

## NATIONAL SECURITIES MARKET COMMISSION

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

### MATERIAL FACT

According to the provisions of section 2 of the Fourth rule of Circular 1/2017, of 26 April, of the National Securities Market Commission on liquidity contracts for the purposes of their acceptance as a market practice, the Company hereby reports the transactions executed by JB Capital Markets, Sociedad de Valores, S.A.U. (the “**Financial Intermediary**”), in the context of the Liquidity Contract (the “**Liquidity Contract**” or the “**Contract**”) from **01 October 2022 to 31 December 2022**, as well as the total amount of treasury shares sold and purchased, and the overall amount of cash used for and obtained from these transactions:

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
<b>Beginning balance</b>		<b>107,727</b>				<b>67,125.52</b>
Disposals	03/10/2022	-500	No	1	4.2500	2,125.00
Disposals	04/10/2022	-2,000	No	16	4.2500	8,500.00
Acquisitions	05/10/2022	1,500	No	9	4.1350	-6,202.50
Acquisitions	06/10/2022	300	No	1	4.1100	-1,233.00
Disposals	06/10/2022	-188	No	9	4.1600	782.08
Acquisitions	07/10/2022	600	No	7	4.1450	-2,487.00
Acquisitions	10/10/2022	1,500	No	13	4.0845	-6,126.70
Acquisitions	11/10/2022	1,178	No	9	4.0527	-4,774.12
Disposals	11/10/2022	-500	No	1	4.1100	2,055.00
Acquisitions	12/10/2022	2,300	No	15	3.9846	-9,164.50
Acquisitions	13/10/2022	3,000	No	19	3.9262	-11,778.50
Acquisitions	14/10/2022	2,800	No	5	3.8641	-10,819.51
Acquisitions	17/10/2022	1,903	No	6	3.8824	-7,388.18
Disposals	17/10/2022	-5,972	No	9	3.8860	23,207.20
Disposals	18/10/2022	-3,861	No	9	3.9547	15,269.00
Acquisitions	19/10/2022	1,028	No	2	3.9942	-4,106.02
Acquisitions	20/10/2022	500	No	2	3.9500	-1,975.00

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Disposals	20/10/2022	-1,552	No	2	4.0400	6,270.08
Acquisitions	21/10/2022	1,500	No	5	3.8367	-5,755.00
Acquisitions	24/10/2022	1,000	No	6	3.8500	-3,850.00
Acquisitions	25/10/2022	1,500	No	5	3.8183	-5,727.50
Disposals	26/10/2022	-478	No	1	3.9150	1,871.37
Acquisitions	27/10/2022	500	No	2	3.8950	-1,947.50
Disposals	27/10/2022	-3,000	No	12	3.9100	11,730.00
Acquisitions	28/10/2022	500	No	1	3.8700	-1,935.00
Disposals	28/10/2022	-3,781	No	10	3.9246	14,838.95
Acquisitions	31/10/2022	1,000	No	3	3.9436	-3,943.62
Disposals	31/10/2022	-2,000	No	5	3.9450	7,890.00
Acquisitions	01/11/2022	2,000	No	3	3.9600	-7,920.00
Disposals	01/11/2022	-1,000	No	2	3.9700	3,970.00
Acquisitions	02/11/2022	500	No	4	3.9650	-1,982.50
Disposals	02/11/2022	-1,000	No	1	3.9850	3,985.00
Acquisitions	03/11/2022	3,000	No	6	3.8983	-11,695.00
Disposals	03/11/2022	-2,000	No	3	3.9900	7,980.00
Acquisitions	04/11/2022	1,500	No	3	3.8950	-5,842.50
Acquisitions	07/11/2022	1,000	No	1	3.9200	-3,920.00
Disposals	07/11/2022	-500	No	1	3.9400	1,970.00
Acquisitions	08/11/2022	1,500	No	4	3.9367	-5,905.00
Disposals	08/11/2022	-469	No	3	3.9400	1,847.86
Acquisitions	09/11/2022	1,000	No	2	3.9300	-3,930.00
Disposals	09/11/2022	-1,000	No	1	3.9400	3,940.00
Disposals	10/11/2022	-7,000	No	15	3.9779	27,845.00
Disposals	11/11/2022	-7,998	No	28	4.0981	32,776.80
Disposals	14/11/2022	-7,614	No	18	4.2048	32,015.16
Disposals	15/11/2022	-4,000	No	6	4.2763	17,105.00
Disposals	16/11/2022	-2,500	No	9	4.2560	10,640.00
Disposals	17/11/2022	-7,000	No	13	4.3012	30,108.13
Disposals	18/11/2022	-2,000	No	8	4.3379	8,675.72
Disposals	21/11/2022	-8,055	No	34	4.4466	35,817.50
Disposals	22/11/2022	-6,155	No	6	4.5017	27,707.88
Acquisitions	23/11/2022	500	No	2	4.4600	-2,230.00
Disposals	23/11/2022	-12	No	1	4.4650	53.58
Acquisitions	24/11/2022	500	No	4	4.3900	-2,195.00
Disposals	24/11/2022	-2,900	No	8	4.4800	12,992.00
Acquisitions	25/11/2022	702	No	5	4.3791	-3,074.10
Acquisitions	28/11/2022	250	No	1	4.2850	-1,071.25

