

PRESS RELEASE - May 2015

LAR ESPAÑA REAL ESTATE SOCIMI acquires three logistic warehouses in Spain for a total amount of €18.5 million

- With this transaction, the REIT has now invested €544.2 million, from which €63.4 million have been allocated to the purchase of logistic warehouses, increasing the investment in logistics by 41%.
- The GLA (Gross Lettable Area) for the logistic business line increases to 35.8%, resulting in a stock of approximately 161,800sqm.
- Two of the warehouses are located in Alovera (Corredor del Henares), while the third one is situated on the industrial park Juan Carlos I at Almussafes (Valencia). Almussafes is an area with a high logistic consolidation, where the automotive manufacturer Ford operates.

Madrid, 26 May 2015.- LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), listed real estate investment company, has completed the acquisition from of UBS Real Estate GmbH, sucursal en España, three logistic warehouses for a total price of €18.5 million. The acquisition has been made through two wholly owned subsidiaries of Lar España.

The assets acquired in Alovera are located in a strategic industrial area, surrounded by the main logistic centres, linked to national and international distribution sector, and count with the presence of relevant companies such as Nestle, Volvo or Mahou.

The first of both industrial units acquired has a total floor area of 8,591sqm, currently occupied by Factor 5, logistic company operating in the manufacturer industry, mass market, food, cosmetics, e-commerce and retail sectors.

The second asset, also in the industrial park of Alovera, has a total floor area of 14,891 sqm, and is currently occupied by Saint Gobain Isover Ibérica, world leader in design, manufacture and distribution of construction materials.

The location of these two units provides a double connection as they have direct access to the R-2 motorway (Madrid-Guadalajara) and the A2 motorway (Madrid-Zaragoza-Barcelona), with the possibility of accessing the services offered by the Puerto Seco Azuqueca de Henares due to its proximity.

The third logistic unit acquired, is located at Juan Carlos I industrial park in Almussafes (Valencia). This region has become one of the most coveted logistic areas in Valencia due to the presence of the automotive manufacturer company Ford Motor Company.

The industrial complex, which is placed only 17 km away from the city of Valencia, also has an excellent access from AP-7 motorway, which links the Mediterranean coast.

The warehouse at Almussafes has a total floor area of 19,211 sqm. The building is currently 100% occupied by Valautomoción, main car pieces and accessories supplier for Ford, recently acquired by Ferrostaal.

Up to date, LAR ESPAÑA REAL ESTATE has made an investment valued at €544.2 million, surpassing the €400 million obtained from its IPO. These investments have been allocated as follows: €273.9 million have been allocated to the purchase of seven shopping centers in Galicia, the Basque Country, Castilla y León, Castilla La Mancha, Catalunya and Comunidad Valenciana; €120.8 million to four office buildings in Madrid; €63.4 million to eleven logistics warehouses in Guadalajara (Castilla La Mancha) and Comunidad Valencia; €26.1 million to three medium-sized commercial properties in Madrid and Cantabria; and €60 million to a residential development in Madrid.

In this transaction Gómez-Acebo y Pombo acted as Lar España's advisors, Uría Menéndez has advised the seller, and JLL managed the purchase process.

ABOUT LAR ESPAÑA REAL ESTATE SOCIMI S.A.

LAR ESPAÑA REAL ESTATE SOCIMI S.A. is a Spanish company listed on the Continuous Market of the Spanish stock exchanges. It has been incorporated as a Real Estate Investment Trust (REIT) known as a SOCIMI in Spanish (Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario). The company was the first REIT to go public in Spain, a milestone achieved in March 2014.

The company, which seeks to invest in the Spanish real estate sector, especially in the commercial office and retail segments, raised an initial €400 million in capital when it was floated and in January 2015 completed the first bond issue by a REIT in Spain for €140 million.

LAR ESPAÑA REAL ESTATE is managed by an independent Board of Directors with extensive experience, combining renowned Spanish and international real estate and financial professionals. The management of LAR ESPAÑA REAL ESTATE has been entrusted exclusively to Grupo Lar under a five year management agreement.

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