

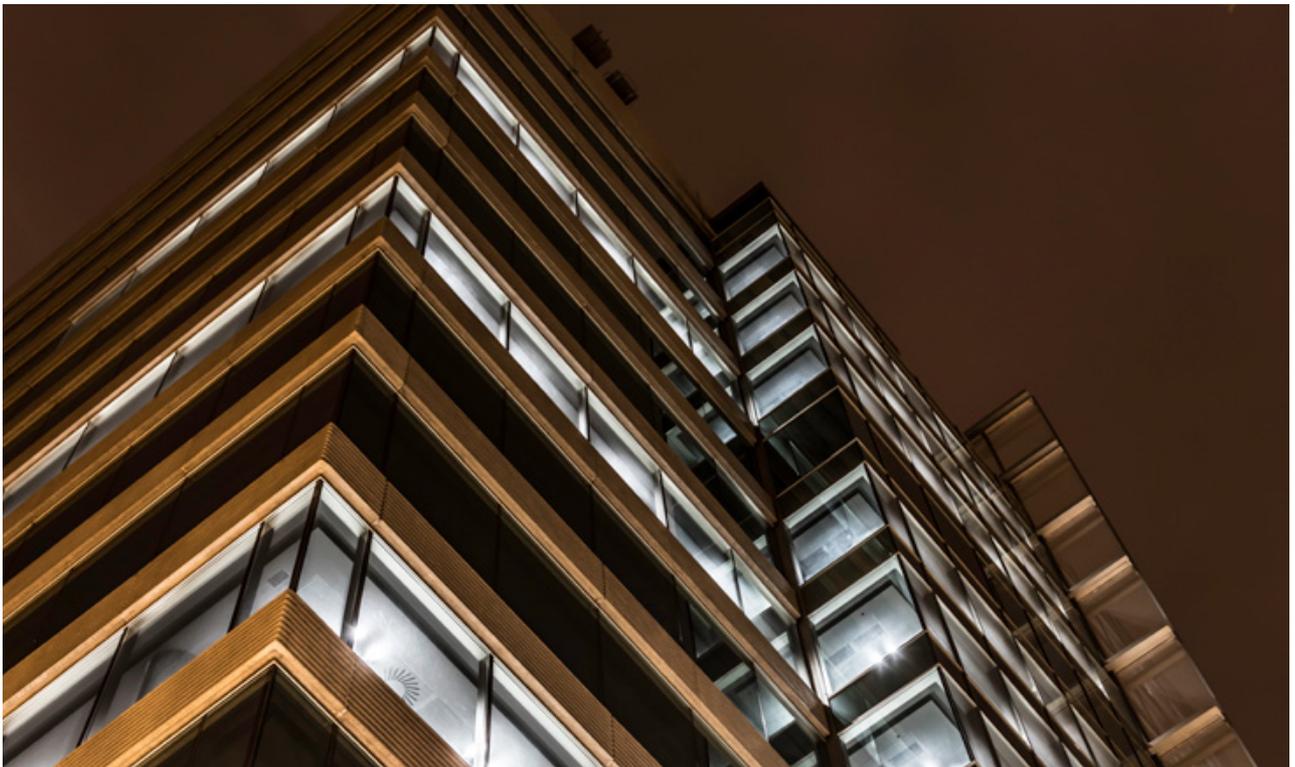
In the following days, the Company will request **the exclusion of the 1,544,490 cancelled shares** from the Madrid, Barcelona, Bilbao and Valencia Stock Exchanges, through the Stock Exchange Interconnection System (Continuous Market).



31.01.2019

Cardenal Marcelo Spínola office building divestment

Today, the Company (through its wholly owned company LE Offices Marcelo Spínola 42 SLU) has transferred to an INVESCO company named IRE-RE Espinola, S.L.U. **an office building at Calle Cardenal Marcelo Spínola 42** in Madrid, with a total gross leasable area (GLA) of approximately 8,875 square meters. The aforementioned sale has been formalized in public deed dated today, for a **total price of 37 million euros**. The sale price agreed for the transfer of the mentioned property represents a **capital gain of 94.7% on the acquisition price** paid by the Company for said property in July 2014 and matches the last valuation of this asset made in December 2018.



MARCH.

04

01.03.2019

Completion of the Share Buy-Back Program

Lar España reports that yesterday, the term for the Buy-Back Programme expired and, therefore, it is terminated. The Company has acquired, under the Buy-Back Programme, a total amount of **3,091,141 own shares, representing 3.31% of Lar España's current share capital**. The acquisition of own shares under the Buy-Back Programme has been periodically disclosed to the market, pursuant to article 2.2 and 2.3 of the Delegated Regulation (EU) N° 2016/1052, and has been carried out in accordance with the terms and conditions established in such Regulation.

The Buy-Back Programme has been implemented by JB Capital Markets, S.V., S.A.U. Additionally, it is reported that, once the Buy-Back Programme is finished, the Company will retake the Liquidity Agreement, which was suspended on 28th September 2018 (register number 270006), according to the terms notified by means of material fact with number 254421, on 10th July 2017, pursuant to Circular 1/2017, of 26 April, by the Comisión Nacional del Mercado de Valores, on liquidity contracts. Finally, Lar España reports that the shares from the Buy-Back Programme acquired until 28 February 2019 that have not been amortized yet will be amortized shortly.

05

25.03.2019

New Share buy-back program beginning

Lar España hereby informs that the Board of Directors, in the meeting held on 19 March 2019, has resolved to implement a **new Buy-Back Program of the Company's own shares** (the "Buy-back Program") in accordance with the authorisation granted by the General Shareholders' Meeting held on 29 May 2017.

The Buy-back Program is subject to Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and

Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC ("Regulation 596/2014"), and to Commission Delegated Regulation (EU) 2016/1052 of 8 March 2016 supplementing Regulation (EU) No 596/2014 of the European Parliament and of the Council with regard to regulatory technical standards for the conditions applicable to buy-back programs and stabilisation measures ("Delegated Regulation 2016/1052"), and all other applicable legislation. The purpose of the Buy-Back Program is, according to article 5.2.c) of the Regulation 596/2014, is the share capital reduction of Lar España.

The Buy-Back Program has the following features:

- The **maximum net investment** of the Buy-Back Program will be up to forty two million (**42,000,000 euros**).
- The **maximum number of shares** to be acquired under the Buy-Back Program will be **4,660,000**, representing the **5% of the Company's share capital**.
- The shares will be acquired according to the price and volume conditions provided in article 3 of Delegated Regulation 2016/1052. In particular, regarding the price, Lar España will not purchase the shares at a price higher than the higher of the price of the last independent trade and the highest current independent purchase bid on the trading venue where the purchase is carried out, including when the shares are traded on different trading venues.
- In relation to the volume, **Lar España will not purchase on any trading day more than 25% of the average daily volume** of the shares on the trading venue on which the purchase is carried out, being applicable such limit to all the Buy Back Program.

For this purpose, the average daily volume shall be based on the average daily volume traded during either of the following periods:

(a) the month preceding the month of the disclosure information about the Buy-Back Program;
(b) the 20 trading days preceding the date of purchase.

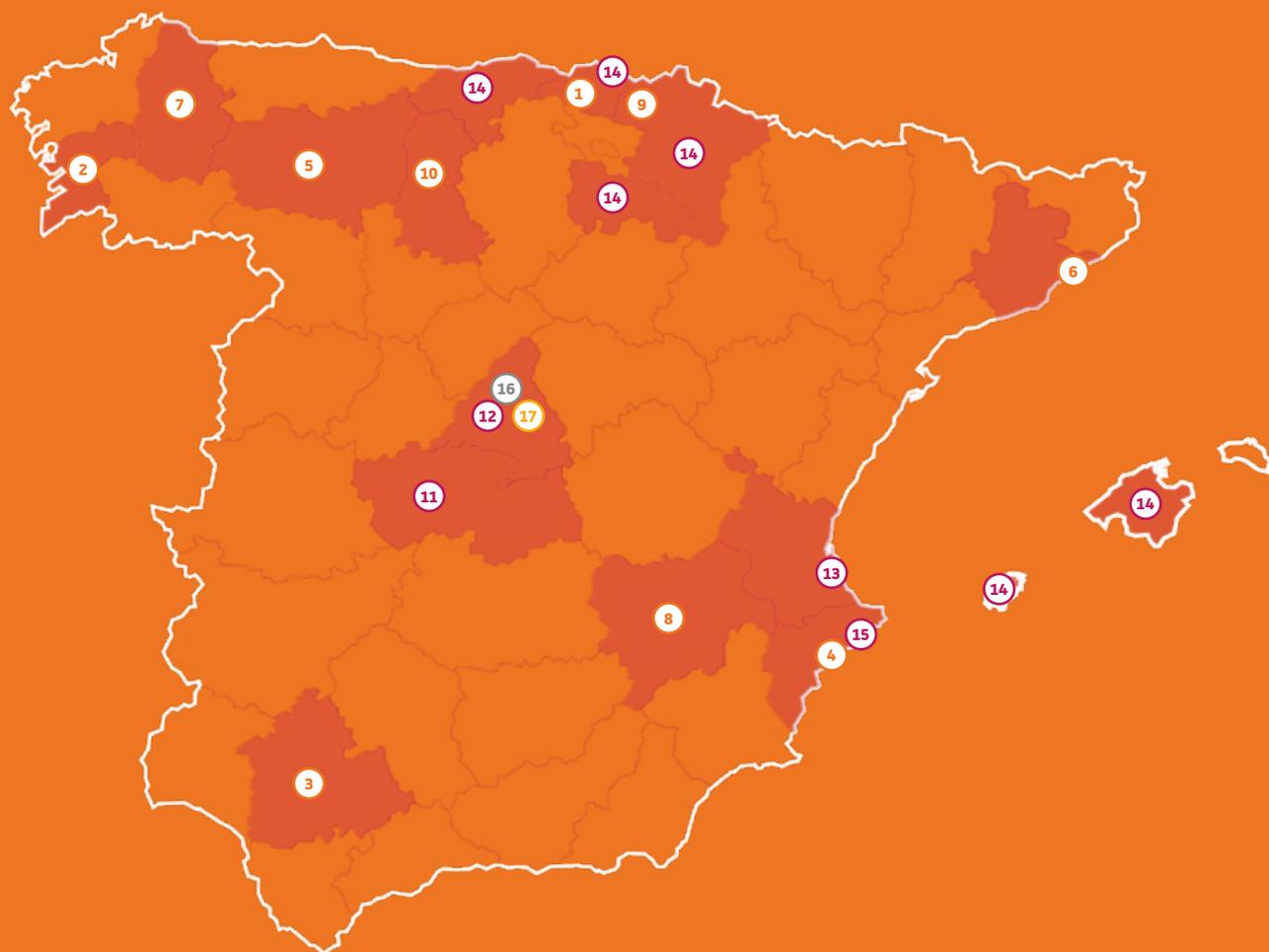
- The Buy-Back Program **will remain in effect for the period of nine (9) months** since the publication of this material fact. Notwithstanding the above, Lar España reserves the right to early terminate the Buy-back Program if, prior to the last effective date, the Company has acquired the maximum number of shares authorised. The Buy-Back Program will be implemented by JB Capital Markets, S.V., S.A.U..

The Buy-Back Program will start with the notice of this material fact. Also, the Liquidity Contract signed by the Company and JB Capital Markets, S.V., S.A.U., on 5 July 2018, notified by means of material fact with number 254421, on 10 July 2017, in accordance with the terms of Circular 1/2017, of 26 April, of the Comisión Nacional del Mercado de Valores, on liquidity contracts, shall remain in suspension as long as the Buy-Back Program is operational.



1.4

Portfolio at 31 March 2019



GAV
1.5
Billion €

Shopping Centres

1. Megapark + Megapark Leisure (Vizcaya)
2. Gran Vía (Vigo)
3. Lagoh (Sevilla) (*)
4. Portal de la Marina + Hypermarket (Alicante)
5. El Rosal (León)
6. Anec Blau (Barcelona)
7. As Termas + Petrol Station (Lugo)
8. Albacenter + Hypermarket and Retail Units (Albacete)
9. Txingudi (Guipúzcoa)
10. Las Huertas (Palencia)



Retail Parks

11. Parque Abadía and Commercial Gallery (Toledo)
12. Rivas Futura (Madrid)
13. VidaNova Parc (Valencia)
14. Supermarkets Portfolio (22 units) (Cantabria, País Vasco, La Rioja, Navarra and Baleares)
15. Vistahermosa (Alicante)



Offices

16. Eloy Gonzalo (Madrid) (**)



Residential

17. Lagasca99 (Madrid)



(*) Project under development

(**) Asset sold on 24 April 2019

Megapark

Bilbao



MegaPark
BILBAO



Location	Barakaldo (Bilbao)
GLA	83,205 sqm
Purchase Date	19 October 2015/ 27 October 2017
Acquisition Price	€178.7 million
Market Value (31 December 2018)*	€222.2 million
WAULT	2.8 years
EPRA Net Initial Yield	4.8%
EPRA Vacancy Rate	11.1% **

Gran Vía

Vigo



GranVía
de Vigo
CENTRO COMERCIAL



Location	Vigo
GLA	41,444 sqm
Purchase Date	15 September 2016
Acquisition Price	€141.0 million
Market Value (31 December 2018)*	€173.0 million
WAULT	2.1 years
EPRA Net Initial Yield	5.5%
EPRA Vacancy Rate	0.4%

Lagoh

Sevilla



lagoh
SEVILLA



Location	Sevilla
Retail and family leisure place	100,000 sqm
Purchase Date	1 March 2016
Acquisition Price	€40.5 million
Market Value (31 March 2019)*	€165.0 million
WAULT	N/A
EPRA Net Initial Yield	N/A
EPRA Vacancy Rate	N/A

Portal de la Marina

Alicante



PORTAL DE
LaMarina
CENTRO COMERCIAL



Location	Ondara (Alicante)
GLA	40,158 sqm
Purchase Date	30 October 2014/ 30 March 2016/ 9 June 2015
Acquisition Price	€89.2 million
Market Value (31 December 2018)*	€129.2 million
WAULT	2.7 years
EPRA Net Initial Yield	5.5%
EPRA Vacancy Rate	5.0%

* The valuations have been made by external independent valuers : JLL or C&W.