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Disposals	28/11/2022	-500	No	2	4.3400	2,170.00
Disposals	29/11/2022	-4,000	No	15	4.4150	17,660.00
Disposals	30/11/2022	-9,544	No	21	4.5180	43,119.60
Acquisitions	01/12/2022	2,799	No	9	4.4489	-12,452.61
Disposals	01/12/2022	-1,003	No	3	4.5204	4,533.98
Acquisitions	02/12/2022	500	No	1	4.4150	-2,207.50
Disposals	02/12/2022	-2,187	No	5	4.4378	9,705.57
Acquisitions	05/12/2022	2,500	No	7	4.4460	-11,115.00
Disposals	05/12/2022	-869	No	2	4.4627	3,878.12
Acquisitions	06/12/2022	1,318	No	7	4.4150	-5,818.97
Disposals	06/12/2022	-3,000	No	2	4.4233	13,270.00
Acquisitions	07/12/2022	2,452	No	8	4.4624	-10,941.88
Disposals	07/12/2022	-3,000	No	6	4.5150	13,545.00
Acquisitions	08/12/2022	1,036	No	5	4.4831	-4,644.48
Disposals	08/12/2022	-87	No	1	4.5600	396.72
Acquisitions	09/12/2022	2,100	No	8	4.3879	-9,214.50
Acquisitions	12/12/2022	3,000	No	11	4.3575	-13,072.50
Acquisitions	13/12/2022	449	No	3	4.3450	-1,950.91
Disposals	13/12/2022	-3,000	No	10	4.4350	13,305.00
Acquisitions	14/12/2022	3,800	No	6	4.3386	-16,486.50
Acquisitions	15/12/2022	500	No	4	4.2950	-2,147.50
Disposals	15/12/2022	-449	No	1	4.4200	1,984.58
Acquisitions	16/12/2022	1,800	No	5	4.2578	-7,664.00
Acquisitions	19/12/2022	1,000	No	9	4.2950	-4,295.00
Disposals	19/12/2022	-500	No	3	4.3100	2,155.00
Acquisitions	20/12/2022	600	No	6	4.2750	-2,565.00
Acquisitions	21/12/2022	2,449	No	14	4.2867	-10,498.23
Acquisitions	22/12/2022	2,000	No	6	4.2788	-8,557.50
Disposals	22/12/2022	-1,500	No	3	4.3167	6,475.00
Acquisitions	23/12/2022	354	No	2	4.2787	-1,514.66
Disposals	23/12/2022	-5,000	No	8	4.3580	21,790.00
Acquisitions	27/12/2022	6,000	No	11	4.2450	-25,470.00
Acquisitions	28/12/2022	3,000	No	4	4.2050	-12,615.00
Disposals	28/12/2022	-5,457	No	12	4.3310	23,634.24
Disposals	29/12/2022	-4,600	No	7	4.3500	20,010.00
Acquisitions	30/12/2022	6,000	No	8	4.2517	-25,510.00
<b>Ending balance</b>		<b>56,714</b>				<b>290,101.63</b>

In addition, we inform that the balances of the cash account and the securities account on the signing date of the Liquidity Contract, as well as at the beginning and end of the reported period, were as follows:

- Cash account balance at the entry into force of the Contract: **500,000.00 €**
- Number of securities on deposit at the entry into force of the Contract: **63,000 shares**
- Cash account balance at the beginning of the reported period: **67,125.52 €**
- Number of securities on deposit at the beginning of the reported period: **107,727 shares**
- Total amount of cash used in the purchase transactions throughout the reported period: **327,720.74 €**
- Total amount of cash obtained from sale transactions throughout the reported period: **551,601.12 €**
- Amount of shares purchased throughout the reported period: **78,718 shares**
- Amount of shares sold throughout the reported period: **129,731 shares**
- Cash account balance as of 31 December 2022: **290,101.63 €**
- Number of securities on deposit as of 31 December 2022: **56,714 shares**
- Expenses directly linked to the negotiation: **904.27 €**

**Madrid, 14 February 2023.**

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