

LAR ESPAÑA REAL ESTATE SOCIMI S.A. ACQUIRES AN OFFICE BUILDING LOCATED IN THE CENTER OF MADRID

- **The purchase of the office building located in Eloy Gonzalo Street, in the center of Madrid, has been completed for a total of €12.73 million.**
- **With this operation, the company has already acquired 4 office buildings since its IPO in March 2014.**
- **The SOCIMI is expanding its portfolio of assets in the city with over 41,000 sqm of gross leasable area in prime locations.**

Madrid, 23 December de 2014.-LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), listed real estate investment company, has completed the acquisition, to the company Hermanos Bernal Pareja, C.B., of an office building located in 27, Eloy Gonzalo Street, situated in the center of Madrid, for an amount of €12.73 million.

The building, built in the 60's, has 6,232 sqm of gross leasable area (GLA), distributed over nine floors, of which more than 5,500 sqm are above ground. The first seven floors, a space currently dedicated to office use, also allow its conversion to residential use. Besides, the ground floor and the basement, which represent 23% of the SBA, with 715 sqm per floor, are fully occupied rented as commercial use.



Front view of the building acquired by LRE

The flexibility of its plants offers a great versatility to accommodate multiple types of companies. Currently, the building acquired by LAR ESPAÑA REAL ESTATE has an occupancy rate over 95%.



Air and front views of the building acquired by LRE

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 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 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.



PRESS RELEASE

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 Baupost, Axa, Fortress, GE Capital, Grosvenor, Morgan Stanley and Whitehall Funds.

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