** The property is undergoing significant refurbishments meaning that some units are being vacated temporarily.

El Rosal
León



Location	Ponferrada (León)
GLA	51,156 sqm
Purchase Date	7 July 2015
Acquisition Price	€87.5 million
Market Value (31 December 2018)*	€110.2 million
WAULT	2.8 years
EPRA Net Initial Yield	5.8%
EPRA Vacancy Rate	4.5%

Anec Blau
Barcelona



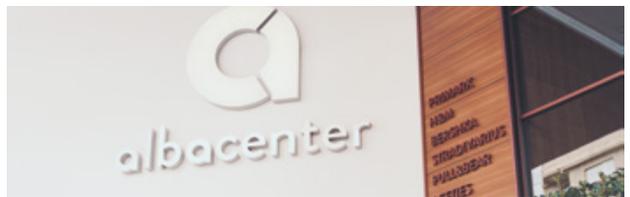
Location	Casteldefels (Barcelona)
GLA	28,725 sqm
Purchase Date	31 July 2014
Acquisition Price	€80.0 million
Market Value (31 December 2018)*	€97.1 million
WAULT	2.9 years
EPRA Net Initial Yield	**
EPRA Vacancy Rate	**

As Termas + Petrol Station
Lugo



Location	Lugo
GLA	35,127 sqm
Purchase Date	15 April 2015/ 28 July 2015
Acquisition Price	€68.8 million
Market Value (31 December 2018)*	€87.6 million
WAULT	2.0 years
EPRA Net Initial Yield	5.9%
EPRA Vacancy Rate	3.8%

Albacenter, Hyper and R.U.
Albacete



Location	Albacete
GLA	27,846 sqm
Purchase Date	30 July 2014/ 19 December 2014
Acquisition Price	€39.9 million
Market Value (31 December 2018)*	€60.4 million
WAULT	2.0 years
EPRA Net Initial Yield	5.2%
EPRA Vacancy Rate	2.6%

* The valuations have been made by external independent valuers : JLL or C&W.

** The property is undergoing significant refurbishments meaning that some units are being vacated temporarily.

Txingudi

Guipúzcoa



Location	Irún (Guipúzcoa)
GLA	10,712 sqm
Purchase Date	24 March 2014
Acquisition Price	€27.7 million
Market Value (31 December 2018)*	€37.5 million
WAULT	2.7 years
EPRA Net Initial Yield	6.8%
EPRA Vacancy Rate	2.4%

Las Huertas

Palencia



Location	Palencia
GLA	6,267 sqm
Purchase Date	24 March 2014
Acquisition Price	€11.7 million
Market Value (31 December 2018)*	€12.6 million
WAULT	1.5 years
EPRA Net Initial Yield	7.2%
EPRA Vacancy Rate	5.6%

Parque Abadía and Commercial Gallery

Toledo



Location	Toledo
GLA	43,154 sqm
Purchase Date	27 March 2017/ 20 February 2018
Acquisition Price	€77.1 million
Market Value (31 December 2018)*	€83.4 million
WAULT	2.0 years
EPRA Net Initial Yield	5.7%
EPRA Vacancy Rate	5.8% **

Rivas Futura

Madrid



Location	Madrid
GLA	36,447 sqm
Purchase Date	6 February 2018
Acquisition Price	€61.6 million
Market Value (31 December 2018)*	€67.5 million
WAULT	2.0 years
EPRA Net Initial Yield	5.6%
EPRA Vacancy Rate	4.2%

* The valuations have been made by external independent valuers : JLL or C&W.

** Large unit temporarily unoccupied. Negotiations with a replacement tenant are at an advanced stage.

VidaNova Parc
Valencia



Location	Sagunto (Valencia)
GLA	45,568 sqm
Purchase Date	3 August 2015
Acquisition Price	€14.0 million
Market Value (31 December 2018)*	€59.9 million
WAULT	4.6 years
EPRA Net Initial Yield	5.7%
EPRA Vacancy Rate	0.0%

Supermarkets Portfolio
(22 Units)



Location	Cantabria, País Vasco, La Rioja, Navarra and Baleares
GLA	27,909 sqm
Purchase Date	27 March 2017
Acquisition Price	€47.6 million
Market Value (31 December 2018)*	€53.0 million
WAULT	12.0 years
EPRA Net Initial Yield	7.1%
EPRA Vacancy Rate	0.0%

Vistahermosa
Alicante



Location	Alicante
GLA	33,763 sqm
Purchase Date	16 June 2016
Acquisition Price	€42.5 million
Market Value (31 December 2018)*	€50.5 million
WAULT	4.7 years
EPRA Net Initial Yield	5.8%
EPRA Vacancy Rate	5.1%

* The valuations have been made by external independent valuers : JLL or C&W.

Eloy Gonzalo

Madrid



Location	Madrid
GLA	6,401 sqm
Purchase Date	23 December 2014
Acquisition Price	€12.7 million
Market Value (31 December 2018)*	€39.4 million
WAULT	11.5 years
EPRA Net Initial Yield	3.8%
EPRA Vacancy Rate	0.0%

Lagasca99

Madrid



Location	Madrid
GLA	26,203 sqm
Purchase Date	30 January 2015
Acquisition Price	€50.1 million ⁽¹⁾
Market Value (31 December 2018)*	€83.4 million ⁽¹⁾
WAULT	N/A
EPRA Net Initial Yield	N/A
EPRA Vacancy Rate	N/A



(1) Corresponds to the 50% of the Joint Venture with PIMCO.

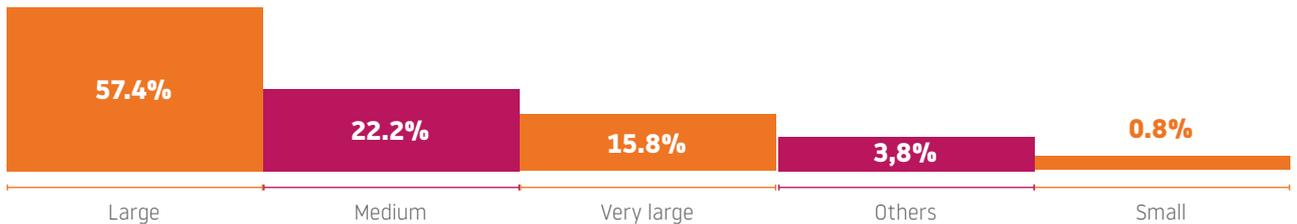
* The valuations have been made by external independent valuers : JLL or C&W

Our retail portfolio at a glance:

Dominant prime shopping centres in their catchment area in relevant locations

15 #Assets	581,481 GLA (sqm) ⁽¹⁾	70.7 Annualised Gross Rent (€M)	1,411 GAV (€M)
5.8% EPRA “topped-up” NIY ⁽²⁾	95.3% Occupancy ⁽²⁾	15.5 Quarterly footfall (Million of visits)	

By size^(*) (GAV)



^(*) According to Spanish Association of Shopping Centres (AECC):
Very Large (>79,999 sqm) | Large (40,000-79,999 sqm) | Medium (20,000-39,999 sqm) | Small (5,000-19,999 sqm)

By geography (GAV)



OTHERS: Baleares **0.8%** | Cantabria **0.4%** | Navarra **0.4%** | La Rioja **0.2%**

By type (GAV)



73% of our retail assets are classified as Large or Very Large

(1) Including the opening of the Lagoh shopping centre development, scheduled for 2019
(2) Ratio calculated according to EPRA recommendation and excluding Anec Blau’s data because the asset is going through a comprehensive refurbishment project.

1.5 Key Indicators

In the first quarter of 2019 Lar España generated revenues of **19,366 thousand Euros** and a net profit of **17,550 thousand Euros**.

Revenues

(Thousands of euros)



EBITDA

(Thousands of euros)



EBIT

(Thousands of euros)



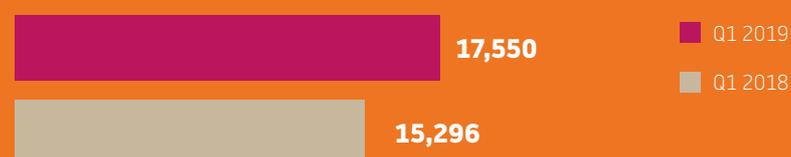
EBT

(Thousands of euros)



Net profit

(Thousands of euros)



19,366
Thousands of euros
Revenues

17,550
Thousands of euros
Net Profit

+15%
Net Profit
vs. Q1 2018

The Group presents the following financial indicators:

Working capital
(Thousands of euros)



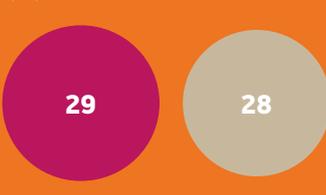
Liquidity ratio
(%)



Solvency ratio
(%)



Net LTV
(%)



ROE
(%)



ROA
(%)



● 31/03/2019 ● 31/12/2018

At 31 March 2019, and 31 December 2018, the Group exhibited ratios related to liquidity (working capital and liquidity ratio) with very high values, showing that the Group has sufficient liquidity and a high safety margin to meet its payments.

At 31 March 2019, the **ROE (“Return on Equity”)**, which measures Group’s profitability as a percentage of shareholders equity, amounted to **13.36%** (13.42% at 31 December 2018) whilst the **ROA (“Return on Assets”)**, which measures the efficiency of Group’s total assets regardless of the sources of financing used, i.e. the ability of a company’s assets to generate income, was **8.00%** (8.03% at 31 December 2018).

1.6 Business Performance

a. Income Distribution

Rental Income

Rental income reached **19,366 thousand Euros** in the first quarter of 2019 (versus 19,641 thousand Euros in the same period of the year before).

The relative weight of rental income by line of business at 31 March 2019 is as follows:

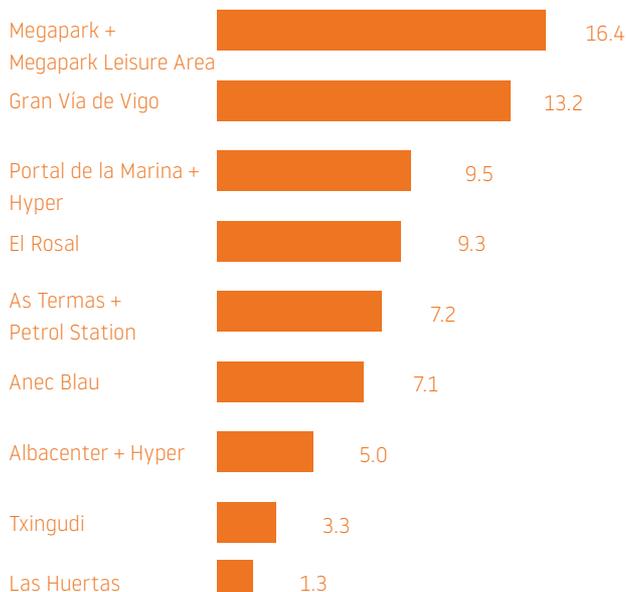
Rental Income by asset class (%). Q1 2019

Offices. **1**

Retail. **99**

The breakdown of the **income per asset type** during the first quarter of 2019 is as follows:

Income by Shopping Centre (%)



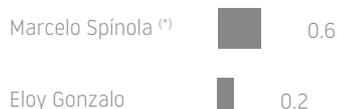
Income by Retail Park (%)



Income by Retail Units (%)



Income by Office Building (%)



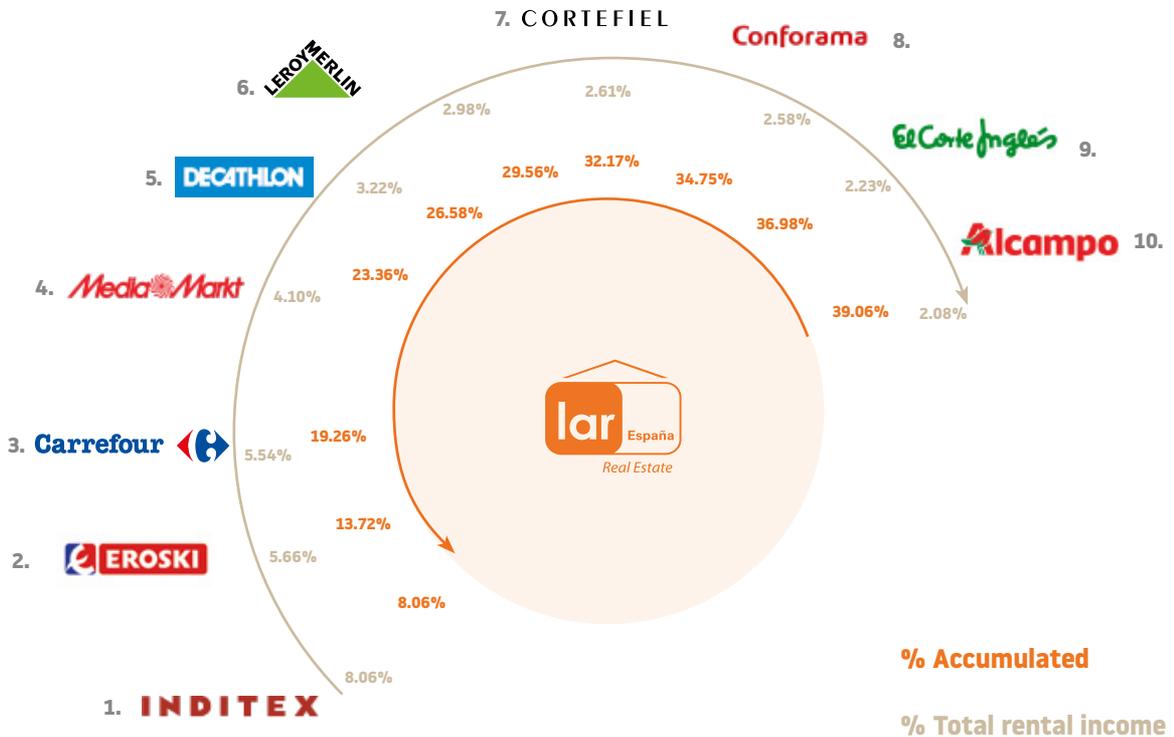
(*) Asset sold during the first quarter of 2019

This graph details the **breakdown of rental income per region** for Q1 2019:

Income per region (%)



Below are the **ten tenants that have generated the most revenue** during the first three months of 2019:



Gross annualised rents

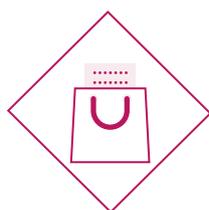
The **annualised GRI** (*) of Lar España is detailed below, as well as the **annualised GRI per occupied sqm** at 31.03.2019:

Asset	31.03.2019		
	Gross Annualised Rents (Thousands of euros)	GLA occupied (sqm)	Gross Rent (€/sqm/month)
Megapark + leisure area	12,883	68,416	15.7
Gran Vía Vigo	10,382	41,237	21.0
Portal de la Marina + hypermarket	8,032	38,893	17.2
El Rosal	7,714	48,570	13.2
Anec Blau	5,927	24,030	20.6
As Termas + petrol station	5,978	33,680	14.8
Parque Abadía + commercial gallery	5,334	40,564	11.0
Rivas Futura	4,309	34,962	10.3
Albacenter + hypermarket	3,839	27,909	11.5
VidaNova Parc	4,100	26,654	12.8
Supermarkets portfolio	4,150	45,568	7.6
Vistahermosa	3,729	30,352	10.2
Txingudi	2,786	10,532	22.0
Las Huertas	1,079	5,719	15.7
TOTAL RETAIL	80,242	477,086	14.0
Eloy Gonzalo	1,689	6,401	22.0
TOTAL OFFICES	1,689	6,401	22.0
TOTAL LAR ESPAÑA	81,931	483,487	14.1

(*) The annualised GRI is calculated using the EPRA NIY of each asset.

