



Corporate Presentation

www.larespana.com

December 2016

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01 Company Description

The Company: Lar España

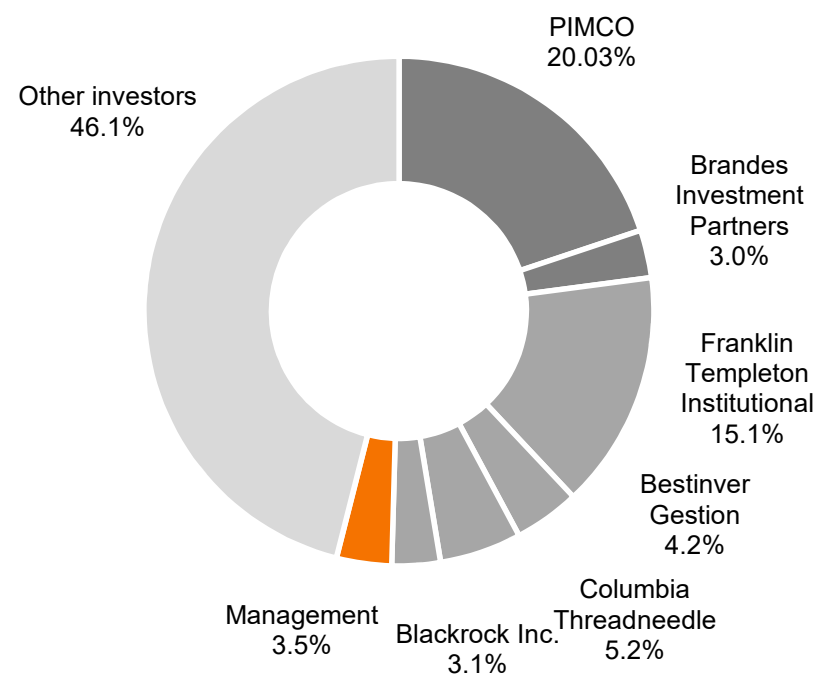
The Manager: Grupo Lar

As Termas Shopping Centre, Lugo

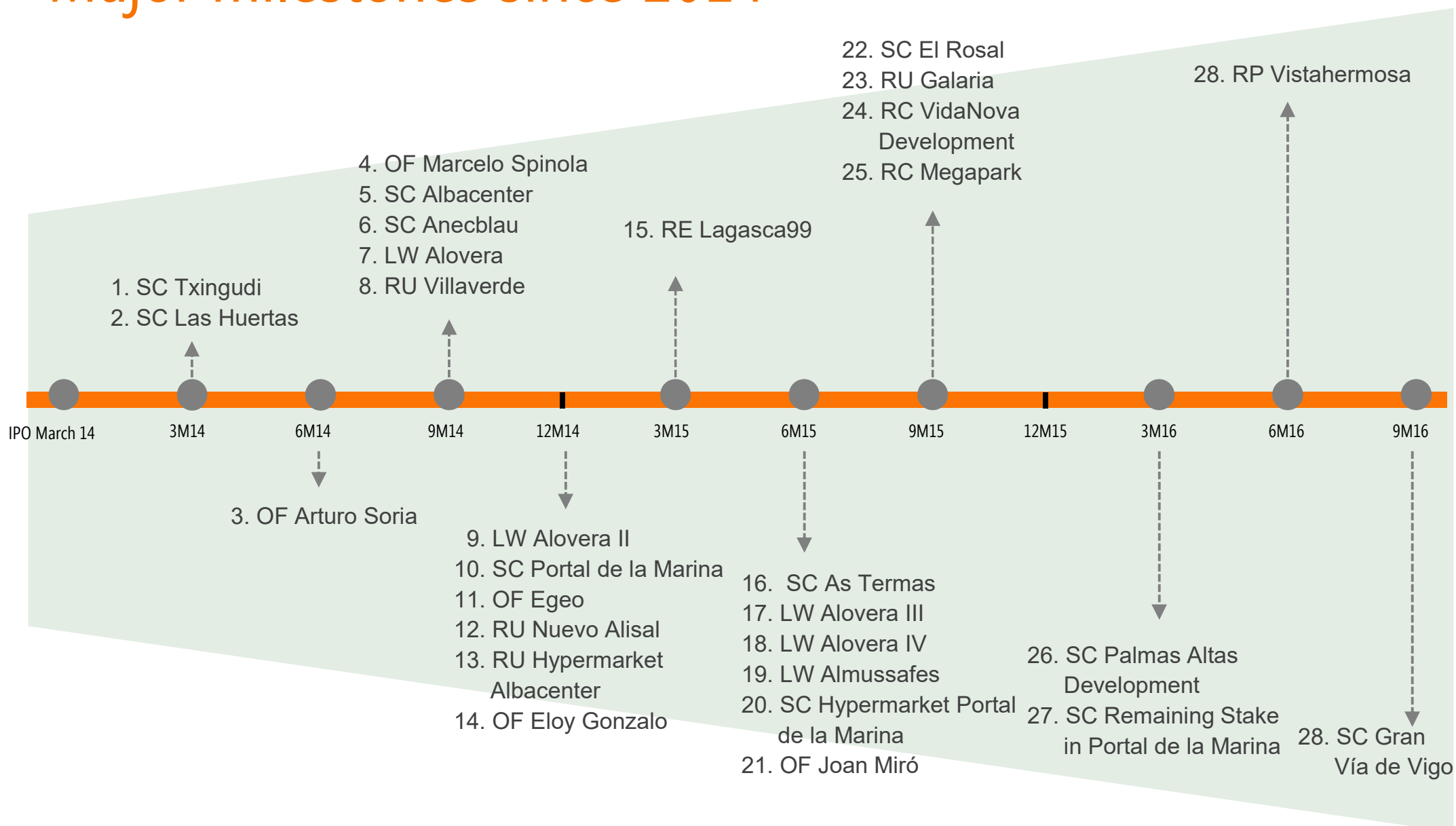
Snapshot

- ✓ First IPO of a Spanish REIT listed on the Spanish Stock Exchanges
- ✓ Focused on creating both sustainable income and strong capital returns for shareholders
- ✓ Lar España is externally managed by Grupo Lar, private Real Estate Asset Manager, Investor and Developer with a 40 year track record of international experience
- ✓ Lar España is a leader in retail, due to the size of the portfolio and the quality of the assets as well as the capacity and quality of its management
- ✓ A clear investment opportunity in a unique shopping experience platform

Shareholder Structure



Major milestones since 2014



€1.2 Bn of assets in 28 acquisitions since IPO

Retail platform + non-retail assets



Retail

Top retail player

Leading Shopping Centres in their catchment area

Retail parks with proven demand and profitability potential

Good quality properties with excellent access and visibility

75%
GAV



Offices

Offices in consolidated locations of Madrid and Barcelona with good connections / public transport

Recurrent activity with selective rotation

14%
GAV



Logistics

Focus on logistic properties on a selective basis with low rents, low capital values and high yields

