



Assets
in action!

Q1 2022 BUSINESS UPDATE

19th May 2022



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and ESG

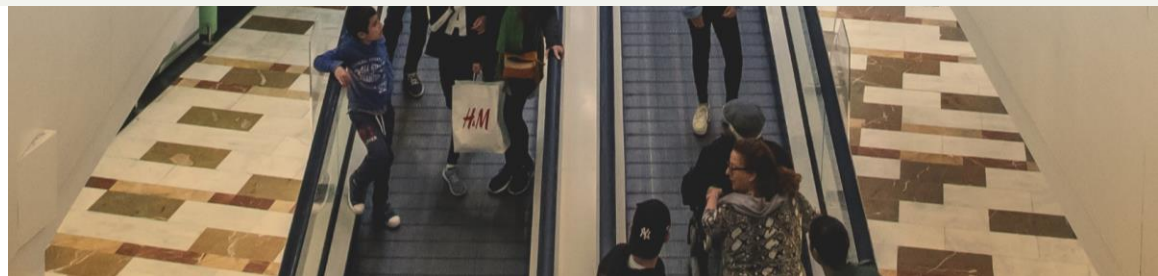
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Closing
remarks



Highlights

1



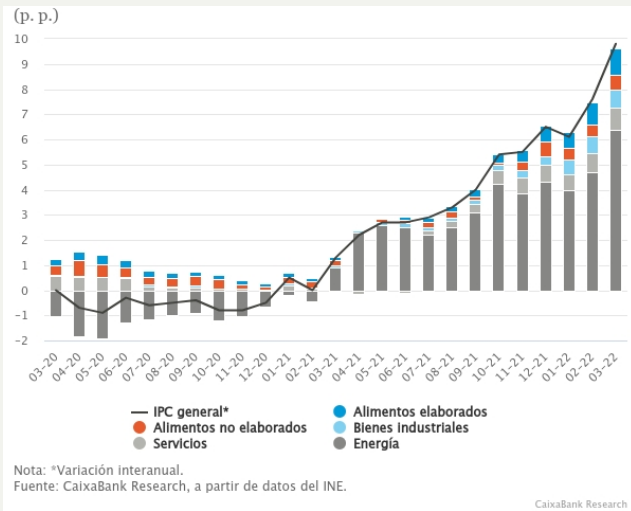
2021 was a very intense year in terms of corporate activity



- 1 • Asset rotation: 22 supermarkets **divestment** (February 2021)
- 2 • Revised **IMA** extension (June 2021)
- 3 • End of the 3rd **share buyback program**. 5% of share capital amortized (October 2021)
- 4 • 2 **green bonds** issuance: maturity extension and improvement of cost of debt
 - €400Mn Bond (July 2021)
 - €300Mn Bond (October 2021)
- 5 • Maintaining a strong **balance sheet & sound cash position**
- 6 • **Operating results** getting back to pre-pandemic levels