Annualised GRI = annualised passing rental income from real estate investments + effect of rent-free periods and temporary rental discounts. See section 3 "EPRA Information".

Gross annualised rent / sqm occupied by asset class (€/sqm/month)



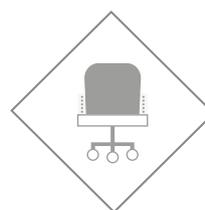
Retail.

14.0



Total Lar España.

14.1



Offices.

22.0

b. Value of Lar España's portfolio at 31.03.19

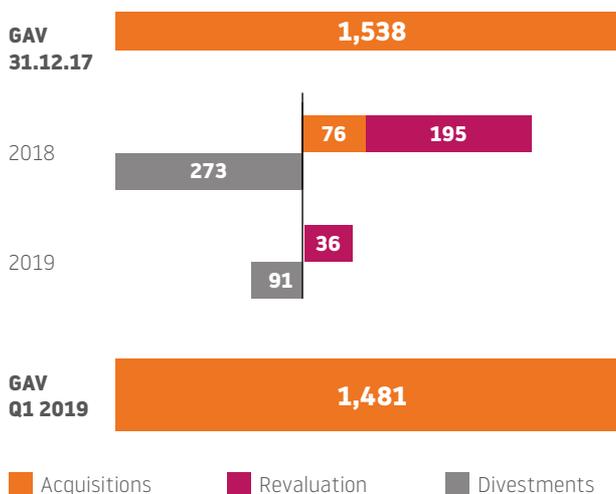
As at 31 March of 2019, the total value of Lar España's portfolio amounts to **EUR 1,481 million**.

GAV by asset class (%)^(*)



^(*) As at 31 March 2019, development projects represent 11% of the GAV.

GAV reconciliation 31.03.2019 (millions of euros)



In the first quarter of 2019 Lar España sold Marcelo Spínola office building for a total sum of **€37 million**, which represents a **capital gain of 94.7%** with respect to the **purchase price**. Additionally, Lar España has continued delivering residential units in the new Lagasca99 building.



c. CAPEX

The company has continued revamping the assets in its portfolio in order to generate more value, investing **€25 million** during the first quarter of 2019.

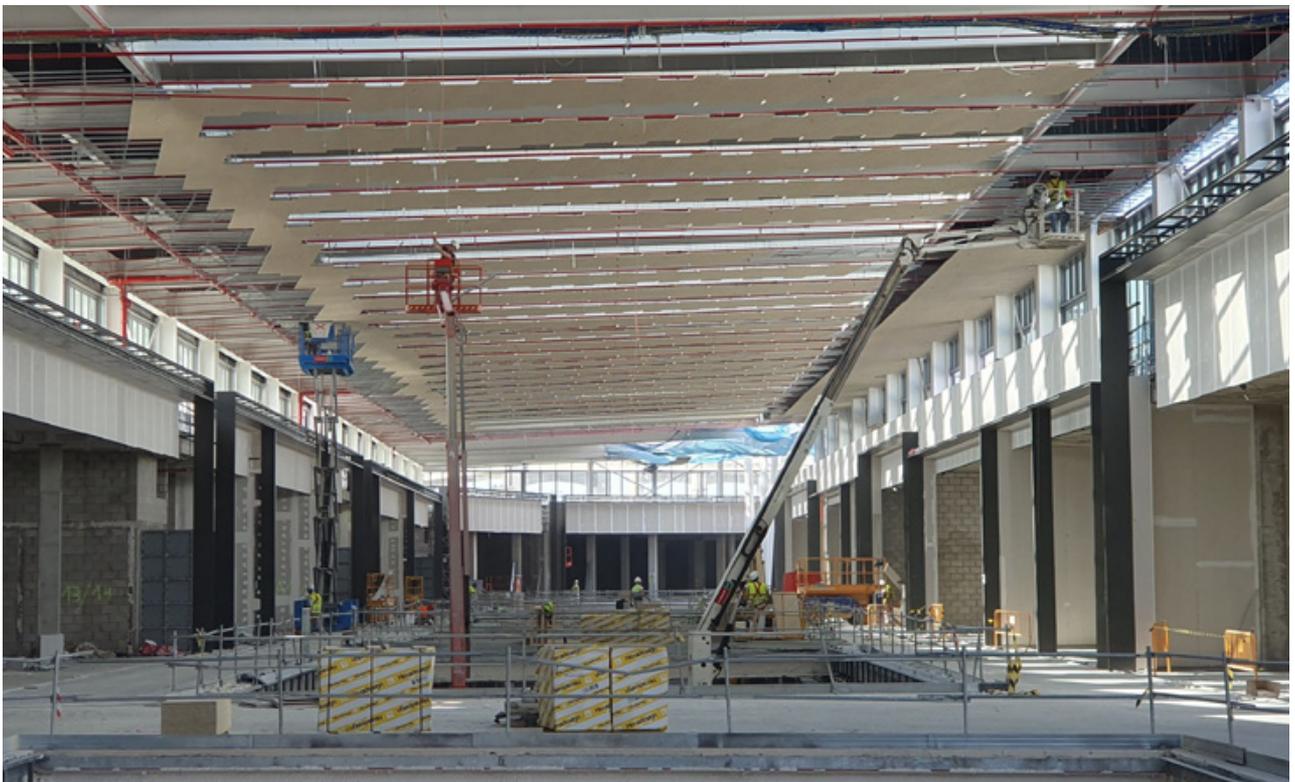
The breakdown of investment by asset class is as follows:

CAPEX investment (Thousands of euros)



A total of €22.6 million has been invested in the retail project under construction Lagoh over the first quarter of 2019, representing **90%** of the overall investment. With an amount close to **€1.3 million** invested, **As Termas and Portal de la Marina** shopping centres have led the way in terms of retail investment. The capex investment in the office asset class corresponds to **Eloy Gonzalo** office building.

Development works in Lagoh (Sevilla)



Refurbishment pipeline

Below, we describe the **main features and progress of all the refurbishment projects** currently underway at our properties:

		Scope	Budget (Million €)	Status	% Executed	GLA (sqm)	Delivery
	Megapark	Image redesign and new leisure area	6.5	✓ Phase 1 Executed Phase 2 In project	Phase 1 100% Phase 2 Bidding process	83,205	Phase 1 Outlet + retail park Q4 2018 Phase 2 Leisure area Q4 2019
	Portal de la Marina	Image redesign and new dining area	3.8	✓ Phase 1 Executed Phase 2 In project	Phase 1 100% Phase 2 In project	40,158	Phase 1 Image redesign and entrance improvement Q4 2018 Phase 2 Dining area improvement Q3 2019
	Gran Vía de Vigo	Vertical transport improvement (accessibility)	1.0	✓ Executed	100%	41,444	Q1 2019
	El Rosal	Image redesign and new dining area	2.0	✓ Phase 1 Executed Phase 2 Works assigned	Phase 1 100%	51,156	Q3 2019
	Anec Blau	Image redesign and new dining area	14.8	In project	-	28,725	2020



At 31 March 2019, **over 64% of retailer leases** had expiration dates beyond 2023.

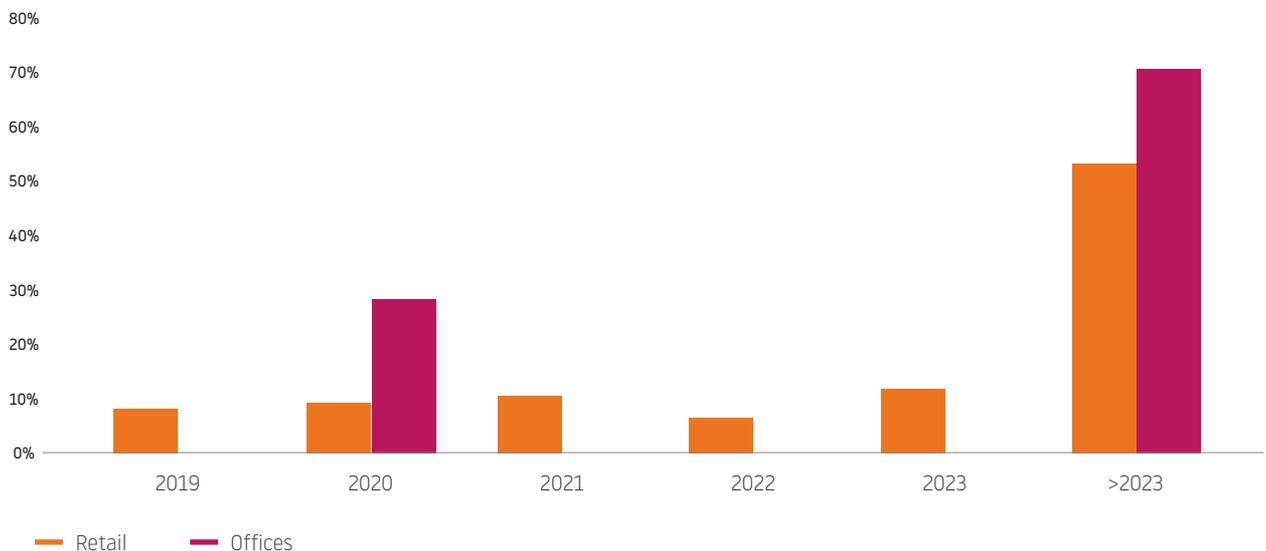
d. Lease expiration and WAULT

The proactive management carried out by Lar España allows us to have a **solvent and diversified tenant base**.

Renovations have been carried out at the properties occupied by our key tenants, thereby prolonging the lease terms, which allows us to have a significant level of guaranteed minimum rents. During the first quarter

of 2019 new long-term lease agreements have been signed with new tenants. We note that as of 31 March 2019, **64.8% of all Lar España's** active lease agreements have lease expiries beyond 2023.

Lar España's portfolio lease expiry scheduled by year (%)



Thus, the **WAULT** ^(*) (weighted average unexpired lease term) at 31 March 2019 of Lar España's portfolio is **3.3 years**. Below you find the detail by asset class:



^(*) Calculated as the number of years from the current date to the first break option, weighted by the gross rent for each lease. The WAULT of each asset is detailed in section 1.4 "Portfolio at 31 March 2019".



93.9% (*)
Occupancy
(sqm)

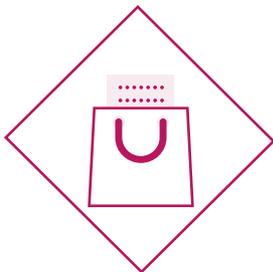


517,882 sqm
Total GLA

e. Occupancy (sqm)

The gross leasable area (GLA) of Lar España's income producing assets at 31 March 2019 stood at **517,882 sqm**, whilst the occupancy rate stood at **93.9% (*)**.

The occupancy rate by asset class at 31 March 2019 is shown below:



Retail.

93.8% (*)



Total Lar España.

93.9% (*)



Offices.

100.0%



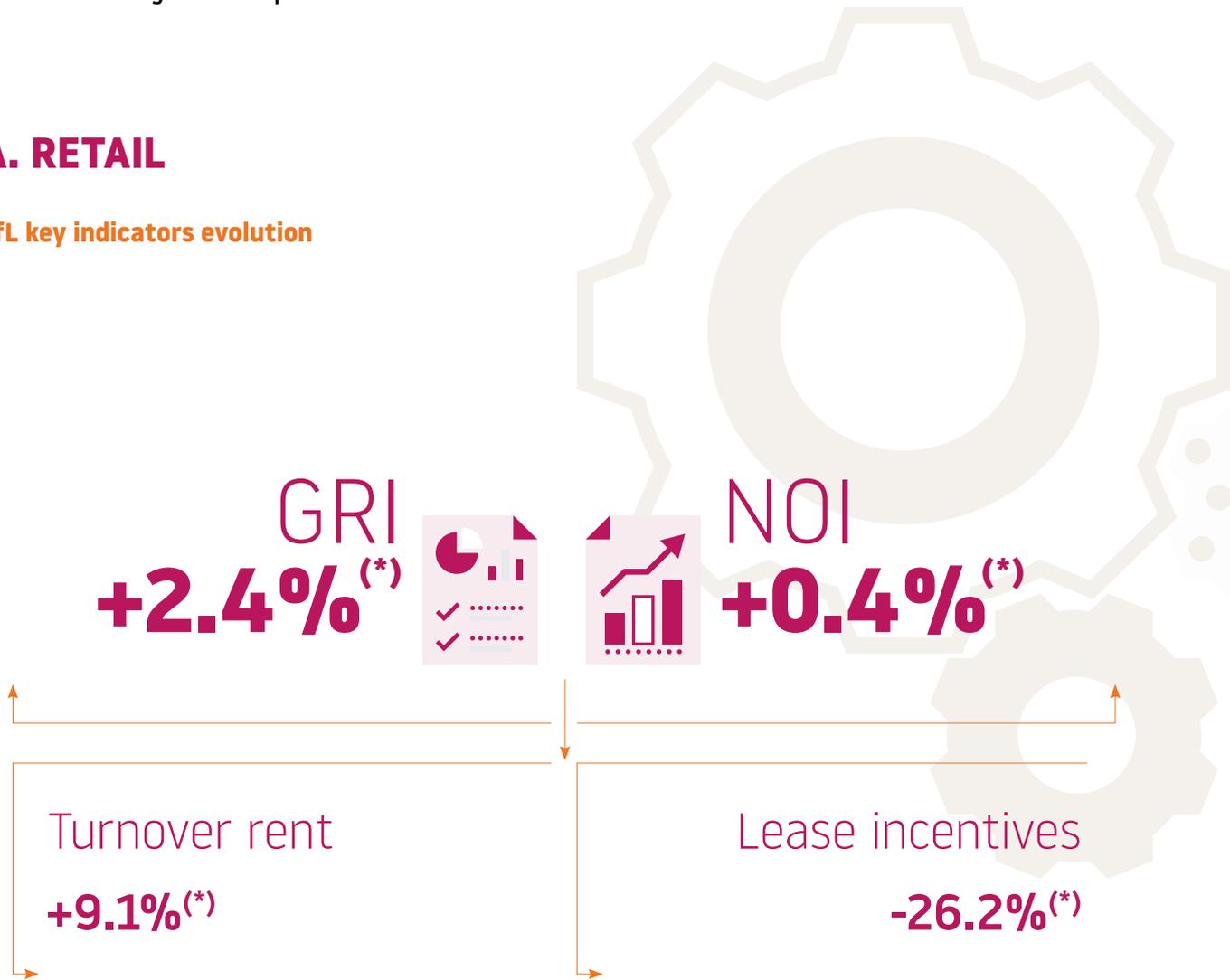
(*) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project.

f. Main milestones

Lar España continued to implement its strategy to actively manage its portfolio. The **performance of the key indicators during the first quarter of 2019** is detailed below.