6%
GAV



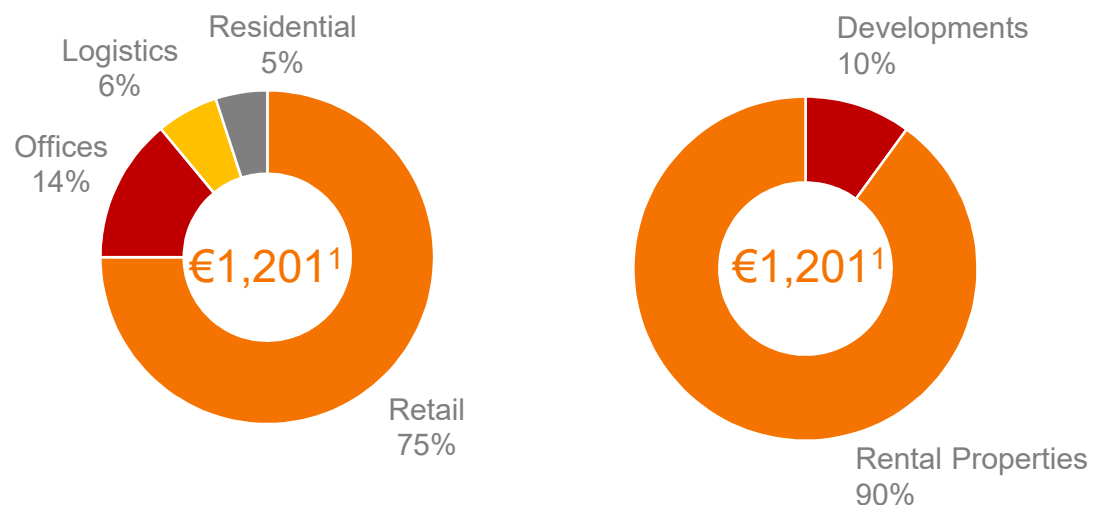
Residential

Development of first homes in prime niche markets without zoning risk, limited supply and clear demand

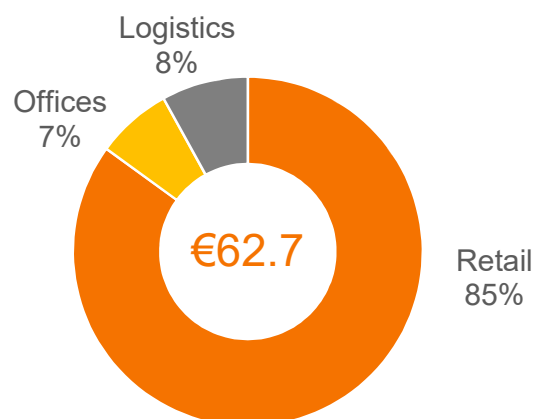
5%
GAV

Main Figures

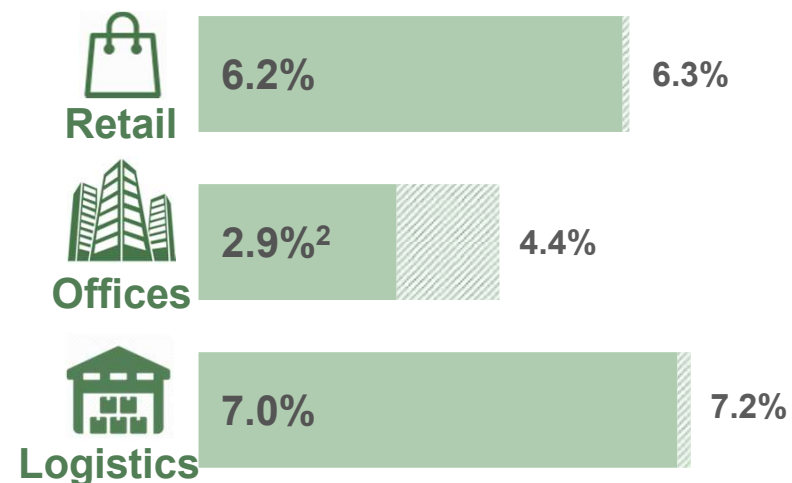
GAV (€ Mn)