And 2022 has begun with great challenges

High inflation level



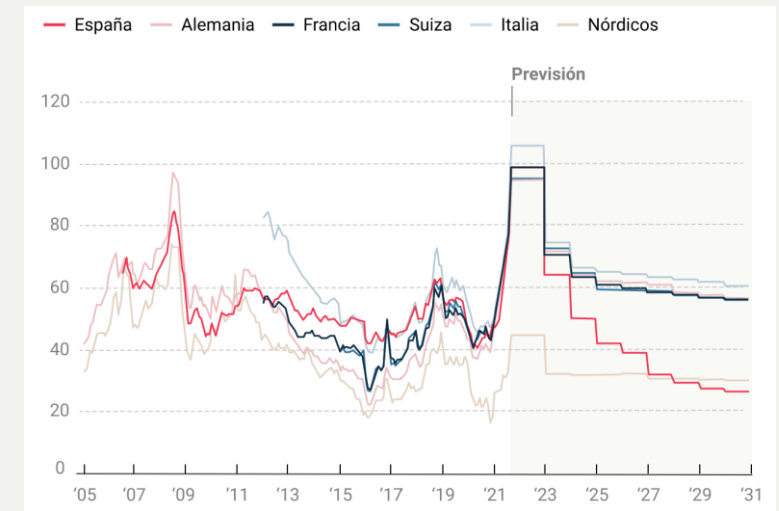
Source: CaixaBank Research April 2022

Lower GDP(%) Growth projections

Real GDP, anual % change	2021	2022	2023
World Output	6.1	3.6	3.6
Advanced Economies	5.2	3.3	2.4
United States	5.7	3.7	2.3
Euro Area	5.3	2.8	2.3
Germany	2.8	2.1	2.7
France	7.0	2.9	1.4
Italy	6.6	2.3	1.7
Spain	5.1	4.8	3.3

Source: WEO April 2022 IMF

Energy prices remain high. Electricity price forecasts are not positive

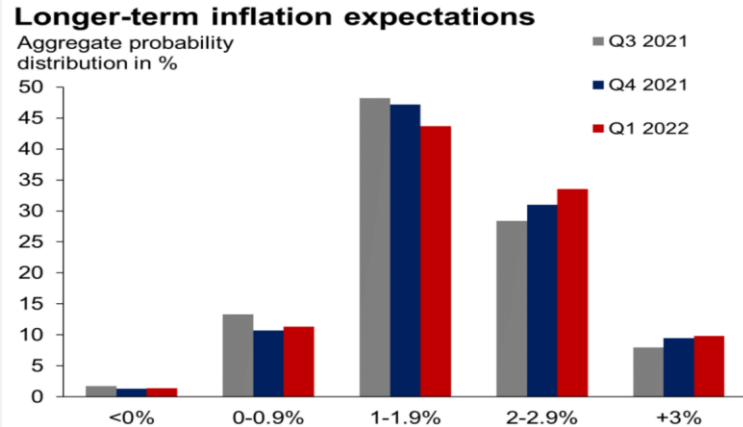


Source: Bloomberg based on Axpo data. Eur 2020/MWh

Additionally, economic damage from the conflict in Ukraine could contribute to a slowdown in global growth, and increase both in inflation and energy prices in 2022

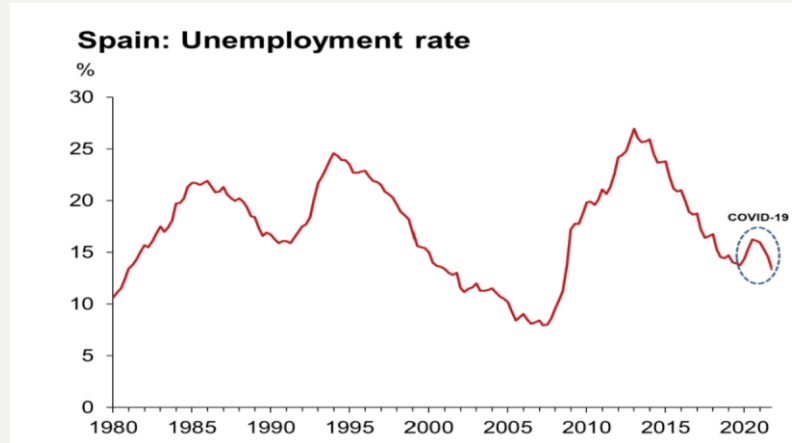
Despite all this, the outlook is positive