A. RETAIL

LfL key indicators evolution



(*) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project

Major operative milestones

During the first three months of 2019 Lar España continued to actively manage its retail portfolio. It closed **25 transactions** including renewals, relocations, relettings and new lettings, resulting in an annualised tenant rotation rate of **12%** for the portfolio.

	Renewals	Relocations and Relettings	New lettings	Total
Number of operations	9	13	3	25
sqm	10,074	3,135	1,090	14,299



Q1 2019 Footfall

Footfall indicator in our shopping centres: **15.5 Million of visits.**



-2.2% ^{(2) (6)}

vs. Q1 2018

-3.8%

Average Spanish Footfall⁽³⁾

Q1 2019 Sales

Sales performance during the first quarter of 2019: **160.6 ⁽⁴⁾ million €.**



+0.2% ^{(2) (6)}

vs. Q1 2018

-0.2%

Big Surfaces Spain Sales Index⁽⁵⁾

(1) Excluding Zara extension in Anec Blau / (2) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project / (3) Shoppertrak Index / (4) Declared Sales / (5) National Statistics Institute (INE) / (6) Data affected by Easter effect (March in 2018, April in 2019)

Retail Users Data

In order to **gain a better understanding of our customers' habits**, we are using the **Seeketing** tool in some of our main shopping centres (Albacenter, Anec Blau, As Termas, El Rosal and Portal de la Marina). This tool provides invaluable information, helping us to make more-informed management decisions for our properties.

Among the data we can extract from this tool, we would highlight the **average customer dwell time**, as

well as the **number of visits**. These two figures allow us to work out the total use of the shopping centre, by multiplying the average dwell time registered by the number of visits.

The results obtained in these shopping centres during the first quarter of 2019 were as follows:



87 min.
average
dwell time



462,684,161 min.
of total
use^(*)

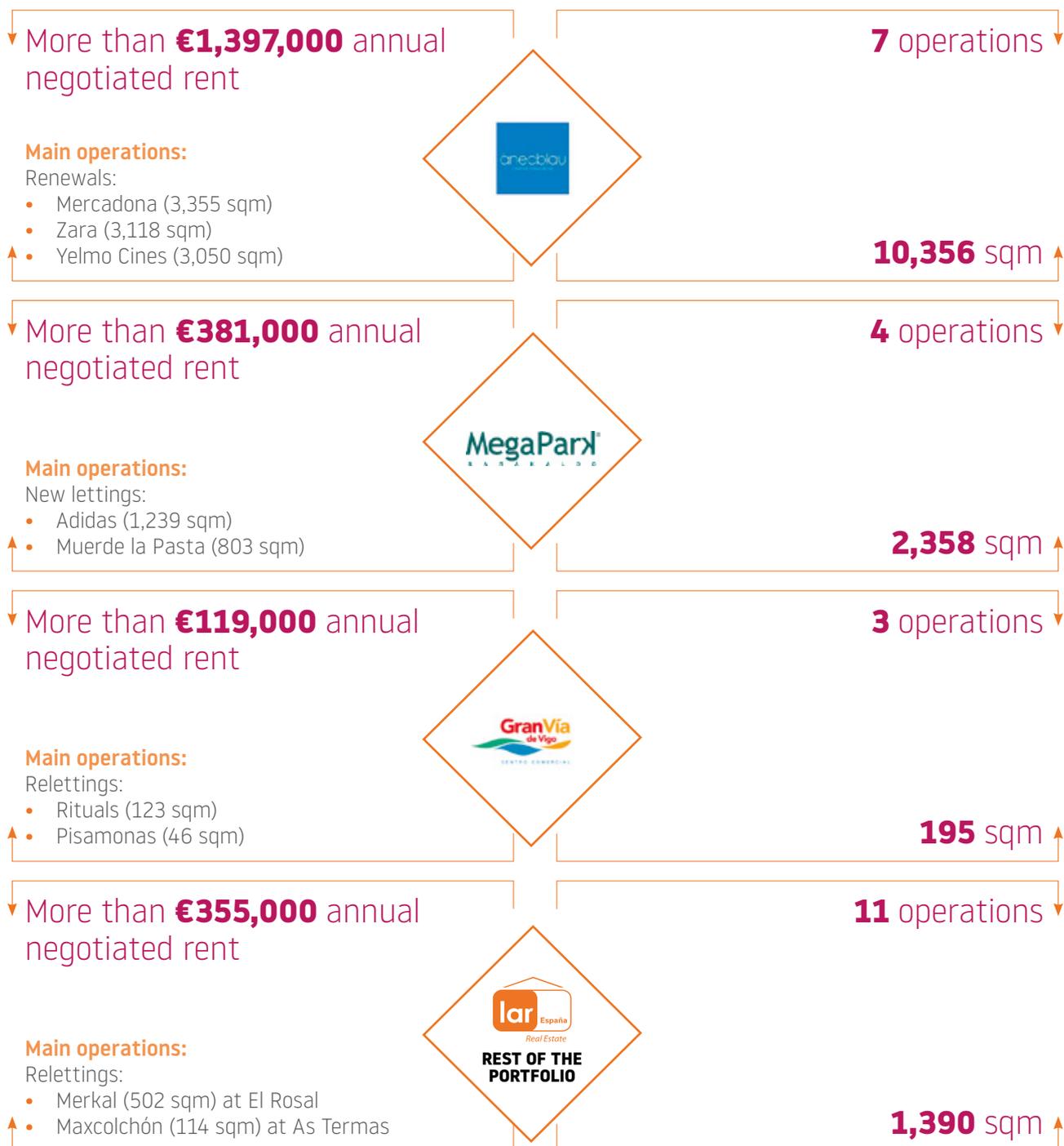
The shopping centres analysed registered **87 minutes** of average customer dwell, remaining at the same level of the year before.

As well as the Seeketing tool, we are also introducing the "**Customer Journey**" project in our properties, a research programme that will allow us to map out the route customers take when they visit our centre, identifying profiles and how they spend their time during their visit.

These tools not only provide to better understanding of customer trends, but also about their biases, contributing with invaluable insights in terms of better managing our shopping centres, creating a unique and stand-out offering, and increasing overall customer satisfaction.

^(*) Figure calculated by multiplying the average dwell by the number of visitors in the period.

Some of the **main operations** during the period between 1 January and 31 March 2019 are detailed below:

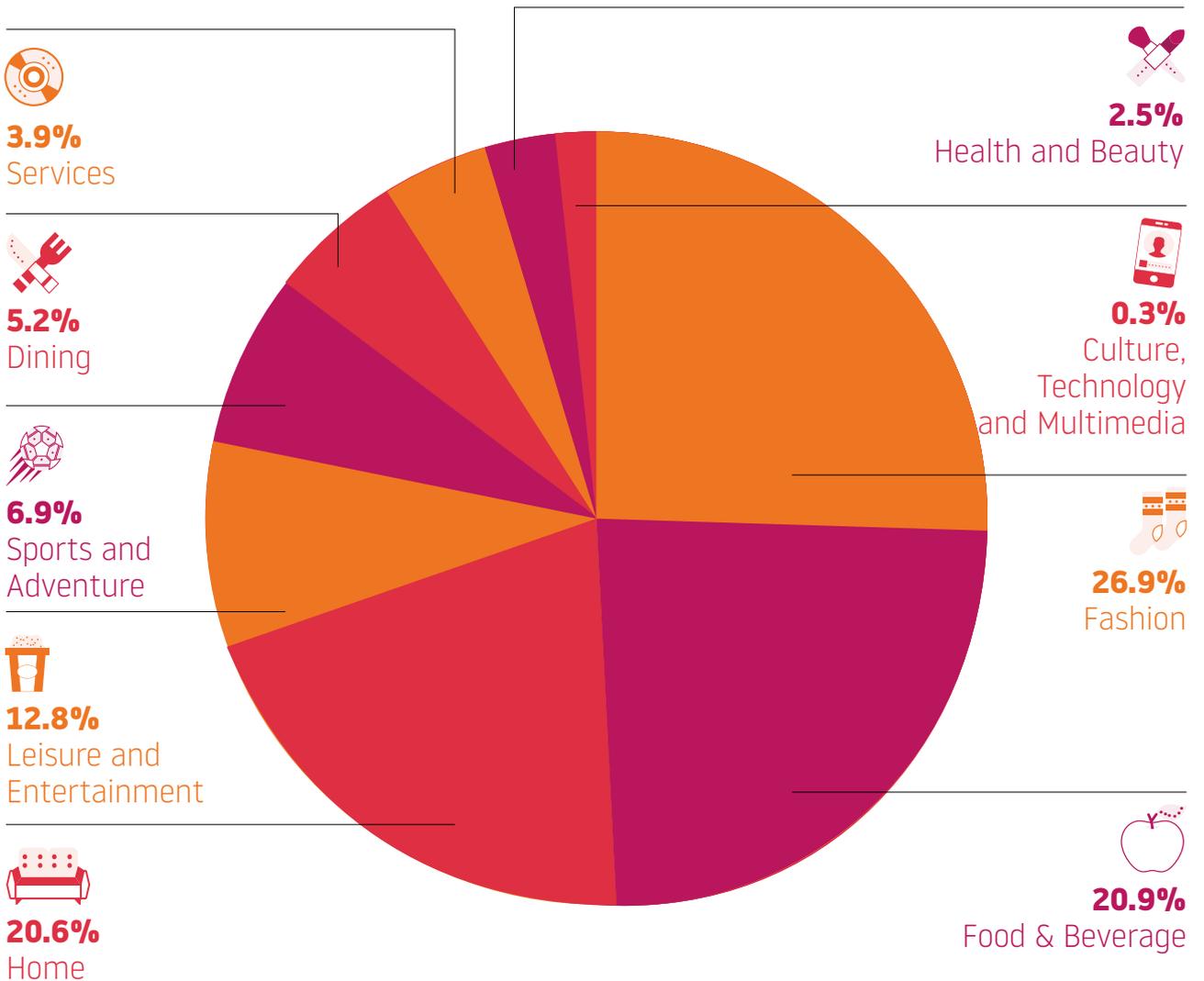


The Lagoh shopping centre development continues to attract tenants, with **92%^(*) of the GLA** already pre-let at 31 March 2019 (64,090 sqm), to over **100 renowned retailers**. A total of **12 pre-lettings** were closed during Q1 (5,836 sqm). The family leisure and entertainment centre, which will be a flagship opening for Seville, will host a range of renowned tenants such as Mercadona, Primark, Yelmo Cines, Urban Planet, Hollister, Adidas and all of the Inditex brands, to name but a few.

^(*) As per the reporting date, the GLA already pre-let stands at 93%.

Retail Tenant Mix (%)

Below you will find the **tenant mix** of Lar España's retail portfolio at 31 March 2019 by space let. The fashion, food & beverage, home and leisure and entertainment sectors account for 81% of the retail offering in Lar España's shopping centres.



Innovation, differentiation and events

Lar España is well aware of the importance of **innovation and the application of emerging technology** in the current environment. It is unwaveringly committed to innovating across the board. It is similarly committed to embracing emerging technologies and making its properties more energy-efficient and sustainable. Not to mention attracting the finest talent in order to adapt to its customers, shareholders and other stakeholders' needs.

Lar España collaborates actively on **transforming the real estate sector** by fostering awareness and sharing its extensive experience in order to ensure sustainability in a sector prone to cyclical swings. To this end, it strives to **share experiences** and search for **new and innovative solutions** that boost sector credibility and help create value.

All of its initiatives are framed by the **Technology, Engagement & Sustainability (TES)** project, whose aim is to apply innovative technology to optimise the customer experience. As its name suggests, it is articulated around three lines of action: **technology, engagement and sustainability**.



We would highlight the following actions which took place during Q1 2019:

Wonderful Summit Launch

On 26 March, Lar España launched the third edition of the **Wonderful Summit**, an initiative that **champions innovation projects** as the key to successful entrepreneurial projects, as well as social progress and greater business competition.

The initiative keeps growing, with **11 shopping centres** joined for the third edition. The last two editions yielded good results, with over 100 innovative projects participating in each edition. Several of the winners went on to develop their projects or market their products, and yet again, this project will play a significant role in the cities where Lar España's shopping centres are located.

In this third edition, there were three different categories:

- Innovative retail and shopping centre startups
- Innovative businesses or stores
- Innovative startups and projects in any field



Candidates can apply to take part before 31 May by going to www.proyectowonderful.es, where they can fill out a form and upload their innovative project. They will be able to present their ideas at their respective **shopping centres**, which will host an **awards event for each category**.

The best projects will receive a range of awards, including cash prizes; access to financing or private investment; professional advice; software and technology for their developments; an interview with a national media outlet, and training and business courses, among others.

In addition, the winning projects for each category at the shopping centres will take part in the **Wonderful Summit 2019**, which will take place in Madrid in July.

Once again, Lar España will be supported by IBM, IN-DRA, Mindsait, El Economista, BStartup (Banco Sabadell) and Consultora Grupo PGS, who sponsor the event and provide **synergies to develop and drive innovation**.

“Hola Familia” Launch

“Hola Familia” [Hello Family] is a project that Lar España embarked on in 2016 with the aim of creating a **comfortable, welcoming, humane and cheerful space** in which parents can breast or bottle-feed their babies and toddlers during their visits to our shopping centres.

On 22 March, we launched the **“Hola Familia” club** at **Gran Vía de Vigo** shopping centre, alongside club ambassador and actress Marta Larralde. The event included a first aid talk for children and adults. The club, along with the new baby feeding rooms, aim to reinforce the commitments of Lar España’s shopping centres to families and the value they hold.

“Club de los disfrutones” [Enjoyment Club] Launch

This **loyalty scheme** aims to reward customers for coming to the shopping centre, as well as building an active community of ambassadors/fans where customers can discover exclusive content from participating brands, with a clear focus on enjoyment.

The technology applied to the scheme will create a marketing intelligence platform based on customer relations management (CRM) and recording their interactions with the club.

