

PRESS RELEASE

LAR ESPAÑA REAL ESTATE SOCIMI shareholders approve a dividend of EUR 0.201 per share

- The shareholders have approved all agreements submitted for voting, among these, the 2015 accounts, as well as authorisation to carry out share capital increases and bond issues, among other sources of financing
- Eight out of nine investment firms and stock exchange brokers following LAR ESPAÑA have issued "Buy" recommendations and one "Hold" on their coverage reports.

Madrid, 21 April 2016. LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE) today held its General Shareholders' Meeting, in which a majority approval was reached on all of the agreements submitted for voting.

Of particular note is the approval of a dividend against the EUR 12 million reported in the 2015 results, which would result in the distribution of EUR 0.201 per share, six times higher than the EUR 0.033 per share in 2014.

Also approved at the General Shareholders' Meeting were the annual accounts for 2015, with profits of EUR 43.6 million, well above the EUR 3.5 million registered in 2014. These results are in large part due to the strong rental income from the assets, which reached EUR 35.7 million - four times more than in 2014 - and which are a direct result of the active management of the properties.

José Luis del Valle, chairman of LAR ESPAÑA, classed the SOCIMI's results over the last year as "excellent" and highlighted the increase in shareholder returns. He also remained confident that 2016 will be another strong year for LAR ESPAÑA, which in just two years has become a benchmark for the sector in Europe, with property investments valued at EUR 1,000 million.

Del Valle stressed the confidence that the markets have shown in LAR ESPAÑA in 2015, after its EUR 140 million bond issue and EUR 135 million share capital increase. "Shareholders have today given LAR ESPAÑA the go ahead to seek further backing from the market in order to finance growth and the potential addition of new assets," added the SOCIMI's Chairman, noting that, "we are currently studying ten deals with a value of approximately EUR 1,000 million; we will study them in-depth, as we always have, and if they meet the required return conditions, we will proceed with these investments."

José Luis del Valle also mentioned the ever growing interest in LAR ESPAÑA stocks. In this regard, he indicated that out of the nine investment houses that analyse the company, eight recommend buying and one, holding. The average recommendation stands at EUR 11, which is

a 26% uplift on the current stock price. "This puts us among analysts' top ten most recommended Spanish stocks," added del Valle.

Among LAR ESPAÑA's main acquisitions in 2015, we would note the purchase of the Megapark retail complex in Bilbao, the largest in the Basque Country and fourth largest in Spain, for EUR 170 million, and the El Rosal shopping centre in Ponferrada for EUR 87.5 million.

Growth in the shopping centre segment has been excellent, thanks to improved management and the recovery in consumption in Spain. In 2015 sales in LAR ESPAÑA's shopping centres increased by 7.5%, well above the 4.1% average figure for Spain. The number of visitors to its centres reached 38 million, which equates to a 2.2% increase (1.5% national average), while the occupancy rate stood at 93% and the yield exceeded 6%.

LAR ESPAÑA REAL ESTATE has a property portfolio valued at EUR 961 million comprised of 24 assets in ten autonomous communities. Of these EUR 961 million, EUR 686 million have been assigned to the purchase of twelve retail schemes located in Madrid, Valencia, Seville, Alicante, Cantabria, Lugo, León, Vizcaya, Navarre, Guipúzcoa, Palencia, Albacete and Barcelona; EUR 150 million on the purchase of four office buildings in Madrid and one in Barcelona; EUR 70 million on four logistics properties in Guadalajara and one in Valencia; and EUR 55 million on one residential asset in Madrid.

ABOUT LAR ESPAÑA REAL ESTATE SOCIMI S.A.

LAR ESPAÑA REAL ESTATE SOCIMI S.A. is a Spanish company that trades on the Spanish Stock Market, incorporated as a SOCIMI "*Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliaria*" (Listed Corporation for Investment in the Real Estate Market).

The company, whose objective is to invest in the Spanish real estate sector, particularly in commercial property (offices and retail) raised EUR 400 million in initial capital from its IPO and in January 2015 completed the first bond issue carried out by a SOCIMI in Spain for EUR 140 million. In August 2015 it successfully completed a EUR 135 million share capital increase.

On 4 June 2015, Lar España Real Estate SOCIMI was included on the FTSA EPRA/NAREIT Global index, a select global index designed to showcase the general trends of listed real estate companies around the world. On 24 September 2015, the company was awarded the 'Gold Award' from the European Public Real Estate Association, EPRA) in recognition of the quality of the information provided by LAR ESPAÑA within the Index standards framework. The inclusion of LAR ESPAÑA REAL ESTATE on the index and the award received is a clear demonstration of the Company's current positioning, which after carrying out the first IPO of a SOCIMI on the Spanish Stock Exchange, has created a highly attractive real estate portfolio and continues to forge ahead with its ambitious acquisitions plan.

The company is managed by a highly-experienced independent Board of Directors, which combines renowned Spanish and international professionals from the real estate and finance sectors. The company is managed by a highly experienced independent Board of Directors, which combines renowned Spanish and international professionals from the real estate and finance sectors. The management of Lar España has been solely mandated to Grupo Lar based on a 5-year management contract.



For more information please contact:

Santiago de Juan, Tel: 91 702 68 08 sdejuan@eurocofin.com

Luis de Lojendio, Tel: 91 702 68 29 llojendio@eurocofin.com

Victor Relaño, Tel: 91 308 36 57 vrelano@eurocofin.com