Inflation is unlikely to remain elevated in the long term



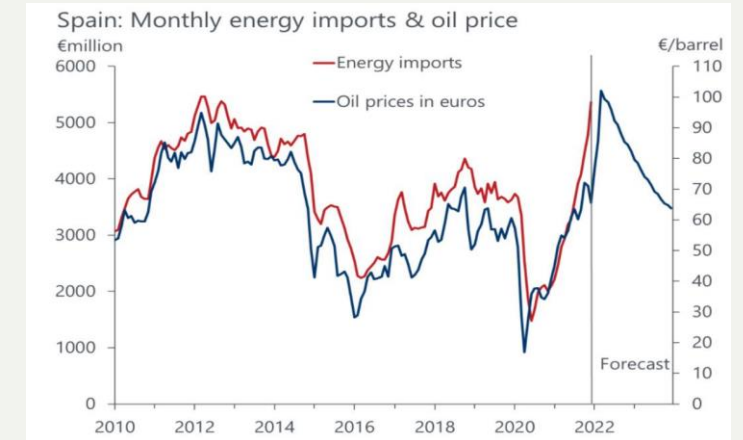
Source: Oxford Economics. Survey of professional forecasters

The Spanish economy is already at pre-crisis levels and there is still room for improvement (tourism not fully recovered yet)



Source: Oxford Economics. Haver Analytics

The origin of all the problems is the price of oil and the estimate is that it will return to normal levels

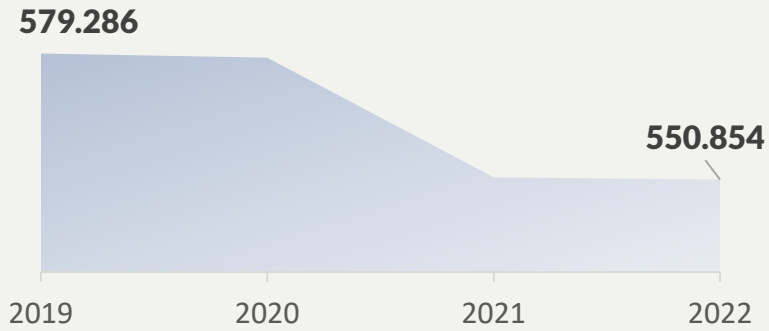


Source: Oxford Economics. Haver Analytics

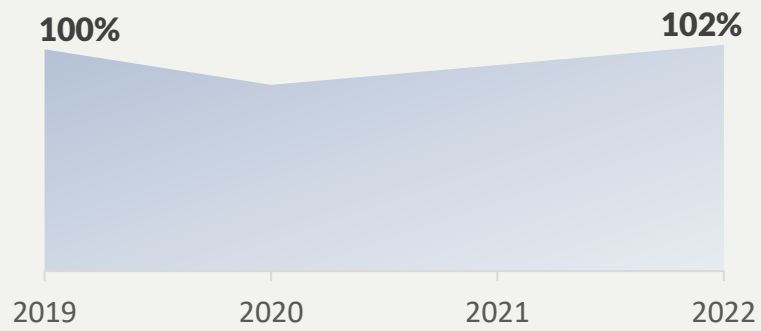
After a continuous tenant mix enhancing and the close relationships with retailers, all the contracts are linked to CPI and the cost of energy is passed on to tenants

And Lar España has proven to be a resilient company over the years

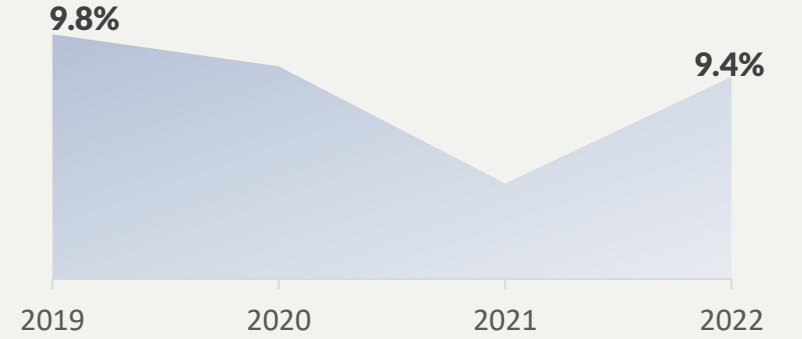
GLA (sqm)