The Enjoyment Club will be featured on the shopping centre websites and work is underway to develop its own app.



“Best Social Value” Award for the puddle jumping initiative at Gran Vía de Vigo

On 21 March, Lar España was presented with the **“Best Social Value”** award at the 9th Smile International Advertising and Humour Festival. The event took place at Madrid’s historic Ateneo and included over 650 projects. The festival, hosted by Alonso Caparrós, was attended by the world’s most renowned creative minds, in order to showcase the value of the **best campaigns** with a unique sense of humour.

We were presented with the award for hosting the **World Puddle Jumping Championship** at Gran Vía de Vigo shopping centre on 22 January. The Championship attracted 80 participants from across Galicia between the ages of 5 and 76. The winners shared €1,000 worth of prizes and a further €1,000 was donated to various NGOs and Associations chosen by the winners of the four categories.



B. OFFICES

CARDENAL MARCELO SPÍNOLA

- On 31 January 2019, the property was sold for a total sum of **€37 million**, which represents a **capital gain of 94.7%** with respect to the **purchase price**.
- Building located in the heart of Chamartín, in the north of Madrid, **within the M-30 ring road**.
- Comprises **8,875 sqm of GLA arranged over 14 floors**, as well as 135 parking spaces.
- Flexible and versatile property with modern installations and efficient LED lighting, changing rooms with showers, bicycle parking, CCTV after the **comprehensive refurbishment project carried out**.

ELOY GONZALO

- The sale of the Eloy Gonzalo office building to Swiss Life was completed on 24 April 2019 for a total sum of **€40 million**, equating to a capital gain of **214.2% compared to the acquisition price**.
- Located on Eloy Gonzalo, 27, is in an excellent location, just one kilometre from the central Paseo de la Castellana, **very close to the city's central business district**.
- The property comprises **6,401 sqm (GLA)**, arranged over eight above ground floors.
- At the time of sale, it was **100% occupied**, and the **main tenant was WeWork**, the leading coworking and office firm (70% of GLA).



Sale price:
€37 Million



Sale price:
€40 Million



94.7%
divestment value
uplift on the
acquisition price



214.2%
divestment value
uplift on the
acquisition price

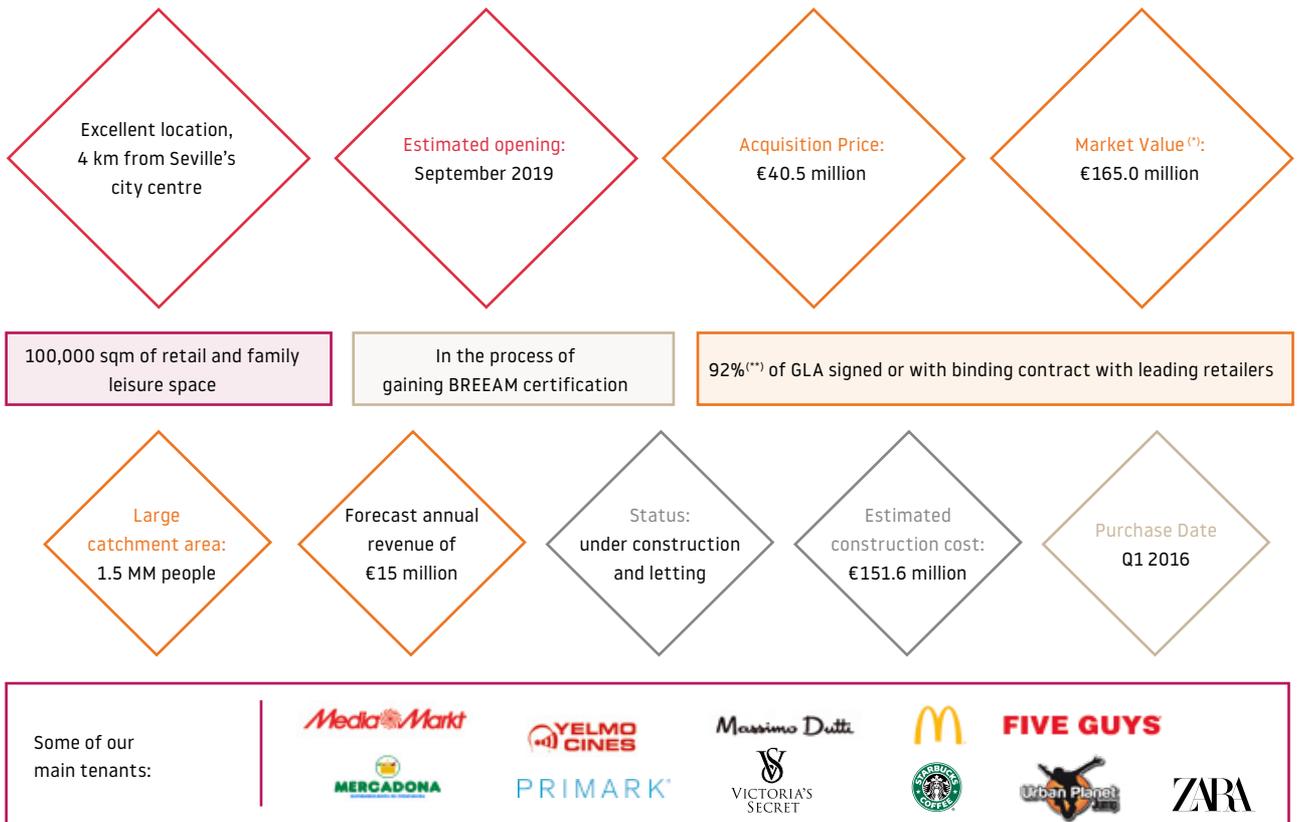
C. DEVELOPMENT PROJECT

At 31 March 2019, the only project under construction in Lar España's portfolio was the **Lagoh leisure and entertainment complex**. The first quarter of 2019 brought the delivery of residential units in the new **Lagasca99 building**.

Lagoh
Retail Development



Your retail and family space in Seville



(*) The valuation has been made at 31 March 2019 by an external independent valuer (C&W)
 (**) As per the reporting date, the GLA already pre-let stands at 93%.

First units delivered at the Lagoh shopping centre

The early part of 2019 saw the first deliveries of units at the Lagoh leisure and entertainment complex, a landmark addition to Seville's retail scene due to open in September 2019.

A number of units have already been handed over to occupiers, including **Yelmo Cines, Primark, Mercadona and Urban Planet**, set to be the anchors of the new shopping centre. Lagoh will boast a gross lettable area in excess of 70,000 sqm, more than 200 retail units and 3,250 parking spaces.



Opening date:
27 September 2019



4,300 sqm

Latest generation technology

One of the most advanced cinemas in Spain, both in screening and sound, as well as in comfort



7,000 sqm

One of its largest stores

Innovative store with a great visual impact to enhance in-store experience



3,000 sqm

Spanish supermarket chain

Mercadona dominates the supermarket sector in Spain



3,300 sqm

Most innovative format in Spain

Offering lifestyle, sports and last generation leisure activities for adults and kids

+200
retail units

3,250
parking lots

Lake
6,500 sqm
surface

4,800
new jobs

Multi-adventure

Virtual reality

Food courts



Shopping Centre
El Rosal (León)

LA BOTICA
DE LOS FERROVIAJES



2

Consolidated Financial Statements

2.1
Company Chart
31.03.2019
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2.2
Consolidated Statement
of Comprehensive Income
p.52

2.3
Consolidated Statement
of Financial Position
p.56

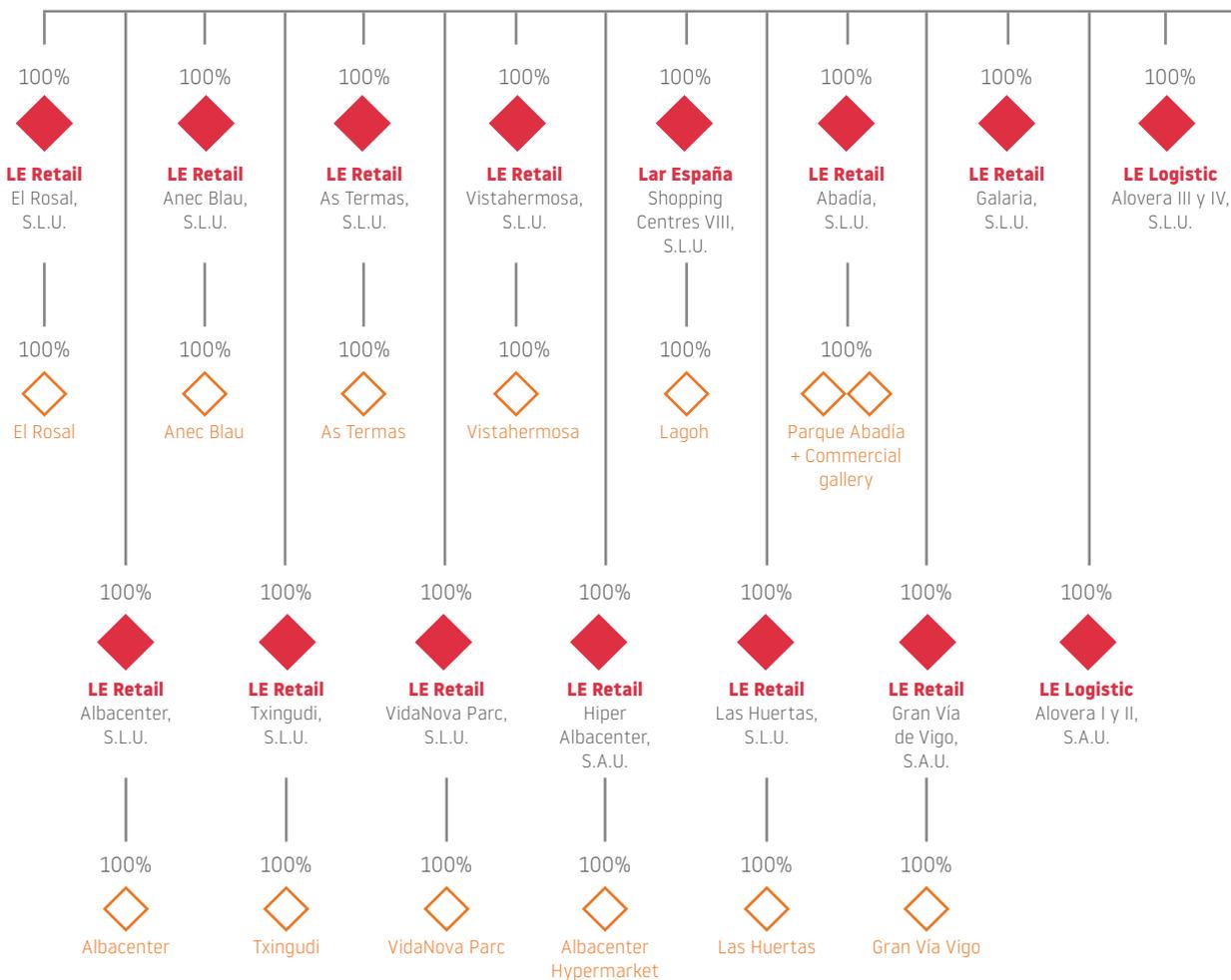
2.4
Consolidated Statement
of Cash Flows
p.63



2.1 Company Chart 31.03.2019

At 31 March 2019, the consolidated financial statements of the Group were presented in accordance with the accounting principles established in the International Financial Reporting Standards adopted by the European Parliament (EU-IFRS) up until this date.

The **scope of the Group's consolidation** is as follows:

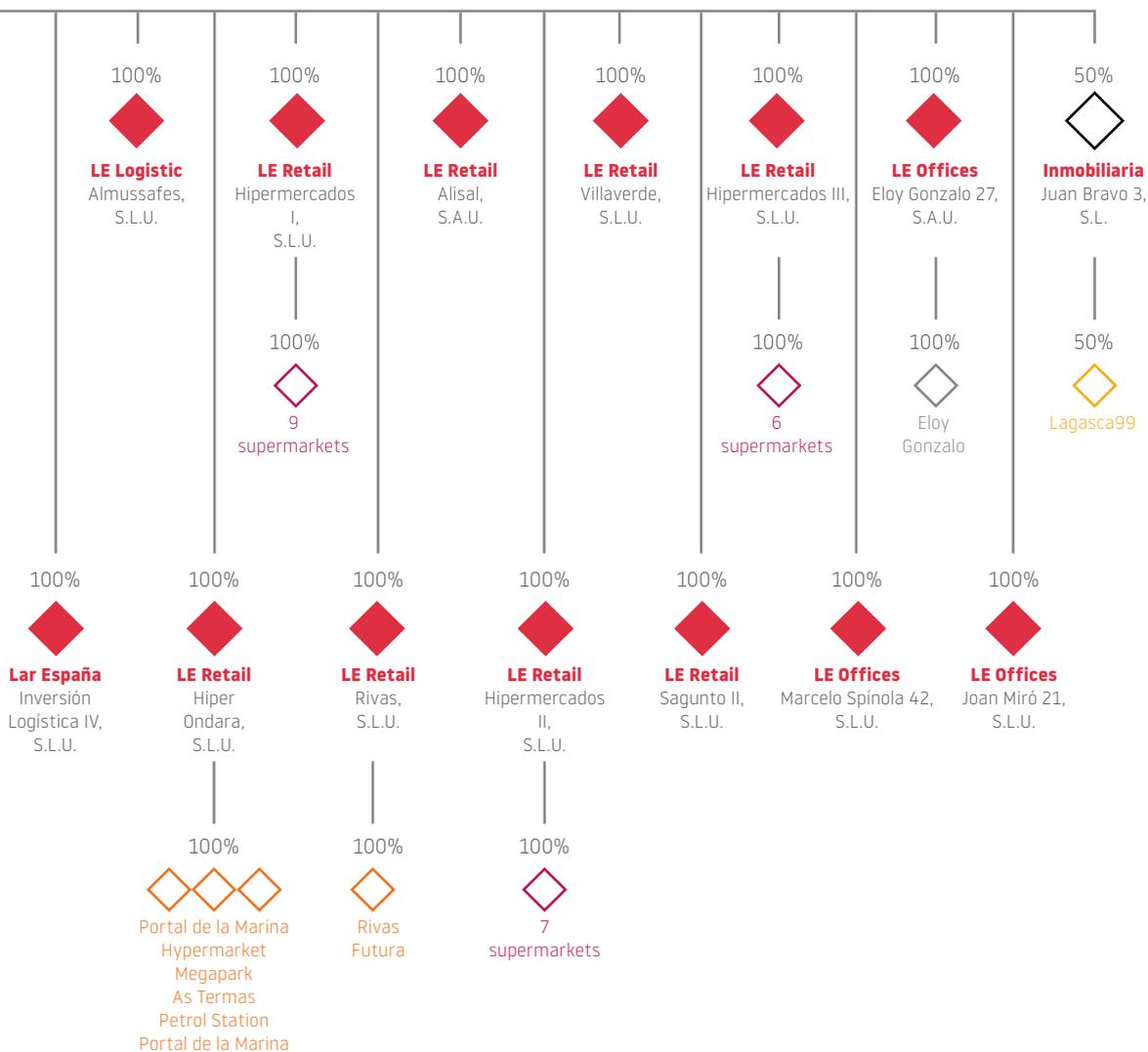


Company.

