

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, by the Comisión Nacional del Mercado de Valores 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 **15 October 2021 to 10 February 2022**, as well as the total amount of shares sold and purchased, and the overall amount of cash used for these transactions:

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Beginning balance		108,781				93,496.24
Acquisitions	15/10/2021	1,788	No	8	5.3420	-9,551.50
Disposals	15/10/2021	-54	No	9	5.3748	290.24
Acquisitions	18/10/2021	2,000	No	3	5.2750	-10,550.00
Disposals	18/10/2021	-3,019	No	17	5.3036	16,011.57
Acquisitions	19/10/2021	958	No	4	5.3100	-5,086.98
Disposals	19/10/2021	-2,034	No	5	5.2979	10,775.93
Acquisitions	20/10/2021	4,000	No	18	5.2800	-21,120.00
Acquisitions	21/10/2021	653	No	5	5.2840	-3,450.45
Disposals	21/10/2021	-2,000	No	6	5.3550	10,710.00
Acquisitions	22/10/2021	3,153	No	6	5.2649	-16,600.23
Disposals	22/10/2021	-1,709	No	6	5.3124	9,078.89
Acquisitions	25/10/2021	5,074	No	12	5.2138	-26,454.82
Acquisitions	26/10/2021	3,000	No	7	5.1933	-15,579.90
Acquisitions	27/10/2021	191	No	1	5.2200	-997.02
Disposals	27/10/2021	-495	No	2	5.3000	2,623.50
Acquisitions	28/10/2021	2,700	No	6	5.1922	-14,018.94
Disposals	28/10/2021	-5,000	No	6	5.3340	26,670.00
Acquisitions	29/10/2021	3,600	No	10	5.2739	-18,986.04

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Acquisitions	01/11/2021	1,565	No	8	5.2700	-8,247.55
Disposals	01/11/2021	-3,000	No	7	5.3233	15,969.90
Acquisitions	02/11/2021	4,335	No	12	5.2554	-22,782.16
Acquisitions	03/11/2021	1,849	No	11	5.2092	-9,631.81
Disposals	04/11/2021	-5,700	No	19	5.3260	30,358.20
Acquisitions	05/11/2021	520	No	1	5.2800	-2,745.60
Disposals	05/11/2021	-2,015	No	7	5.3551	10,790.53
Disposals	08/11/2021	-4,000	No	8	5.4175	21,670.00
Acquisitions	08/11/2021	509	No	3	5.3288	-2,712.36
Acquisitions	09/11/2021	717	No	4	5.3900	-3,864.63
Disposals	09/11/2021	-1,000	No	2	5.4300	5,430.00
Acquisitions	10/11/2021	5,353	No	14	5.3292	-28,527.21
Acquisitions	11/11/2021	4,000	No	15	5.2625	-21,050.00
Acquisitions	12/11/2021	3,138	No	18	5.2448	-16,458.18
Acquisitions	15/11/2021	2,638	No	6	5.2660	-13,891.71
Disposals	15/11/2021	-1,000	No	3	5.3000	5,300.00
Acquisitions	16/11/2021	1,000	No	5	5.3000	-5,300.00
Disposals	16/11/2021	-5,000	No	4	5.3860	26,930.00
Acquisitions	17/11/2021	612	No	5	5.3200	-3,255.84
Disposals	17/11/2021	-500	No	1	5.4000	2,700.00
Acquisitions	18/11/2021	2,929	No	16	5.2947	-15,508.18
Acquisitions	19/11/2021	4,000	No	11	5.2325	-20,930.00
Acquisitions	22/11/2021	1,000	No	3	5.1800	-5,180.00
Acquisitions	23/11/2021	1,500	No	4	5.0633	-7,594.95
Disposals	23/11/2021	-1,000	No	4	5.0400	5,040.00
Acquisitions	24/11/2021	500	No	1	4.9750	-2,487.50
Disposals	24/11/2021	-2,500	No	4	5.0600	12,650.00
Disposals	25/11/2021	-1,500	No	3	5.1200	7,680.00
Acquisitions	26/11/2021	1,500	No	5	4.9533	-7,429.95
Acquisitions	29/11/2021	2,000	No	12	4.8788	-9,757.60
Acquisitions	30/11/2021	500	No	1	4.6800	-2,340.00
Disposals	30/11/2021	-500	No	8	4.8200	2,410.00
Disposals	01/12/2021	-500	No	2	4.8200	2,410.00
Acquisitions	02/12/2021	339	No	1	4.7300	-1,603.47
Disposals	02/12/2021	-500	No	2	4.8200	2,410.00
Acquisitions	03/12/2021	2,500	No	3	4.8280	-12,070.00