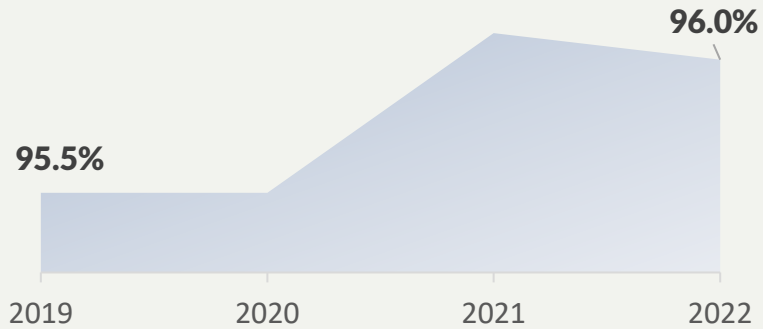
Footfall vs 2019 (%)



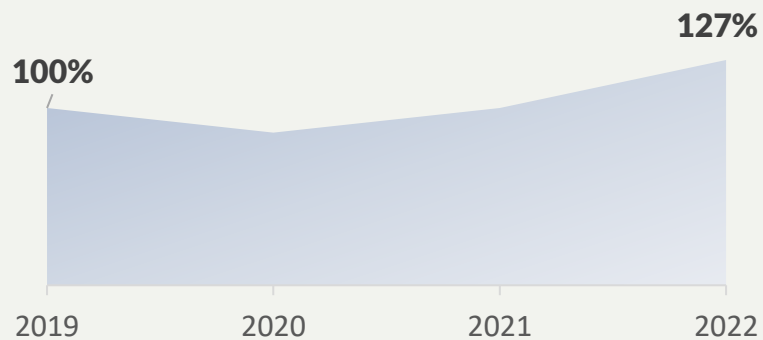
Effort rate (%)



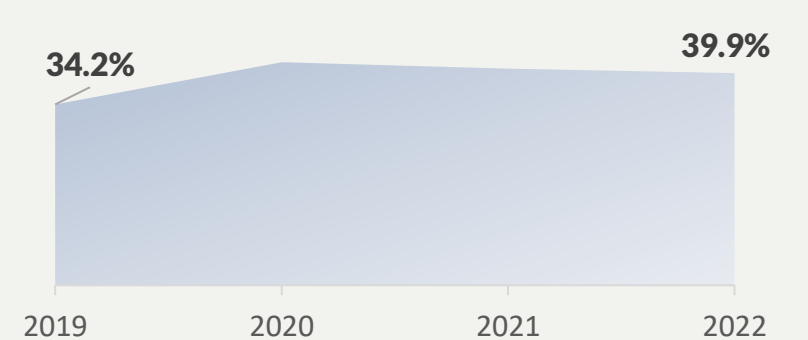
Occupancy (%)



Sales vs 2019 (%)



LTV (%)



