



NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 228 of the consolidated text of the Securities Market Act, approved by Royal Legislative Decree 4/2015, of 23 October, Lar España Real Estate SOCIMI, S.A. (hereinafter, "Lar España" or the "Company") hereby informs the National Securities Market Commission of the following

MATERIAL FACT

On 16 June 2016, the Company, through a wholly owned subsidiary, has acquired the retail complex "Parque Vistahermosa" located in Alicante, with a total gross leasable area (GLA) of approximately 33,550 square metres.

The acquisition was carried out for a total amount of EUR 42.5 million.

It is reported as a material fact for the relevant effects in Madrid, on 17 June 2016.

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

PRESS RELEASE

LAR ESPAÑA REAL ESTATE SOCIMI acquires the Vistahermosa retail complex in Alicante for EUR 42.5 million

- The complex features, among other tenants, Alcampo, Leroy Merlin and Media Markt
- Vistahermosa's catchment area comprises approximately half a million inhabitants, of which around two thirds live just 12 minutes drive from the shopping centre
- It is expected that Vistahermosa will welcome more than six million visitors in 2016
- Following this acquisition, the value of the 25 assets held by LAR ESPAÑA now exceeds EUR 1 billion

Madrid, 17 June 2016 – LAR ESPAÑA REAL ESTATE SOCIMI, S.A. (LRE), the listed real estate investment company, has acquired the Vistahermosa retail complex, located in the province of Alicante, for EUR 42.5 million.

The Vistahermosa retail complex comprises a gross lettable area of 33,550 sqm and features top-tier tenants, such as Alcampo, Leroy Merlin and Media Markt.

José Luis del Valle, chairman of LAR ESPAÑA REAL ESTATE, indicated: "The purchase of the Vistahermosa complex further adds to the quality of our portfolio, thanks its strong potential. This acquisition also increases the presence of LAR ESPAÑA in one of the most attractive areas of Spain, the Mediterranean seaboard".

Vistahermosa is located in a sought after retail area. Located to the east of Alicante, less than ten minutes from the city centre, it features a catchment area of almost half a million inhabitants. Of these, approximately two thirds are located less than 12 minutes drive from the complex. The catchment area benefits from tourism throughout the year, with visitors having medium-to-high purchasing power.



Since the opening of the Alcampo hypermarket in November 2015, footfall at the complex has increased significantly. By the end of this year, close to six million visitors are expected to pass through its doors.

Following this acquisition, the value of the assets currently held by LAR ESPAÑA REAL ESTATE now exceeds EUR 1 billion according to the latest available valuations. The 25 real estate assets owned by the SOCIMI have a total value of EUR 1,003 million and are spread over ten autonomous communities. Of these EUR 1,003 million, EUR 728 million equate to the purchase of thirteen retail schemes located in Madrid, Valencia, Seville, Alicante, Cantabria, Lugo, León, Vizcaya, Navarre, Guipúzcoa, Palencia, Albacete and Barcelona; EUR 150 million on the purchase of four office buildings in Madrid and one in Barcelona; EUR 70 million on four logistics properties in Guadalajara and one in Valencia; and EUR 55 million and one residential asset in Madrid.

ABOUT LAR ESPAÑA REAL ESTATE SOCIMI S.A.

LAR ESPAÑA REAL ESTATE SOCIMI S.A. is a Spanish company that trades on the Spanish Stock Exchange, 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 commercial property (offices and retail) raised EUR 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. In August 2015 it successfully completed a EUR 135 million share capital increase.

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. On 24 September 2015, 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 IPO 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 based on a 5-year management contract.

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