◆ Full Consolidation ◇ Equity Method



For comparative purposes, the balances of the Consolidated Comprehensive Income Statement are shown together with those for the same period the year before, whilst for the Consolidated Statement of Financial Position they are shown together with those corresponding to 31 December 2018.



Asset Class.

- Shopping Centres and Retail Parks
- Retail Units
- Offices
- Residential

2.2

Consolidated Statement of Comprehensive Income

(Thousands of euros)	Q1 2019	Q1 2018
Revenues	19,366	19,641
Other income	532	429
Personnel expenses	(106)	(135)
Amortisation expenses	-	(42)
Other expenses	(7,811)	(25,676)
Changes in the fair value of investment properties	10,390	21,382
Results of disposals of investments properties	-	3,315
RESULTS FROM OPERATIONS	22,371	18,914
Financial income	1	430
Financial expenses	(4,822)	(3,854)
Share in profit (loss) for the period of equity-accounted companies	-	(194)
PROFIT/(LOSS) BEFORE TAX FROM CONTINUING OPERATIONS	17,550	15,296
Income tax	-	-
PROFIT FOR THE PERIOD	17,550	15,296

Data unaudited at 31 March 2019



Result from operations
22,371
thousands of euros
+18% vs Q1 2018



Profit for the period
17,550
thousands of euros
+15% vs Q1 2018

Result from operating activities

At 31 March 2019, the Group presented a **positive result for its operations** amounting to **22,371 thousand Euros** (positive results from operations of 18,914 thousand Euros at 31 March 2018).

Revenues

Revenues during the first quarter of 2019 amounted to **19,366 thousand Euros** (revenue of 19,641 thousand Euros during the first quarter of 2018), 99% of which was rental income from shopping centres and offices (90% during the first quarter of 2018).

Other expenses

At 31 March 2019, the Group incurred other expenses amounting to **7,811 thousand Euros**, mainly related to:

- Recurrent services that are directly linked to the ordinary management of the assets (supplies, IBI -property tax-, etc.) in the amount of 3,910 thousand Euros.

- Management fees (fixed fee included) for management services provided to the Company by Grupo Lar Inversiones Inmobiliarias ("Grupo Lar") totals 2,486 thousand Euros, discounting indirect fees paid in subsidiary companies (59 thousand Euros) and other expenses incurred by Grupo Lar and paid by Lar España (24 thousand Euros).

Change in the fair value of investment properties

On 31 March 2019, the amount in this entry, 10,390 thousand Euros, is made up of the difference in the fair value of investment properties of Lagoh (Sevilla) following the extraordinary valuations conducted by independent experts (C&W).



Net Financial Result

The **financial result** was a negative balance of 4,821 thousand Euros at 31 March 2019 (negative balance of 3,424 thousand Euros at 31 March 2018).

Financial expenses amounting to 4,822 thousand Euros mainly comprises the interest accrued on loans taken out by the Group with financial institutions and the bonds issued by the Group in February 2015.

Consolidated Statement of Comprehensive Income by business line

The income and expenses recorded by the Group at 31 March 2019 broken down by business line are as follows:

(Thousands of euros)	Retail	Offices	Residential	LRE(*)	Total
Revenues	19,204	162	-	-	19,366
Other income	531	1	-	-	532
Personnel expenses	-	-	-	(106)	(106)
Amortization expenses	-	-	-	-	-
Other expenses	(5,946)	(128)	-	(1,737)	(7,811)
Changes in the fair value of investment properties	10,390	-	-	-	10,390
Results of disposals of investments properties	-	-	-	-	-
RESULTS FROM OPERATIONS	24,179	35	-	(1,843)	22,371
Net financial result	(3,731)	-	-	(1,090)	(4,821)
RESULTS FOR THE PERIOD	20,448	35	-	(2,933)	17,550

(*) The amounts included in LRE column are corporate expenses not re-invoiced to the business lines.
Data unaudited at 31 March 2019

At 31 March 2019 retail assets presented an operating profit of 24,179 thousand Euros; and offices an operating profit of 35 thousand Euros.





Shopping Centre
Portal de la Marina (Alicante)



2.3

Consolidated Statement of Financial Position

Assets (Thousands of euros)	TOTAL	
	31/03/2019	31/12/2018
Intangible assets	2	8,556
Investment properties	1,411,995	1,363,646
Equity-accounted investees	4,627	4,627
Non-current financial assets	13,607	11,426
Trade and other receivables non-current	3,113	2,733
NON-CURRENT ASSETS	1,433,344	1,390,988
Non-current assets held for sale	43,211	78,081
Trade and other receivables	12,423	13,762
Other current financial assets	7,285	3,268
Other current assets	4,094	4,176
Cash and cash equivalents	207,869	191,328
CURRENT ASSETS	274,882	290,615
TOTAL ASSETS	1,708,226	1,681,603

Equity and liabilities (Thousands of euros)	TOTAL	
	31/03/2019	31/12/2018
Capital	186,438	186,438
Share premium	476,301	476,301
Other reserves	354,686	220,289
Treasury shares	(14,193)	(1,228)
Retained earnings	17,550	129,308
Valuation adjustments	(3,245)	(2,610)
EQUITY	1,017,537	1,008,498
Financial liabilities from issue of bonds and other marketable securities	139,150	139,077
Loans and borrowings	451,455	428,400
Deferred tax liabilities	19,405	19,405
Derivatives	2,224	1,892
Other non-current liabilities	18,406	17,240
NON-CURRENT LIABILITIES	630,640	606,014
Liabilities related to assets held for sale	1,441	810
Financial liabilities from issue of bonds and other marketable securities	422	3,482
Loans and borrowings	6,129	6,461
Derivatives	3,043	2,179
Trade and other payables	49,014	54,159
CURRENT LIABILITIES	60,049	67,091
TOTAL EQUITY AND LIABILITIES	1,708,226	1,681,603

Non-current assets

Investment properties

At 31 March 2019, **investments properties** are classified as non-current assets, at a fair value of **1,411,995 thousand Euros** (1,363,646 thousand Euros at 31 December 2018), except for the offices buildings Eloy Gonzalo amounting to 39,944 thousands Euros which are classified under “Non-current assets held for sale” (see assets and liabilities held for sale).

The Group’s investment properties, including the assets classified under “Non-current assets held for sale”, consist of fourteen shopping centres and retail parks, twenty-two retail warehouses and one office buildings. Of particular significance is the investment in retail amounting to 1,245,688 thousand Euros

(1,230,399 thousand Euros at 31 December 2018), with revenue from leases representing 99% of the Group’s total revenues during 2019.

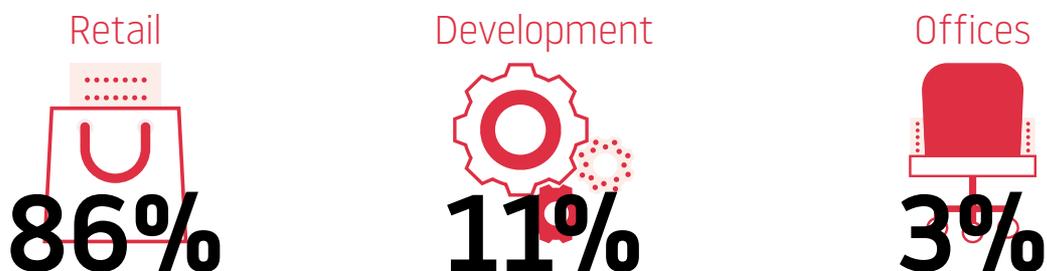
During the first quarter of 2019, the Group has sold the Marcelo Spínola offices building, the fair value of which was EUR 37,000 thousand as at the date of the transaction (see notice of material fact 3).

Net Investment (Thousands of euros)	31/03/2019	31/12/2018
Retail	1,245,688	1,230,399
Offices (*)	39,944	76,400
Development (**)	166,307	133,307
INVESTMENT PROPERTIES	1,451,939	1,440,106

(*) This amount has been reclassified to “Non-current assets held for sale”.

(**) At 31 March 2019, the amount included mainly corresponds to the fair value of Lagoh project in Sevilla.

Net investment by asset class (%)



The **GLA**, the **fair value** and the **initial yield** per asset is as follows:

Asset	TOTAL		Net Initial Yield (NIY) ^(*)
	Total Gross Leasable Area (GLA) (sqm)	Fair Value (thousands of euros)	
Megapark + leisure area	83,205	222,199	
Gran Vía Vigo	41,444	173,000	
Portal de la Marina + hypermarket	40,158	130,053	
El Rosal	51,156	110,515	
Anec Blau	28,725	97,115	
As Termas + petrol station	35,127	87,943	
Parque Abadía + commercial gallery	43,154	83,410	
Rivas Futura	36,447	67,500	5.06%-7.19%
VidaNova Parc	45,568	59,910	
Albacenter + hypermarket	27,846	60,367	
Supermarkets portfolio	27,909	53,024	
Vistahermosa	33,763	50,540	
Txingudi	10,712	37,500	
Las Huertas	6,267	12,612	
TOTAL RETAIL	511,481	1,245,688	
Eloy Gonzalo	6,401	39,944	
TOTAL OFFICES	6,401	39,944	4.06%
Lagoh	(**)	165,000	
Others	N/A	1,307	N/A
TOTAL DEVELOPMENTS	-	166,307	
TOTAL LAR ESPAÑA	517,882	1,451,939	

^(*) Yields provided in the last valuations reports made by JLL and C&W.

^(**) 100,000 sqm of retail and family leisure space.

Intangible assets

At 31 December 2018, intangible assets comprised the **right of use of the floor space where the Megapark Barakaldo leisure facilities are located** earning leasing income.

The right of use, which expires in year 2056, was acquired on 27 October 2017 for EUR 8,686 thousand. Once the right of use expires, the assets contained on leased floor space will be delivered to the Barakaldo City Council.

In the first quarter of 2019, the Group **has reclassified the right of use corresponding to the land on which the Megapark leisure area** stands to real estate investments; therefore, in future this leisure area will be measured at its fair value pursuant to IAS 40, coming to **13,811 thousand Euros** based on the most recent appraisal performed on 31 December 2018 by the independent experts (C&W).

The difference between the carrying value of the right of use at 31 December 2018 and its fair value has been recognised as an increase in other reserves (see Net Equity).

Equity-accounted investees

At 31 March 2019 and 31 December 2018, the amount reflects investment of 50% held by the Group in Inmobiliaria Juan Bravo 3, S.L. that is accounted for using the equity method.

Non-current financial assets

At 31 March 2019 and 31 December 2018, the Group has recognised as non-current financial assets mainly security deposits received from tenants, which the Group has deposited with the corresponding public bodies.

Current assets

Assets and liabilities held for sale

At 31 December 2018, this heading included the assets and liabilities of the companies **LE Offices Eloy Gonzalo 27, S.A.U.** and **LE Offices Marcelo Spínola 42, S.L.U.**, which had been classified as held for sale. The assets owned by LE Offices Marcelo Spínola 42, S.L.U were sold during the first quarter of 2019 (see notice of material fact 3).

At 31 March 2019, this heading includes the assets and liabilities of the company **LE Offices Eloy Gonzalo 27, S.A.U.**, which were classified as held for sale as per IFRS 5. (*)

At 31 March 2019 assets and liabilities held for sale are as follows:

Non current assets held for sale

(Thousands of euros)	31/03/2019
Investment properties	39,944
Non-current financial assets	248
Other current assets	3
Trade and other receivables	1,287
Other current financial assets	4
Cash and cash equivalents	1,725
Total assets held for sale	43,211

Liabilities related to assets held for sale

(Thousands of euros)	31/03/2019
Other non-current liabilities	285
Trade and other payables	1,156
Total liabilities held for sale	1,441

Trade and other receivables

As of 31 March 2019 and 31 December 2018, this heading principally reflects other public administration credits in the amount of 8,320 thousand Euros and 10,019 thousand Euros, respectively.

Other current financial assets

As of 31 March 2019, this heading primarily corresponded to the amount of 7,010 thousand euros concerning the outstanding amount to be received as a result of the sale of the Marcelo Spínola office building.

Cash and cash equivalents

As of 31 March 2019, this heading includes 13,714 thousand Euros related to the share buy-back programme. This amount would not be considered available Company funds.

Net Equity

At 31 March 2019, the **Company's share capital** consisted of **93,219,044 registered shares** represented by book entries with a par value of 2 Euros each, fully subscribed and paid up, giving their holders equal rights.

During the first quarter of 2019, the Company has carried out its own share sale and purchase transactions, as described below:

	Number of shares	Thousands of euros
31 December 2018	164,925	1,228
Additions	1,720,356	13,722
Disposals	(94,995)	(757)
31 March 2019	1,790,286	14,193

The negative balance arising from the sale of own shares during the first quarter of 2019 amounted to 17 thousand Euros, recorded under "Other reserves".

Furthermore, an increase of 5,146 thousand euros has been recognised under other reserves corresponding to the difference between the carrying value of the right of use corresponding to the land on which the Megapark leisure area stands at 31 December 2018 and the fair value based on the appraisal performed by the independent experts (C&W) at year-end 2018 (see intangible assets).