With relevant operating performance in Q1 2022



Leasing KPIs

15,172 sqm
Rotated

11%
Annualised rotation rate

+6.3 %²
Rent uplift

36
Operations in 1Q 2022

2.8 Mn
Negotiated rent

Sales & Footfall

Sales
€ 215.1
Million

+27.4%
vs Q1 19

+7.7%³
vs Q1 19 LfL

+29.2%
vs Q1 21 LfL

Footfall
18.4
Million visits

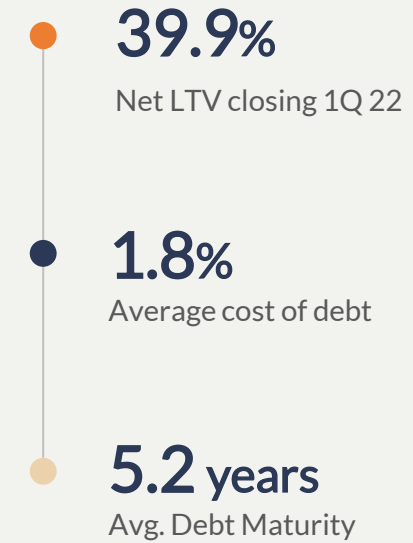
+2.1%
vs Q1 19

-8.5%³
vs Q1 19 LfL

+22.8%
vs Q1 21 LfL

1 Occupancy in sqm.
2 Like for Like (excluding 4 non comparable operations)
3 LfL excluding Lagoh

And a good set of results, financial position and cash generation capability



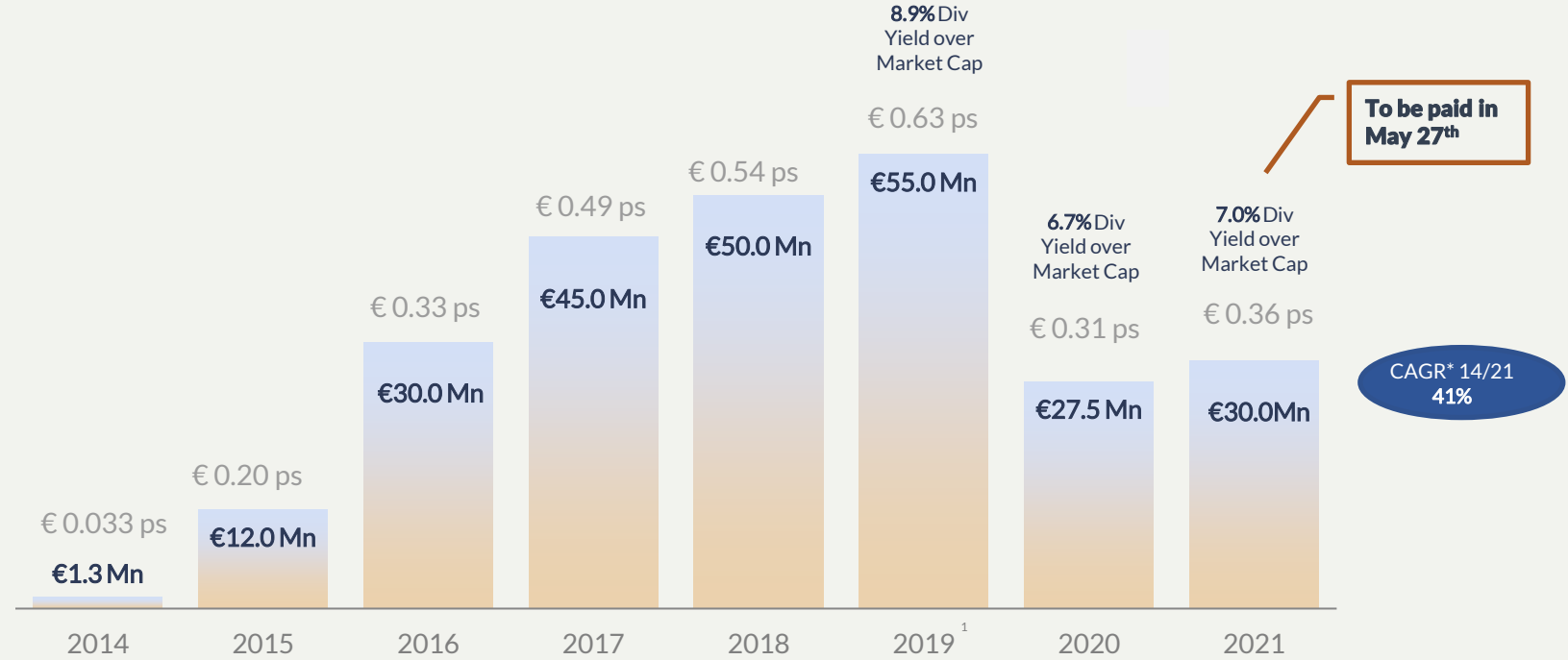
¹ Excluding financing activities

² Adjusted figures for dividend effect: EPRA NTA: 10.14 €/share

Attractive dividend: Maintained despite Covid-19

Committed to profitability

- Prudent cash position control with a detailed liquidity analysis.
- 3.4% dividend yield on NTA Dec 2021
- 7.0% dividend yield on market cap Dec 2021
- Among the leading Spanish listed companies in terms of direct shareholder remuneration.
- Dividend is slightly recovering from COVID-19 pandemic impact (+16.1% vs 2020)