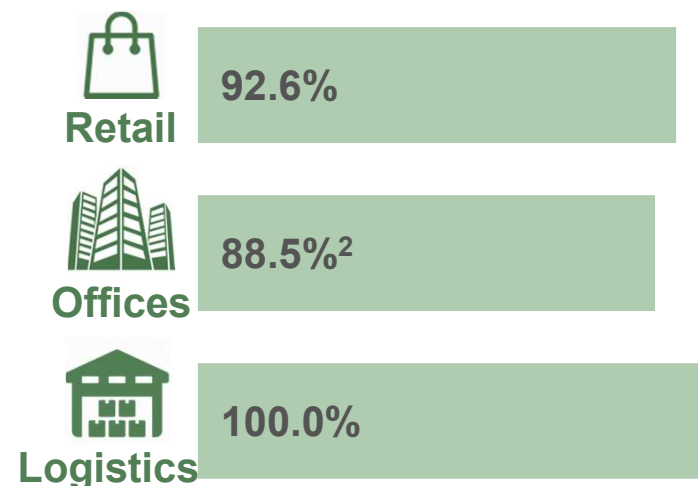
EPRA Annualized Net Rent (€ Mn)



EPRA Net Initial Yield: 5.8% & EPRA Topped-up NIY



EPRA Occupancy Rate: 92.8%



1. Total GAV = Valuation of assets as of 30th June + acquisition price Gran Vía de Vigo + invested Capex (€10 Mn)
 2. Marcelo Spínola's EPRA NIY and EPRA Occupancy rate is not calculated due to the lack of representativeness. To calculate the NIY for the total portfolio we have excluded the data from Marcelo Spínola

Strengths



Unique exposure to real estate retail assets and the Spanish consumer recovery



Resilient prime dominant shopping centers in attractive catchment areas



Recurrent cash flow generation from a **6.6% Net Initial Yield on cost**



Upside potential from acquisitions done at attractive capital values with **potential for revaluation**



Upside from our value added approach including repositioning and selectively development to create **unique shopping experience destinations**