Financial liabilities

Loans & Borrowings

The characteristics of the Loans & Borrowings at 31 March 2019 are as follows:

Type	Project	Entity	Interest rate (*)	Maturity date	Nominal amount (Thousands of euros)	Current (Thousands of euros)	Non-Current (Thousands of euros)
Mortgage Loan	As Termas	 ING	EUR 3M + 1.8%	25/06/2020	37,345	5	37,085
Mortgage Loan	El Rosal	 CaixaBank	EUR 3M + 1.75%	07/07/2030	50,000	288	49,041
Mortgage Loan	VidaNova Parc	 CaixaBank	EUR 3M + 2.10%	14/09/2020	24,000	5,108	16,717
Mortgage Loan	Megapark + Megapark leisure area	 Santander  NATIXIS  CREDIT AGRICOLE	EUR 3M + 1.70%	24/02/2023	105,250	218	100,649
Mortgage Loan	Portal de la Marina	 Santander  NATIXIS  CREDIT AGRICOLE	EUR 3M + 1.70%	24/02/2023	60,000	135	58,190
Mortgage Loan	Vistahermosa	 BBVA	EUR 3M + 1.85%	02/03/2022	21,550	33	21,217
Mortgage Loan	Parque Abadia + commercial gallery	 Santander	1.80% and 1.93%	23/05/2024	42,060	77	41,170
Mortgage Loan	Gran Vía Vigo	 ING	EUR 3M + 1.75%	14/03/2022	82,400	4	80,822
Mortgage Loan	Rivas Futura	 BBVA	2.28%	30/06/2020	27,500	157	27,442
Developer's Loan	Lagoh	 Santander  Liberbank  Unicaja  Sabadell	EUR 3M + 2.25%	29/06/2025	98,500	-	19,122
VAT credit	Lagoh	 bankinter.	EURIBOR 3M + 2.25%	01/09/2019	-	90	-
Credit line	LRE	 bankinter.	EUR 12M + 1.20%	16/05/2019	25,000	14	-
Corporate Loan	LRE	 Banca Europea de Inversiones	1.25%	26/10/2025	70,000	-	-
LOANS AND BORROWINGS						6,129	451,455

(*) The 62% of the principal is covered by derivatives

Financial liabilities from the issue of bonds and other securities

Corresponds to the bonds issued by the Group amounting to 140,000 thousand Euros in 2015.

Below you will find the net Loan To Value calculation as at 31 March 2019:

(Thousands of euros)	31/03/2019
GAV	1,481,275
Full Consolidation Gross Debt	603,779
Equity Method Gross Debt	20,944
Total gross debt	624,723
Cash (Full Consolidation and Equity Method) (*)	202,131
Total net debt	422,592
NET LTV (**)	29%

(*) Only available cash considered | (**) Result of Total net debt/GAV

At 31 March 2019, Lar España's debt stood at **624,723 thousand Euros**, with an **average cost of 2.20%** and a **net LTV ratio of 29%**. The average debt maturity stood at 4.5 years.

The main debt indicators and the amortisation schedule is detailed below:



€624.7 MM
Financial Debt



29%
Net LTV



2.20%
Average
cost of debt

Deferred tax liabilities

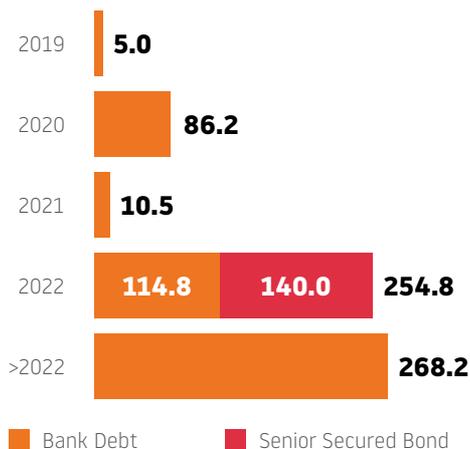
At 31 March 2019, this entry included deferred tax liabilities deriving from the business combination carried out by the acquisition of the subsidiary LE Retail Rivas, S.L.U. as well as the acquisitions of the subsidiaries LE Retail Abadía, S.A.U., LE Retail Hipermercados I, S.A.U., LE Retail Hipermercados II, S.A.U., LE Retail Hipermercados III, S.A.U. and LE Retail Gran Vía de Vigo, S.A.U. in 2017 and 2016. These amounts correspond to the tax effect derived from the difference between the fair value and the fiscal value of the acquired real estate investments.

This item also includes the deferred tax liability arising from the Marcelo Spínola offices building's divestment.

Other non-current liabilities

Correspond to security deposits received by way of guarantee from the tenants of the company's assets.

Back-Loaded Amortisation Profile (€ Million)



2.4

Consolidated Statement of Cash Flows

	31/03/2019 ^(*)	31/03/2018 ^(*)
A) CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES	(10,414)	(327)
1. Profit/(loss) for the period before tax	17,550	15,296
2. Adjustments for:	(5,569)	(21,037)
Profit / (loss) from adjustments to fair value of investment properties	(10,390)	(21,382)
Amortisation of intangible assets (+)	-	42
Financial income (-)	(1)	(430)
Financial expenses (+)	4,260	3,854
Changes in Fair value of financial instruments (+/-)	562	-
Share in profit (loss) for the period of equity-accounted companies	-	194
Results of disposal of investments properties	-	(3,315)
3. Changes in operating assets and liabilities	(15,870)	10,796
Trade and other receivables (+/-)	(10,399)	(4,716)
Other current assets and liabilities (+/-)	(1,015)	4,064
Trade and other payables (+/-)	(4,701)	10,702
Other current liabilities (+/-)	245	746
4. Other cash flows used in operating activities	(6,525)	(5,382)
Interest paid (-)	(6,525)	(5,384)
Interest received (+)	-	2
B) CASH FLOWS USED IN INVESTING ACTIVITIES	19,589	37,233
1. Payments for investments (-)	(13,316)	(55,368)
Net cash outflow from acquisitions of businesses	-	(29,083)
Intangible assets	-	(39)
Investment property	(13,316)	(26,246)
2. Proceeds from divestments (+)	32,905	92,601
Other assets	-	46,897
Associates	-	33,175
Group companies	-	12,529
Investment property	32,905	-
C) CASH FLOWS FROM FINANCING ACTIVITIES	9,091	(17,301)
1. Payments made and received for equity instruments	(12,981)	(300)
Acquisition/disposal of treasury shares (- /+)	(12,981)	(300)
2. Proceeds from and payments for financial liability instruments	22,072	(17,001)
a) Issue of:	22,072	7,038
Bank borrowings (+)	22,072	7,038
b) Redemption and repayment of:	-	(24,039)
Bank borrowings (-)	-	(3,519)
Liabilities with associates (-)	-	(13,015)
Other financial liabilities (+)	-	(7,505)
D) CASH AND CASH EQUIVALENTS IN NON-CURRENT ASSETS HELD FOR SALE	(1,725)	(1,447)
E) NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C+D)	16,541	18,158
F) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	191,328	45,617
G) CASH AND CASH EQUIVALENTS AT END OF PERIOD (E+F)	207,869	63,775

^(*) Three months period.

Data unaudited at 31 March 2019

Las Hu

Shopping Centre
Las Huertas (Palencia)



Uerttas

3

EPRA Information

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EPRA Awards

- In November 2016, the Reporting & Accounting Committee of EPRA (European Public Real Estate Association⁽¹⁾) updated its Best Practices Recommendations⁽²⁾ guidelines in order to improve the presentation, transparency, comparability and relevance of the published results of listed real estate companies in Europe.
- Lar España fully supports and endorses the principle of standardising the reporting of performance indicators from the perspective of comparability and improving the quality of information provided to investors and other users of the financial information.
- For this purpose, we have included an specific chapter with our main economic indicators following EPRA guidances.
- In **September 2018**, Lar España was awarded for the fourth year running the **Gold Award** from the European Public Real Estate Association (EPRA) in recognition of the quality of the **financial information** provided by the company. Lar España was also awarded for the first time with the most prestigious recognition from EPRA, the **Gold Award**, related to the information about **Corporate Social Responsibility**.
- This highlights **the international recognition for the information reported by Lar España** and made available to its shareholders.

(1) Not-for-profit association founded in 1999 registered in Belgium which aims to make the financial statements of public real state companies clearer, more transparent and comparable across Europe.

(2) "Best Practices Recommendations - BPR" available at www.epra.com





Key performance indicators described in the Best Practices Recommendations developed by EPRA are shown as follows:

Indicator	31/03/2019 (Thousands of euros)/%	31/03/2019 (Euros per share)
EPRA Earnings	7,722	0.08
EPRA NAV	1,040,749	11.38
EPRA NNNAV	1,017,537	11.13
EPRA Net Initial Yield (NIY)	5.5%	-
EPRA “topped-up” NIY	5.7%	-
EPRA Vacancy Rate	4.6%	-
EPRA Cost Ratio	28.3% (*)	-
EPRA Cost Ratio (excluding costs of direct vacancy)	25.1% (*)	-

(*) Ratio calculated considering recurring expenses
See terms definitions in Glossary, section 6.

3.1 EPRA Earnings

(Thousands of euros)	Q1 2019	Q1 2018
EARNINGS PER IFRS INCOME STATEMENT	17,550	15,296
Change in value of investment properties	(10,390)	(21,382)
Change in fair value of financial instruments	562	(89)
Companies divestments effect	-	(3,315)
Amortisation of intangible assets	-	42
EPRA EARNINGS	7,722	(9,448)
Weighted average number of shares (excluding treasury shares)	92,043,162	93,576,708
EPRA EARNINGS PER SHARE (EUROS)	0.08	(0.10)
Company specific adjustment ^(*)	-	13,424
ADJUSTED EPRA EARNINGS	7,722	3,976
ADJUSTED EPRA EARNINGS PER SHARE (EUROS)	0.08	0.04

^(*) Corresponds to the part of the performance/divestment fee that the Manager would be obliged to reinvest in Lar España, thus avoiding any real cash outflow from the company.

3.2

EPRA NAV and EPRA NNNAV

EPRA NAV

(Thousands of euros)	31/03/2019	31/12/2018
NET ASSET VALUE PER THE FINANCIAL STATEMENTS	1,017,537	1,008,498
Change in fair value of non current assets	-	5,146
Fair value of financial instruments	3,807	3,634
Deferred tax liabilities	19,405	19,405
EPRA NAV	1,040,749	1,036,683
Number of shares (excluding treasury shares)	91,428,758	93,081,129
EPRA NAV PER SHARE (EUROS)	11.38	11.14
EPRA NAV PER SHARE ADJUSTED BY DIVIDEND (EUROS)	10.58 (*)	10.34 (*)

(*) Adjusted by the effect of the 2018 dividend (€0.80/share) approved by the General Shareholders' Meeting on April 25, 2019.

EPRA NNNAV

(Thousands of euros)	31/03/2019	31/12/2018
EPRA NAV	1,040,749	1,036,683
Fair value of financial instruments	(3,807)	(3,634)
Deferred tax liabilities	(19,405)	(19,405)
EPRA NNNAV	1,017,537	1,013,644
Number of shares (excluding treasury shares)	91,428,758	93,081,129
EPRA NNNAV PER SHARE (EUROS)	11.13	10.89

3.3

EPRA NIY and EPRA “topped-up” NIY (31/03/2019)^(*)

Asset (Thousands of euros)	Completed Property Portfolio	Allowance for estimated purchasers costs	Gross up completed property portfolio valuation (A)
Megapark + leisure area	222,199	4,222	226,421
Gran Vía Vigo	173,000	4,758	177,758
Portal de la Marina + hypermarket	130,053	3,100	133,153
El Rosal	110,515	2,752	113,267
Anec Blau	97,115	2,916	100,031
As Termas + petrol station	87,943	2,408	90,350
Parque Abadía + commercial gallery	83,410	2,085	85,495
Rivas Futura	67,500	1,519	69,019
Albacenter + hypermarket	60,367	1,509	61,876
VidaNova Parc	59,910	1,500	61,410
Supermarkets portfolio	53,024	1,060	54,084
Vistahermosa	50,540	1,260	51,800
Txingudi	37,500	713	38,213
Las Huertas	12,612	284	12,896
TOTAL RETAIL	1,245,688	30,085	1,275,773
Eloy Gonzalo	39,944	1,143	41,087
TOTAL OFFICES	39,944	1,143	41,087
TOTAL LAR ESPAÑA	1,285,632	31,227	1,316,859

Yields Retail



^(*) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project.

Annualised cash passing rental income	Property outgoings	Annualised net rents (B)	Notional rent expiration of rent free periods or other lease incentives	Topped-up net annualised (C)	EPRA NET INITIAL YIELD (B/A)	EPRA TOPPED-UP NET INITIAL YIELD (C/A)
12,619	(1,702)	10,916	265	11,181	4.8%	4.9%
10,307	(607)	9,700	75	9,775	5.5%	5.5%
7,918	(570)	7,349	114	7,463	5.5%	5.6%
7,421	(847)	6,574	293	6,867	5.8%	6.1%
(*)	(*)	(*)	(*)	(*)	(*)	(*)
5,671	(354)	5,317	306	5,624	5.9%	6.2%
5,245	(335)	4,910	89	4,999	5.7%	5.8%
4,107	(223)	3,884	202	4,087	5.6%	5.9%
3,883	(657)	3,226	217	3,443	5.2%	5.6%
3,954	(458)	3,497	196	3,693	5.7%	6.0%
3,839	(13)	3,825	0	3,825	7.1%	7.1%
3,666	(662)	3,005	63	3,068	5.8%	5.9%
2,770	(160)	2,609	16	2,626	6.8%	6.9%
1,048	(120)	927	32	959	7.2%	7.4%
72,448	(6,708)	65,739	1,868	67,608	5.6%	5.8%
1,634	(79)	1,555	55	1,610	3.8%	3.9%
1,634	(79)	1,555	55	1,610	3.8%	3.9%
74,082	(6,788)	67,294	1,923	69,218	5.5%	5.7%



5.6%
EPRA NIY
Retail



5.8%
EPRA
Topped-up
NIY Retail



6.3%
Reversionary
Yield Retail

^(*) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project.

3.4 EPRA Vacancy Rate^(*)

Asset	ERV (Thousands of euros)	ERV Vacancy (Thousands of euros)	EPRA VACANCY RATE %
Megapark + leisure area	14,497	1,614	11.1% ^(**)
Gran Vía Vigo	9,981	44	0.4%
Portal de la Marina + hypermarket	7,687	387	5.0%
El Rosal	7,451	335	4.5%
Anec Blau	(*)	(*)	(*)
As Termas + petrol station	5,573	212	3.8%
Parque Abadía + commercial gallery	5,444	317	5.8% ^(***)
Rivas Futura	4,427	185	4.2%
Albacenter + hypermarket	3,996	102	2.6%
VidaNova Parc	4,318	0	0.0%
Supermarkets portfolio	3,276	0	0.0%
Vistahermosa	3,614	183	5.1%
Txingudi	2,865	69	2.4%
Las Huertas	1,048	59	5.6%
TOTAL RETAIL	74,177	3,507	4.7%
Eloy Gonzalo	1,522	0	0.0%
TOTAL OFFICES	1,522	0	0.0%
TOTAL	75,699	3,507	4.6%



4.6%
EPRA Vacancy Rate

^(*) Anec Blau's data has not been taken into account because the asset is going through a comprehensive refurbishment project.

^(**) The property is undergoing significant refurbishments meaning that some units are being vacated temporarily.

^(***) Large unit temporarily unoccupied. Negotiations with a replacement tenant are at an advanced stage.