¹ Dividend: +€25 Mn in extraordinary dividend
Market Cap at December 31st

* CAGR stands for Compound Average Growth Rate



Financial information & ESG

2



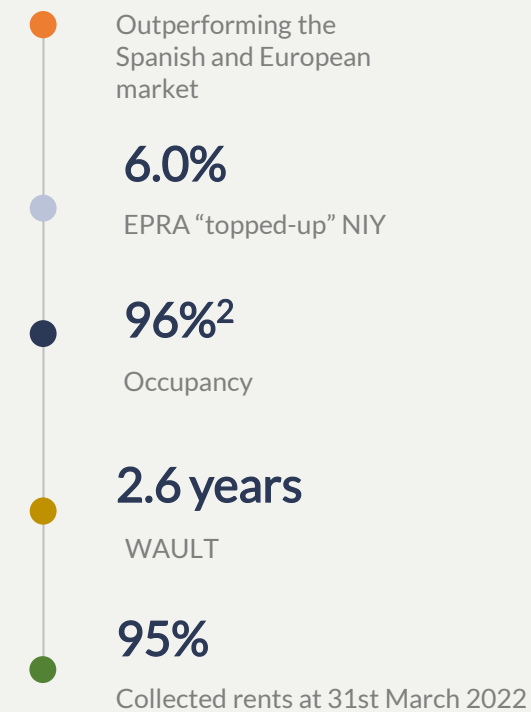
Operating Results in Q1 2022



Results



Assets



¹ Adjusted figures for dividend effect: EPRA NTA: 10.14 €/share

² Occupancy in sqm

Corporate Results in Q1 2022

EPRA Gold Award Financial Reporting 7th year in a row



EPRA Gold Award ESG Reporting 4th year in a row



Corporate

€30.0 Mn
Dividend
€0.36 p.s. paid dividend

7.0 %
Dividend Yield
Over market cap¹

c.€200Mn
Liquidity
Expenses covered over
the next 4 years

€400 Mn
Green Bond issuance

1.75%
Interest rate

Net LTV 39.9%
Closing Q1 22

€300 Mn
Green Bond issuance

1.84%
Interest rate

Average cost of debt 1.8%

¹ Market Cap as of 31 December 2021

Financial profile & cash position

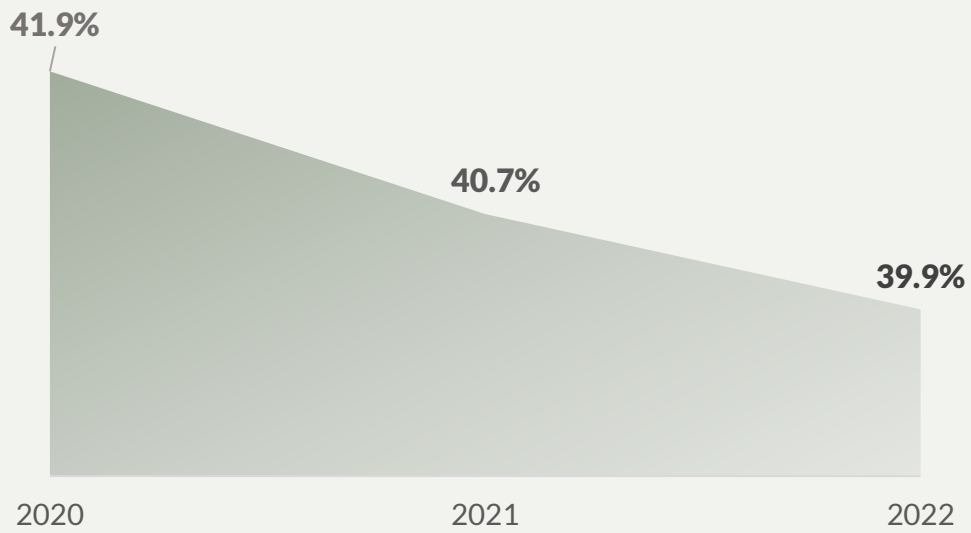
As of 31/03/22



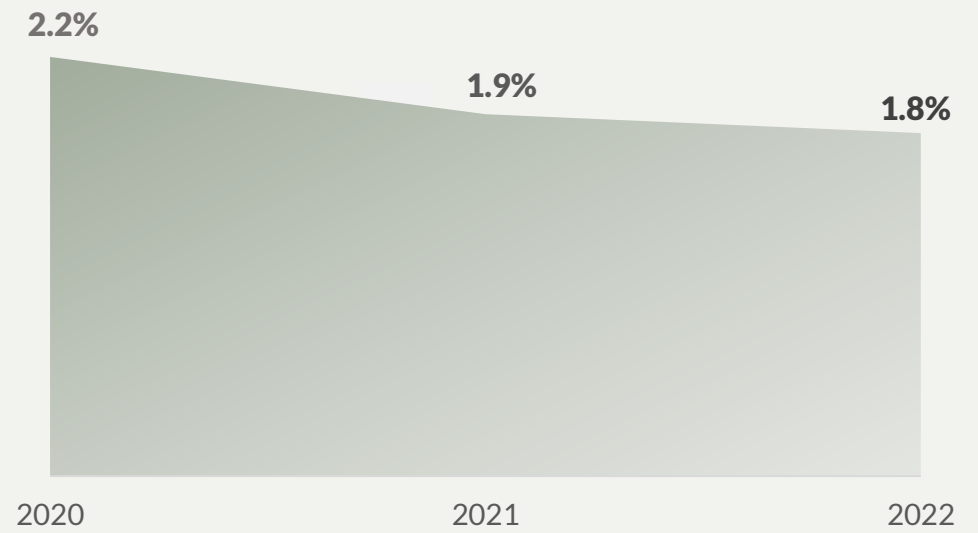
* Excluding Bankinter credit facility

Debt evolution

LTV (%) Evolution



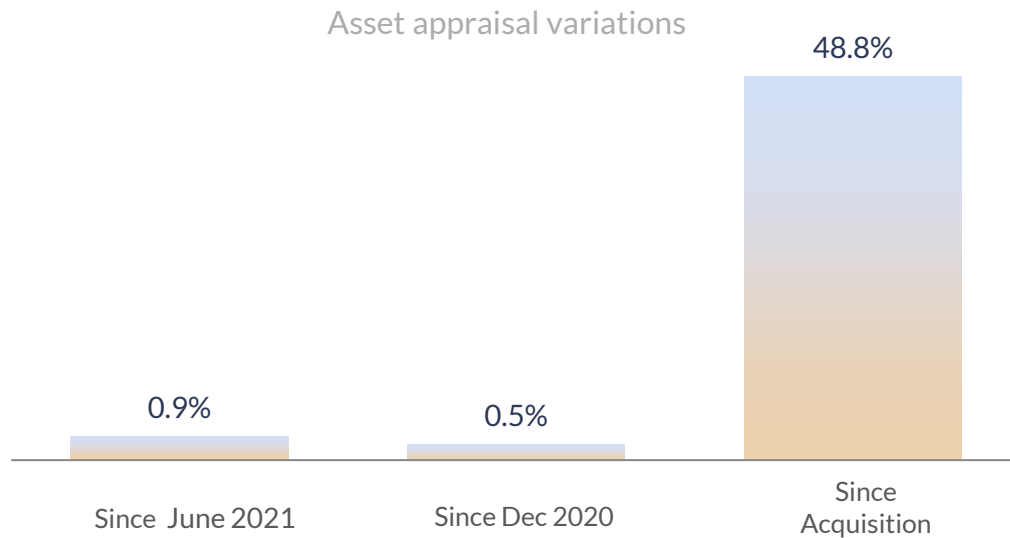
Average cost of debt (%) Evolution



Stable valuations

31st December 2021 Valuation €1,424 Mn

Including Capex Invested



The capital value/sqm is solid and remains fully controlled

- A **resilient** portfolio of **dominant** shopping centres in attractive catchment areas.
- **Cherry picked assets** carefully selected without acquiring portfolios.
