



NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 228 of the Royal Legislative Decree 4/2015, of 23 October, approving the consolidated text of the Securities Market Act, Lar España Real Estate SOCIMI, S.A. (“Lar España” or the “Company”) hereby informs the National Securities Market Commission of the following

MATERIAL FACT

In connection with the material fact of last 11 July 2016 with Registry number 240695, it is now reported that on 15 September 2016 the Company has formalized and executed the acquisition of 100% of the share capital of the company GRAN VÍA CENTRUM HOLDINGS, S.A.U., owner of the shopping centre “Gran Vía de Vigo”, with a gross leasable area (GLA) of around 41,386 square metres, formerly owned by Quercus Opportunitas Iberia Holdings, S.A.U.

The acquisition has been carried out for a total amount of approximately €141 million, subject to subsequent adjustments customary in these kind transactions, and has been fully paid with the funds of the Company.

Madrid, 16 September 2016.

Lar España Real Estate SOCIMI, S.A.
mr. José Luis del Valle Doblado,
Chairman of the Board of Directors

PRESS RELEASE

LAR ESPAÑA REAL ESTATE SOCIMI acquires the Gran Vía de Vigo shopping centre for EUR 141 million

- The SOCIMI acquires the shopping centre just one month and a half after successfully completing a EUR 147 million share capital increase.
- The shopping centre boasts almost half a million potential customers - between residents and visitors - is located in the city centre and is easily accessible by car and public transport.
- A total of 7.2 million people visited the 41,000 sqm shopping centre last year, one of the largest in Galicia.
- The complex, which is 96% occupied, features a Carrefour hypermarket and brands such as Zara, H&M, C&A, Sportzone and Sfera.

Madrid, 16 September 2016. LAR ESPAÑA REAL ESTATE SOCIMI S.A. (LRE), the listed real estate investment company, has announced the acquisition of the Gran Vía de Vigo shopping centre for EUR 141 million. This is the second largest deal closed by the SOCIMI to date, only behind the purchase of the Megapark shopping centre in Barakaldo last year for EUR 170 million.

The acquisition of Gran Vía de Vigo comes just one month and a half after the SOCIMI completed a EUR 147 million share capital increase in order to purchase new assets.

José Luis del Valle, President of LAR ESPAÑA, highlighted *“the speed with which we have invested the sum achieved thanks to the share capital increase, once again not only shows the SOCIMI’s ability to finance new real estate assets, but the ease with which LAR ESPAÑA can turn this capital into an income-producing investment”*.



Gran Vía de Vigo Retail Park

Del Valle drew special attention to the quality of the asset acquired: *“the acquisition of Gran Vía de Vigo reinforces LAR ESPAÑA’s primary objective; to acquire assets that are best equipped to meet our investors’ interests. i.e. high quality assets, capable of immediately generating income and with room for improvement, an improvement that we know we can achieve via sound management. The fact that LAR ESPAÑA owns 100% of the shopping centre also opens up a wide array of options for increasing the value of the property”*.

Gran Vía de Vigo, Galicia’s second-largest shopping centre, features a GLA of 41,384 sqm and several very attractive retail anchors, particularly highlighting the Carrefour hypermarket and brands such as Zara, H&M, C&A, Sportzone and Sfera. The centre is currently 96% occupied.

The retail complex is located in the centre of Vigo and has a catchment area of over 300,000 people, all of whom are located within a 5 to 15-minute drive from the centre. If we then add the 300,000 people that visit the city each week to this figure, the shopping centre’s total number of potential customers stands at close to half a million.

Gran Vía de Vigo is also highly accessible, both for those visiting via public transport and by car. Last year the centre welcomed 7.2 million people, a good gauge of its magnitude.

LAR ESPAÑA REAL ESTATE owns 26 real estate assets valued at a EUR 1,191 million, of which EUR 901 million equate to the purchase of fourteen retail schemes located in Madrid, Vigo, Valencia, Seville, Alicante, Cantabria, Lugo, León, Vizcaya, Navarre, Guipúzcoa, Palencia, Albacete and Barcelona; EUR 160 million to the purchase of four office buildings in Madrid and one in Barcelona; EUR 72 million to four logistics properties in Guadalajara and one in Valencia; and EUR 58 million to 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 the retail sector 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, and another EUR 147 million one in August 2016.

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 7 September 2016, the company was awarded for the second consecutive year 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 listing 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 management of Lar España has been solely mandated to Grupo Lar based on a 5-year management contract.



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