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Disposals	03/12/2021	-2,590	No	10	4.8374	12,528.87
Disposals	06/12/2021	-2,500	No	6	4.9150	12,287.50
Disposals	07/12/2021	-3,000	No	9	4.9983	14,994.90
Acquisitions	08/12/2021	300	No	1	4.9450	-1,483.50
Disposals	08/12/2021	-800	No	5	5.0656	4,052.48
Acquisitions	09/12/2021	1,100	No	4	4.9673	-5,464.03
Disposals	09/12/2021	-500	No	1	4.9650	2,482.50
Acquisitions	10/12/2021	1,633	No	5	5.0349	-8,221.99
Disposals	10/12/2021	-1,500	No	6	5.0367	7,555.05
Acquisitions	13/12/2021	2,500	No	13	4.9990	-12,497.50
Disposals	13/12/2021	-1,000	No	2	5.0350	5,035.00
Disposals	14/12/2021	-2,500	No	6	5.0800	12,700.00
Acquisitions	15/12/2021	900	No	2	4.9978	-4,498.02
Disposals	15/12/2021	-351	No	2	5.1371	1,803.12
Disposals	16/12/2021	-1,500	No	10	5.1000	7,650.00
Acquisitions	17/12/2021	2,620	No	6	4.9605	-12,996.51
Disposals	17/12/2021	-68	No	1	5.1000	346.80
Acquisitions	20/12/2021	2,000	No	3	4.9225	-9,845.00
Acquisitions	21/12/2021	1,349	No	7	4.8941	-6,602.14
Disposals	22/12/2021	-1,500	No	8	4.9100	7,365.00
Disposals	23/12/2021	-1,000	No	8	4.9417	4,941.70
Acquisitions	27/12/2021	500	No	2	4.9800	-2,490.00
Disposals	27/12/2021	-2,500	No	11	5.0680	12,670.00
Acquisitions	28/12/2021	609	No	2	5.0628	-3,083.25
Disposals	28/12/2021	-1,500	No	9	5.1367	7,705.05
Acquisitions	29/12/2021	2,500	No	4	5.0060	-12,515.00
Disposals	29/12/2021	-1,000	No	2	5.0850	5,085.00
Acquisitions	30/12/2021	3,392	No	12	4.9911	-16,929.81
Disposals	30/12/2021	-500	No	1	5.0500	2,525.00
Disposals	03/01/2022	-3,000	No	25	5.0920	15,275.90
Acquisitions	04/01/2022	3,200	No	9	5.0528	-16,169.00
Disposals	04/01/2022	-1,700	No	6	5.1753	8,798.00
Disposals	05/01/2022	-1,615	No	15	5.1100	8,252.65
Disposals	06/01/2022	-1,000	No	3	5.1550	5,155.00
Acquisitions	07/01/2022	1,500	No	2	5.1167	-7,675.00
Disposals	07/01/2022	-2,448	No	13	5.1316	12,562.20

