



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

Lar España hereby informs that, as of today, in compliance with article 7.2 of the Investment Manager Agreement entered into between the Company and the Manager —Grupo Lar Inversiones Inmobiliarias, S.A. ("Grupo Lar")— on 12 February 2014 and widely described in the Initial Public Offering Prospectus, has carried out a capital increase with the sole purpose that the Performance Fee due to Grupo Lar for the services provided as exclusive manager of the Company is invested in ordinary shares of the Company. This capital increase, which has been fully subscribed and paid by Grupo Lar, has been carried out for a total nominal value of 1,258,654 Euros through the issuance of 629,327 new shares with a nominal value of 2 Euros per share, of the same class and series as the existing shares of Lar España, granting, therefore, the same political and economic rights. The new shares will have a lock-up period of three years.

The new shares have been issued with a premium of 6.4189 Euros per share, amounting to a total premium of 4,039,590.37 Euros, pursuant to the authorisation granted to the Board of Directors by the extraordinary General Shareholders' Meeting held on 18 December 2015 at second call.

It is informed as significant event in the appropriate effects in Madrid, on 29 April 2016.

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