

NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 82 of Law 24/1988 of 28 July on the Securities Market, Lar España Real Estate SOCIMI, S.A. (“**Lar España**” or the “**Company**”) hereby informs the National Securities Market Commission of the following

MATERIAL FACT

On 7 August 2014, the Company purchased from INTERNOS GLOBAL INVESTORS two logistics warehouses located at Km. 48 of the A2 motorway in the Corredor del Henares, Alovera (Guadalajara), with a gross leasable area (GLA) of approximately 35,196 square meters.

The acquisition was carried out for a total amount of €12.7 million, fully paid with the funds of the Company.

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Madrid, 7 August 2014

Lar España Real Estate SOCIMI, S.A.

Mr. José Luis del Valle Doblado, President of the Board of Directors

Attached: Press Release

LAR ESPAÑA REAL ESTATE SOCIMI S.A. ACQUIRES A LOGISTICS PLATFORM IN ALOVERA (GUADALAJARA)

- Lar España expands its asset portfolio with the acquisition, through its newly-created logistics subsidiary, **LAR ESPAÑA INVERSION LOGISTICA, S.A.**, of a logistics platform in the **Corredor del Henares (Alovera)**, valued at **EUR 12.7 million**.

Madrid, 7 August 2014.- Continuing with its investment policy, Lar España Real Estate SOCIMI S.A. (LRE), through its subsidiary Lar España Inversión Logística S.A., has bought two logistics warehouses in the Corredor del Henares, Alovera (Guadalajara) valued at EUR 12.7 million from Internos Global Investors.

The platform, divided into two warehouses and built on a 57,982 sq. m plot, has a total floor area of 35,196 sq. m, a manoeuvring area of 33 metres on both facades, 42 loading bays on both sides of the warehouse and 109 parking spaces.



Facade of the warehouse to the A2 motorway

It is located at Km. 48 of the A2 motorway in the region of Alovera (Guadalajara), specifically in the Corredor del Henares, a highly industrialised area linking major logistics centres to national and international distribution networks.



Its strategic location offers a direct link to both the R-2 motorway (Madrid - Guadalajara) and the A-2 motorway (Madrid- Zaragoza- Barcelona), and it is also close to the Puerto Seco Azuqueca de Henares.

Location map

The property was built between 2000 and 2001 and is currently occupied by Tech Data (a leading wholesaler of IT products and services in the Iberian Peninsula) and Factor 5 (a logistics operator in the industry, consumer goods, food, cosmetic, retail and e-commerce sectors).

With this transaction, the SOCIMI managed by Grupo Lar, which obtained EUR 400 million from its IPO, has already invested EUR 212.8 million, of which EUR 147.8 million was spent on four shopping centres located in Irún, Palencia, Albacete and Barcelona; EUR 43.2 million on two office buildings in Madrid; EUR 12.7 million on a logistics platform in Guadalajara; and EUR 9.1 million on a commercial building in Madrid.

According to Mr. Arturo Perales, Office Director, “This acquisition demonstrates LAR ESPAÑA’s interest in investing in the national logistics real estate market”.



Outside View of Logistics Platform



Aerial View of Logistics Platform

ABOUT LAR ESPAÑA REAL ESTATE SOCIMI S.A.

Lar España is a newly-incorporated Spanish property investment company listed in the Spanish Stock Exchange and incorporated as a Spanish SOCIMI, “Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario” (Spanish legal vehicle comparable to REIT regimes present in other legislations). Lar España has an initial capital of EUR 400 million to invest in the Spanish real estate sector, especially in the commercial segment, mainly offices and retail. The company has an experienced and reputable Board of Directors with a balanced combination of people from real estate as well as finance backgrounds, both in Spain and internationally.

ABOUT GRUPO LAR

Grupo Lar is a Spanish diversified real estate company with international presence and over 29 years of track record in the sector. Its activities entail asset management, investment, development and property management in commercial and residential real estate, operating in 8 countries across European and Latin American markets.

The Company has been successful across the different economic cycles with diversified operations including the commercial and residential real estate sectors and is highly experienced in active portfolio and asset management, refurbishment and development.

In addition, during these years Group Lar has built a strong and successful reputation working with third party investors as co-investors and JVs, including Axa, Fortress, GE Capital, Grosvenor, Morgan Stanley and Whitehall Funds.



For more information contact:

Raquel Capellas, Tel: 91 745 86 00 rcapellas@webershandwick.com

Inmaculada Bejarano, Tel: 91 745 86 00 ibejarano@webershandwick.com