Transaction	Date	Shares	Block Trade	Executed transactions	Avg. executed price (€)	Settled Cash Amount (€)
Acquisitions	10/01/2022	500	No	1	5.0900	-2,545.00
Disposals	10/01/2022	-1,174	No	5	5.2367	6,147.90
Acquisitions	11/01/2022	500	No	1	5.1000	-2,550.00
Disposals	11/01/2022	-2,100	No	6	5.1995	10,919.00
Disposals	12/01/2022	-2,000	No	4	5.2450	10,490.00
Acquisitions	13/01/2022	500	No	2	5.2600	-2,630.00
Disposals	13/01/2022	-2,665	No	12	5.3200	14,177.70
Acquisitions	14/01/2022	1,500	No	4	5.2527	-7,879.00
Disposals	14/01/2022	-375	No	1	5.3200	1,995.00
Acquisitions	17/01/2022	500	No	2	5.2000	-2,600.00
Disposals	17/01/2022	-1,000	No	1	5.2800	5,280.00
Acquisitions	18/01/2022	2,100	No	7	5.1531	-10,821.53
Disposals	18/01/2022	-844	No	2	5.2041	4,392.24
Acquisitions	19/01/2022	1,000	No	4	5.1350	-5,135.00
Disposals	19/01/2022	-1,000	No	3	5.2100	5,210.00
Acquisitions	20/01/2022	1,300	No	7	5.1069	-6,639.00
Acquisitions	21/01/2022	300	No	1	5.0900	-1,527.00
Disposals	21/01/2022	-1,800	No	3	5.1356	9,244.00
Acquisitions	24/01/2022	800	No	3	5.0675	-4,054.00
Acquisitions	25/01/2022	1,000	No	4	4.9580	-4,958.00
Disposals	25/01/2022	-1,500	No	7	5.0540	7,581.00
Disposals	26/01/2022	-3,300	No	8	5.0864	16,785.00
Disposals	27/01/2022	-3,500	No	6	5.3186	18,615.00
Disposals	28/01/2022	-2,000	No	5	5.3900	10,780.00
Disposals	31/01/2022	-2,500	No	10	5.3620	13,405.00
Disposals	01/02/2022	-606	No	3	5.3752	3,257.40
Acquisitions	02/02/2022	3,400	No	13	5.2488	-17,846.00
Disposals	02/02/2022	-500	No	3	5.3700	2,685.00
Disposals	03/02/2022	-600	No	2	5.2800	3,168.00
Acquisitions	04/02/2022	2,200	No	18	5.1841	-11,405.00
Acquisitions	07/02/2022	20	No	1	5.1500	-103.00
Disposals	07/02/2022	-3,000	No	6	5.2717	15,815.00
Disposals	08/02/2022	-1,000	No	4	5.2900	5,290.00
Disposals	09/02/2022	-2,700	No	14	5.3630	14,480.00
Disposals	10/02/2022	-4,900	No	13	5.5094	26,996.00
Ending balance		102,463				131,742.78

In addition, we inform that the holdings of the cash account and the securities deposit account managed by the Financial Intermediary for the purposes of the Liquidity Contract were as follow on the date the Contract came into force, at the beginning of this reported period and at its end:

- Cash account balance at the beginning of the Contract: **500,000.00 €**
- Number of shares on deposit at the beginning of the Contract: **63,000 shares**
- Cash account balance at the beginning of this reported period: **93,496.24 €**
- Number of shares on deposit at the beginning of this reported period: **108,781 shares**
- Amount of cash disposed in purchasing transactions throughout this reported period: **566,927.49 €**
- Amount of cash obtained from sales throughout this reported period: **606,393.83 €**
- Amount of shares purchased throughout this reported period: **109,844 shares**
- Amount of shares sold throughout this reported period: **116,162 shares**
- Cash account balance as of 10 February 2022: **131,742.78 €**
- Number of shares on deposit as of 10 February 2022: **102,463 shares**
- Trading fees charged on the cash account throughout the reported period: **1,219.80 €**

Madrid, 12 April 2022.

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