- Assets c. **100% owned**, delivering flexibility, control and full decision capacity.
- Solvent and **diversified tenant base** with a WAULT of 2.6 years and close medium-and long-term relationships.
- **Active management** with last trends in technology, omnichannel strategy and customer knowledge experience.

P&L Q1 2022

Consolidated Income Statement 1Q 2022 (€ Thousands)	Q1 2022	Q1 2021	Var %	Q1 2022	Q1 2021	Q1 2022	Q1 2021
	Recurring			Non Recurring		Total	
	Rental Income	23,665		23,483		(3,716) ¹	(3,134) ²
Other Income	690	572		-	-	690	572
Personnel expenses	(185)	(145)		(164)	-	(349)	(145)
Other expenses	(6,231)	(6,848)		(1,121)	(3,274)	(7,352)	(10,122)
Changes in the Fair Value of investment properties	-	-		-	-	-	-
Results from Divestment	-	-		-	1,073	-	1,073
EBIT	17,939	17,062	+5.1%	(5,001)	(5,335)	12,938	11,727
Financial Result	(4,304)	(5,107)		-	542	(4,304)	(4,565)
Impairment and gains/(losses) on financial instruments investments	-	-		(2,046)	-	(2,046)	-
EBT	13,635	11,955	+14.1%	(7,047)	(4,793)	6,588	7,162
Income Tax	-	-		-	-	-	-
Profit/(Loss) for the Period	13,635	11,955	+14.1%	(7,047)	(4,793)	6,588	7,162

Notes: May not foot due to rounding

1 The full amount corresponds to lease incentives

2 22 supermarkets divestment: +€0.6 Mn. Lease incentives: -€3.7 Mn

With the best in class practices in ESG

Social



6 assets certified



The Company has developed an action plan, identifying relevant issues and their contribution to the SDGs.



