

NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under Article 82 of Law 24/1988, of 28th July, on the Securities Market, 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

On 29 July 2014, the Company purchased from IVG Institutional Funds GMBH, Spain Branch, an office building located at 336, Arturo Soria Street, Madrid, with a gross leasable area (GLA) of approximately 8,663 square meters.

The acquisition was carried out for a total amount of €24.2 million, fully paid with the funds of the Company.

Madrid, 30 July 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 AN OFFICE BUILDING IN MADRID

BUILDING IN MADRID

- **Lar España continues its investment strategy acquiring an office building in Madrid valued at EUR 24.2 million.**

Madrid, 30 July 2014.- Lar España Real Estate SOCIMI S.A. (LRE) completed the acquisition of an office building in Madrid, at c/ Arturo Soria, nº 336, from IVG Institutional Funds GMBH, Spanish subsidiary. The operation is valued in EUR 24.4 million.

The property has a gross leasable area of 8,663 sqm above ground, distributed over 9 floors and 193 parking spaces. This building is constructed around a wide central courtyard which allows ample light inside and stands out for its design, size and space layout flexibility which enables the optimization for better use of space.



Outside View of the Building

It is in a great location with excellent public transport connections (Metro Pinar de Chamartín a short walk away) as well as direct and fast access to the M-11, Barajas International Airport, A-1, A-2, M-30 and M-40 highways. These features make this building the ideal place for companies seeking an emblematic, operative and well-connected workplace.

The building is currently occupied by first-rate companies, such as Clear Channel, Banco Santander or Segurcaixa Adeslas established in three of the building's floors, with a current occupation of over 80%.

LAR ESPAÑA plans to invest in the property to make it reference point in the area and optimize its energy efficiency.

According to Arturo Perales, Office Director; "With the acquisition of this office building, LAR ESPAÑA materializes its goal of investing in this sector of the real estate market."

This new acquisition of the SOCIMI managed by Grupo Lar comes after the purchase of the shopping centers "Txingudi" in Irún and "Las Huertas" in Palencia last March and the commercial building occupied by Media Markt in Villaverde, Madrid. With this transaction, the total amount invested by Lar España amounts to EUR 72.7 million, 18% of the capital raised in the IPO. It constitutes an *off-market* transaction that has been fully paid for using company funds.



Facade of the Building



Inside View of the Building



NOTA DE PRENSA

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 SOCIMI, “Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario” (Spanish legal vehicle comparable to REIT regimes 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 made up of a balanced mix of individuals with real estate and finance backgrounds, both in Spain and abroad.

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.

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