

## NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under Article 82 of Law 24/1988, of 28<sup>th</sup> 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 30 July 2014, the Company purchased from UNIBAIL RODAMCO the ALBACENTER Shopping Center in Albacete, with a gross leasable area (GLA) of approximately 15.696 square meters.

The acquisition was carried out for a total amount of €28,4 million, fully paid with the funds of the Company.

Madrid, 31 July 2014

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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 THE SHOPPING CENTER ALBACENTER (ALBACETE)

- With this acquisition, the fourth valued at EUR 28.4 million, the company reinforces its goal of materializing investments in commercial rental assets, with Shopping Centers as one of its main approaches.

**Madrid, 31 July 2014.-** Lar España Real Estate SOCIMI S.A. (LRE), listed real estate investment company, completed its fourth investment operation in Spain after its initial offering in the Spanish Stock Exchange on March 5th, acquiring a Shopping Center from the company UNIBAIL RODAMCO.

Lar España acquires 15,696 sqm of GLA (Gross Lettable Area) distributed in 75 stores on two floors, as well as 1,223 parking spaces.



***Main Facade of the Shopping Center***

Albacenter is the main shopping center in the region of Albacete with an excellent location a few minutes by walking from the downtown.

It was opened in 1996, expanded in 2005 and renovated in 2008. At the end of 2013 it had an occupation of 76%. The business plan of Lar España is geared to complete the shopping center with an attractive fashion and entertainment offer for its clients.

Access with both public and private transport is excellent, with an influence area of 278,000 residents and more than 4 million visitors in 2013. The center has renowned key retailers as Primark, H&M, Shana y Bershka, as well as an Eroski supermarket (co-owner of Center).



*Parking of the Shopping Center*

According to Mr. **Roger Maxwell Cooke**, LAR ESPAÑA REAL ESTATE SOCIMI SA Advisor: “It is the main center of the region and, although it has been extended in the past, there are still initiatives to strengthen this position and increase its potential value. The location is key- is in the center of the city but also it has an excellent access to A31 motorway”.

With this fourth transaction, the SOCIMI managed by Grupo Lar, which received 400 million in its IPO, has already invested EUR 101.1 million, of which 67.8 million were allocated to 3 Shopping Centers located in Irún, Palencia and Albacete, 24.2 million to an office building in Madrid and 9.1 million to a commercial building also in the capital.



## 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 Spanish SOCIMI, “Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario” (Spanish legal vehicle comparable to REIT regimes present in other legislations). Lar España has an initial capital of 400 million euros 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 with a balanced combination of people from real estate as well as finance backgrounds, both in Spain and internationally.

### 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.



**For more information contact:**

Raquel Capellas, Tel: 91 745 86 00 [rcapellas@webershandwick.com](mailto:rcapellas@webershandwick.com)

Inmaculada Bejarano, Tel: 91 745 86 00 [ibejarano@webershandwick.com](mailto:ibejarano@webershandwick.com)