Software to monitor indoor air quality. It is also optimizes the operational management of the HVAC equipment, thus improving energy efficiency in the buildings.

Governance



100% Recommendations of the CNMV Good Governance Code complied



24th out of 116; General ranking
5th out of 25; Real Estate ranking



EPRA Gold Award Financial Information 2015-2021

Environmental

The data automation platform for environmental indicators was put into operation in 2021. The company is currently completing the roll-out of smart meters for sub-metering purposes.



Carbon Footprint Registration 2018-2020



EPRA Gold Award ESG Information 2018-2021

Scorings



Certifications



ISO 14001 & ISO 45001



100% portfolio certified:

3 Excellent
9 VeryGood
2 Good

Monitoring key indicators: 2021 performance



Energy

	vs 2019 LfL	vs 2020 LfL
Electricity consumption	-7.6%	+0.1%
Non renewable electricity	-60.2%	-45.5%



Emissions

	vs 2019 LfL	vs 2020 LfL
Scope 1 + 2 + 3	-24.1%	-20.5%



Water

	vs 2019 LfL	vs 2020 LfL
Water consumption	-3.6%	-0.4%



Social

+16,000 jobs generated.

8.6% of indirect jobs are done by **persons with disabilities**.

Purchased over €58M in products and services from its suppliers, thereby **creating wealth in the communities where it operates**.

Closing remarks

3

In summary: with significant upside potential





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