

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 31 July 2014, the Company purchased from Reyal Urbis S.A. an office building located at 42-46, Marcelo Spínola Street, Madrid, with a gross leasable area (GLA) of approximately 8,584 square meters.

The acquisition was carried out for a total amount of €19 million, fully paid with the funds of the Company.

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Madrid, 31 July 2014

Lar España Real Estate SOCIMI, S.A.

Mr. José Luis del Valle Doblado, President of the Board of Directors

Attached: Press Release



PRESS RELEASE

LAR ESPAÑA REAL ESTATE SOCIMI S.A. ACQUIRES A NEW OFFICE BUILDING IN MADRID

- **The acquisition, valued at EUR 19 million, is the sixth operation of Lar España Real Estate SOCIMI S.A**

Madrid, 31 July 2014.- Lar España Real Estate SOCIMI S.A. (LRE), listed real estate investment company, completed today its sixth investment operation in Spain after its initial offering in the Spanish Stock Exchange on March 5th.

Lar España has acquired from the society REYAL URBIS S.A., amounting EUR 19 million, an office building in Madrid of 14 floors, with a total of 12,220 sqm, which 8,584 sqm are above ground. In addition to the office space, the building has more than 150 parking spaces.



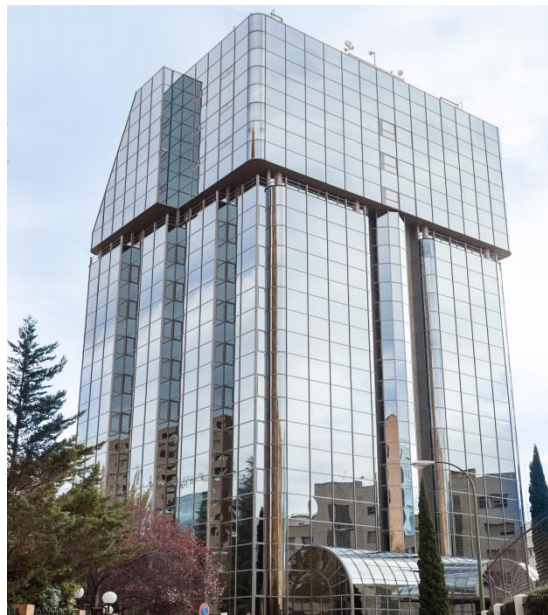
Main Entrance

The asset is currently occupied by, among others, the following companies TRW Automotive, Cogent Communications, Acer Computer and Vodafone Spain. The company believes that the asset has a large potential for improvement and plans to undertake a project of modernization and energy optimization of the property in the coming months.

The excellent location, design, and visibility of this building, located within the M-30 main ring road in Madrid, at Calle Cardenal Marcelo Spinola 42 and access from Avenida de Pio XII, make it an undoubtedly attractive asset.

With this transaction, the SOCIMI managed by Grupo Lar, which received 400 million in its IPO, has already invested EUR 200 million, of which 147.8 million were allocated to 4 Shopping Centers located in Irún, Palencia, Albacete and Barcelona, 43.2 million in two office buildings in Madrid and 9.1 million to a commercial building also in the capital.

According to Arturo Perales, Office Director "this property perfectly adapts to all LAR ESPAÑA investment objectives, as it is a building with a great location, in which it is possible to add value through active management and introducing technical and environmental improvements".



Main Facade of the Building

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.



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