3.5 EPRA Cost Ratios

(Thousands of euros)	Recurring		TOTAL	
	Q1 2019	Q1 2018	Q1 2019	Q1 2018
Administrative expenses	(106)	(135)	(106)	(135)
Operating costs net of recoverable income ^(*)	(4,746) ^(**)	(4,597) ^(**)	(5,185)	(22,938)
Administrative/operating expenses in associates	-	(96)	-	(96)
EPRA Cost (including vacancy cost) (A)	(4,851)	(4,828)	(5,290)	(23,169)
Direct vacancy costs	(545)	(540)	(545)	(540)
EPRA Cost (excluding vacancy cost) (B)	(4,306)	(4,288)	(4,745)	(22,629)
Gross Rental Income less ground rent costs-per IFRS	19,795	20,052	19,795	20,052
Net associated costs (net service charge)	(2,627)	(2,739)	(2,627)	(2,739)
Gross Rental Income (C)	17,168	17,313	17,168	17,313
EPRA COST RATIO (including direct vacancy costs) A/C ^(***)	28.3%	27.9%	30.8%	133.8%
EPRA COST RATIO (excluding direct vacancy costs) B/C ^(***)	25.1%	24.8%	27.6%	130.7%

^(*) Maintenance costs totalling 230 thousand Euros are included.

^(**) Fixed management fee included.

^(***) Excluding costs directly related to development projects, as of 31 March 2019, the ratios would be 26.4% and 23.2% respectively

Shopping Centre
Lagoh (Sevilla)



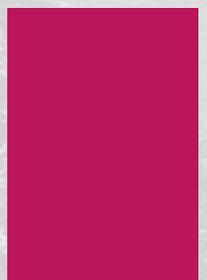


4

Share Price Performance

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Share price information
and performance
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4.2
Analyst
Recommendations
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4.1

Share price information and performance

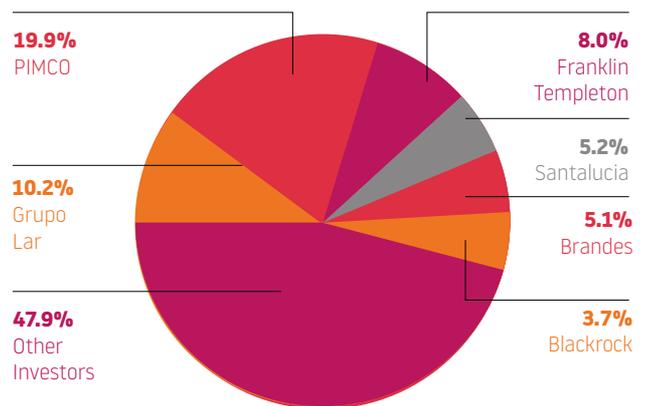
Share Price Performance

Detail of shares (€)

	Jan-March 2019
Price at the beginning of the period	7.45
Price at the end of the period	7.44
PERFORMANCE DURING THE PERIOD	-0.1%
Maximum price for the period	8.55
Minimum price for the period	7.33
AVERAGE PRICE FOR THE PERIOD	7.90
ADTV (*)	188,311
Market Cap (Euros) 31/03/2019	693,549,687
Number of shares 31/03/2019	93,219,044

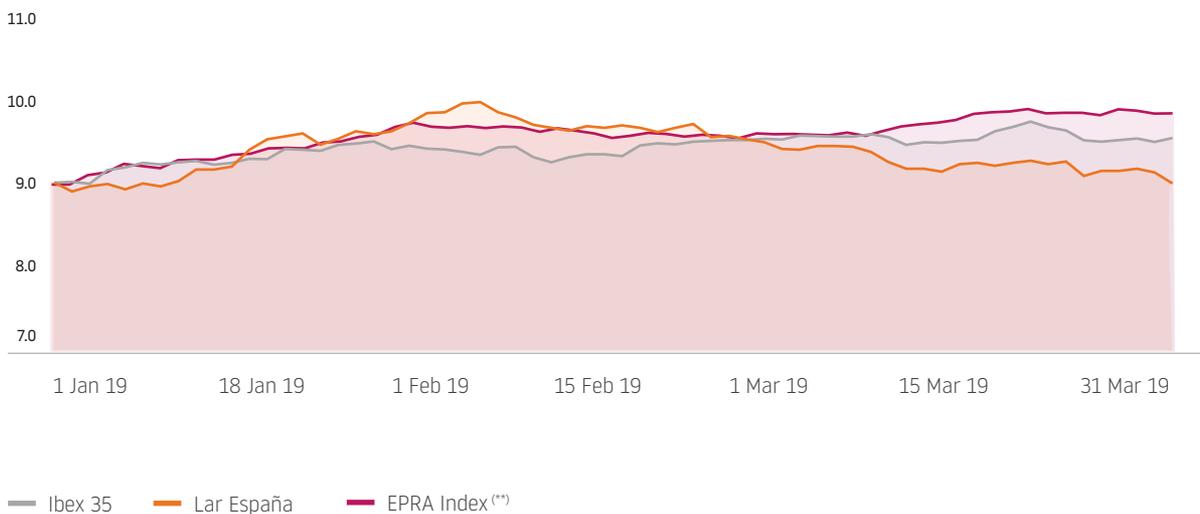
(*) Average Daily Trading Volumen in number of shares

Share distribution at 31 March 2019



The **share price performance** during the first quarter of 2019 compared with the IBEX 35 and EPRA Index performance can be seen in the following graph:

Lar España share price performance vs Ibex 35 and EPRA Index (January-March 2019)



(**) Sectoral European reference Index.

4.2 Analyst Recommendations



32.7% (*)
Potential Return

As of the date of this report, Lar España has the coverage of 14 analysts, whose average target price is **€9.87**.

Broker	Recommendation	Analysis Date	Target Price (Euros)
Kepler Cheuvreux	Hold	21/03/2017	Under Revision
Sabadell	Buy	07/06/2018	10.95
JBCapitalMarkets	Buy	27/02/2019	12.50
Ahorro Corporación	Buy	27/02/2019	10.70
MIRABAUD	Buy	27/02/2019	10.34
intermoney valores sv	Buy	27/02/2019	10.00
J.P.Morgan Asset Management	Hold	27/02/2019	9.00
fidentiis	Buy	28/02/2019	10.30
ING	Hold	28/02/2019	8.50
SOCIETE GENERALE	Sell	28/02/2019	6.90
Santander	Hold	28/03/2019	8.90
bankinter.	Buy	05/04/2019	10.44
GVC Gaesco Beka	Buy	06/05/2019	11.41
KIMFEN & CO	Hold	06/05/2019	8.41

Source: Bloomberg

62%
Buy

30%
Hold

8%
Sell

(*) Taken into account the average target price and the price at the end of the period.



Shopping Centre
Albacenter (Albacete)

albacenter

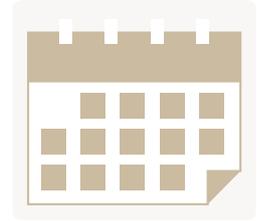
5

Events after
the reporting period

PRIMARK
H&M
BERSTKA
TRADIVARIUS
PULL&BEEAR
LEFFIES
SPRINGER
JD SPORTS

BIENVENIDO

Events after the reporting period



2019

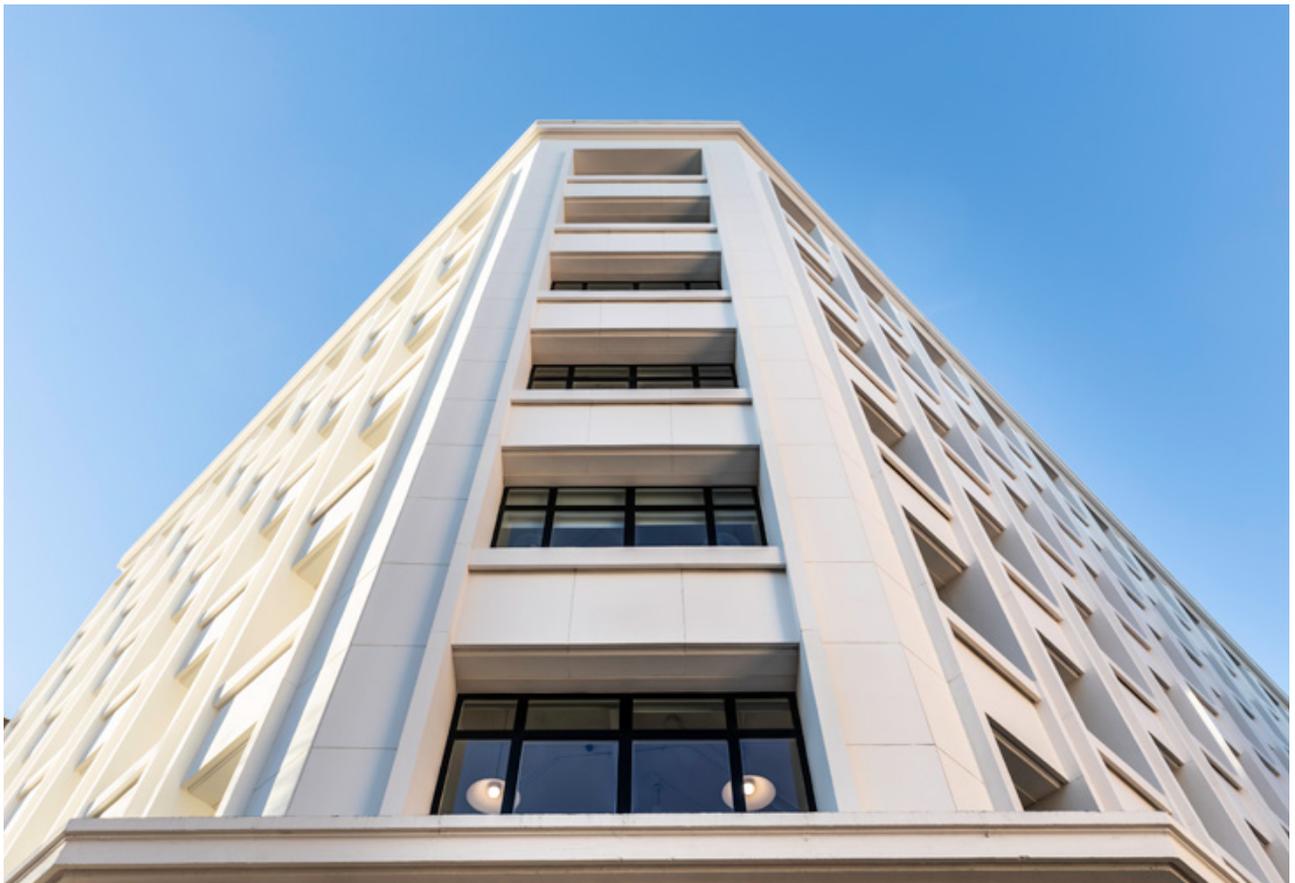


24.04.2019

Eloy Gonzalo office building divestment

Today, the Company (through its wholly owned company LE Offices Eloy Gonzalo 27 SLU) has transferred to a SwissLife company named CARFEN SPV 2018, SL an office building at Calle Eloy Gonzalo 27 of Madrid, with a total gross leasable area (GLA) of approximately 6,295 square meters.

The aforementioned sale has been formalized in public deed dated today, for a **total price of 40 million euros**. The sale price agreed for the transfer of the mentioned property represents a **capital gain of 214.21% on the acquisition price** paid by the Company for said property in December 2014; (ii) an increase of 1,52% over the valuation of these assets made in December 2018.



25.04.2019

Announcements and agreements of shareholders general meetings

The ordinary shareholders' meeting of Lar España announced on 22 March 2019 on "El Economista" and the Company's corporate web page –copy of which was submitted to the CNMV by means of a relevant fact with registration number 276,332–

and which took place on second call today, **25 April 2019, has approved the resolutions submitted to its consideration and vote**, as stated in the attached voting results report.



**Shopping Centre
As Termas (Lugo)**



6

Glossary



Glossary

PBT

Profit Before Tax.

Profit/(Loss) for the period after tax.

Net profit/(loss)

Dividend Yield

Profitability by dividend, that shows, in percentage, the shareholder performance by the dividends. Result of Dividend/ Average quarterly EPRA NAV of the last four quarters of the year and result of Dividend/Market capitalization.

EBIT

Earnings Before Interest and Tax.

EBITDA

Earnings Before Interest, Tax, Depreciation and Amortisation.

EPRA

European Public Real Estate Association.

EPRA Earnings

Earnings from operational activities.

EPRA Cost Ratio

Administrative & operating costs (including direct vacancy costs) divided by gross rental income.

EPRA Cost Ratio (excluding direct vacancy costs)

Administrative & operating costs (including & excluding direct vacancy costs) divided by gross rental income.

EPRA NAV

Net Asset Value adjusted to include properties and other investment interests at fair value and to exclude certain items not expected to crystallise in a long-term investment property business model.

EPRA Net Initial Yield (NIY)

Annualised rental income based on the cash rents passing at the balance sheet date, less non recoverable property operating expenses, divided by the market value of the property, increased with (estimated) purchasers' costs.

EPRA NNNAV

EPRA NAV adjusted to include the fair values of (i) financial instruments, (ii) debt and (iii) deferred taxes.

EPRA "topped-up" NIY

This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rentfree periods (or other unexpired lease incentives such as discounted rent periods and stepped rents).

EPRA Vacancy Rate

Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio.

GAV (Gross Asset Value)

Gross Asset Value.

GLA

Gross Leasable Area in sqm.

GRI (Gross Rental Income)

Gross income for the period.

Like for like (LfL)

Comparison of one period, with that of the same period the year before, taking into consideration the same assets.

Net LTV (Loan to Value)

Ratio that measures the total amount of outstanding principal, discounted available cash, against the value of the assets. Net LTV = Net debt / GAV.

IFRS

International Financial Reporting Standards.

NOI (Net Operating Income)

Gross income discounting costs incurred during the period.

Liquidity ratio

The Company's capacity to meet its obligations with liquid assets, calculated as the ratio between the Company's current assets and current liabilities.

Solvency ratio

The Company's financial capacity to meet its payments obligations with all the assets and resources available. It is calculated by dividing equity plus non-current liabilities by non-current assets.

Reversionary Yield

Yield calculated as the ratio between the rental income that would be obtained from leasing the entire area at the market prices estimated by the independent valuers (ERV) and the gross asset value.

ROA (Return on Assets)

Return on assets, calculated by dividing profit for the last 12 months by the company's average assets of the last four quarters.

ROE (Return on Equity)

Return on equity, calculated by dividing profit for the last 12 months by the company's average equity of the last four quarters.

WAULT

Weighted average unexpired lease term, calculated as the number of years of unexpired lease term, as from current date, until the first break option, weighted by the gross rent of each individual lease contract.