A complementary opportunistic approach on **logistics and offices investments**

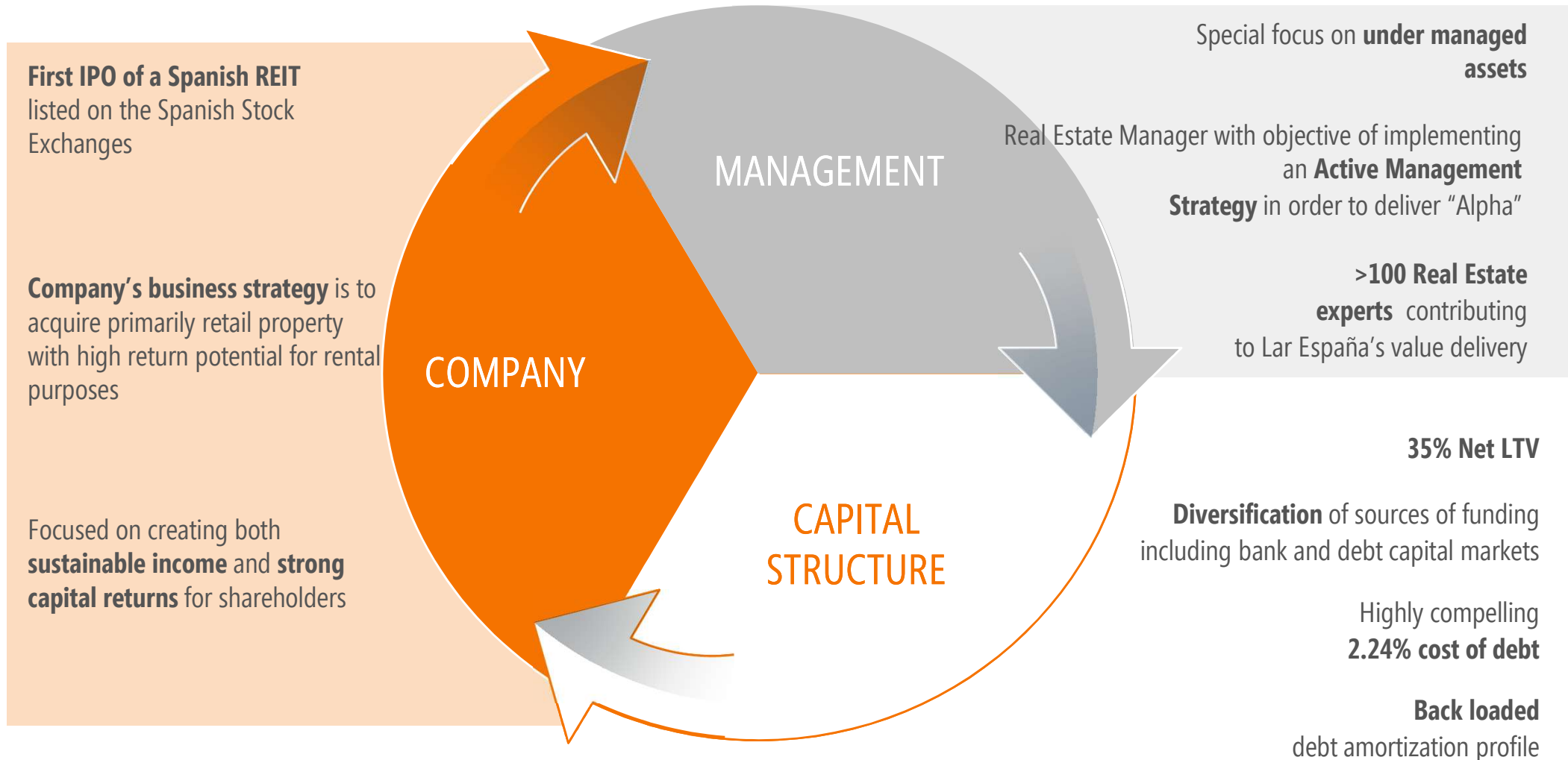


Proven recurrent access to **off-market transactions**



Top management team with strong track record and delivering results

Lar España Strategy



Retail Assets

Focus on shopping centres and retail parks



Key assets in their catchment areas

- Prime assets in their area of influence
- Close to 500,000 sqm GLA



Locations

Locations selected based on:

- Level of competition
- Current GDP per capita and future growth outlook
- Impact of tourism as an additional factor in some assets



Unique platform

A unique platform, which provides an attractive position with retailers and the opportunity to consolidate existing economies of scale



Strength of the portfolio

Strength based on:

- Size of the portfolio (top-3)
- Average size of the centres (2nd in Spain)
- Quality and attractiveness of assets

Non-Retail Assets

Opportunistic approach to other assets



Core locations

- Luxury residential for sale
- Offices in Madrid and Barcelona
- Logistics in main markets as a good complement to retail



Focus on value added assets

Management as a key element to make acquisitions and generate differential value, taking advantage of Grupo Lar's platform in Spain

All assets



Development

Using experience and capacity of development as a differentiating element to achieve better returns with moderate risk



Asset Rotation

Rotation of assets held for at least three years based on value generation and returns

Corporate Governance as a priority

Lar España has prioritized best-in-class corporate governance

Pledge to guarantee that the Company's governance structures are adequately integrated and functioning as intended

Objectives of the Action Plan 2014-2016



Ensuring strong governance

- ✓ Transparency
- ✓ Business ethics
- ✓ Corporate social responsibility



Transparency in management

- ✓ Director activities
- ✓ Selection and Remuneration
- ✓ Training



Continuous monitoring

- ✓ Regulatory compliance
- ✓ Evaluating & improving board's performance
- ✓ Regular reporting

Governance Structure

Independent and experienced Board:
4 independent directors (4 out of 5)

José Luis del Valle
Chairman and
Independent Director

Roger Cooke
Independent
Director

Pedro Luis Uriarte
Independent
Director

Alec Emmott
Independent
Director

Miguel Pereda
Grupo Lar

Juan Gomez-Acebo
Secretary
Non Member

Critical Activities internalized

Sergio Criado
CFO

Jon Armentia
Corporate
Manager

Susana Guerrero
Legal
Manager

Hernán San Pedro
Head of Investor
Relations

José Díaz Morales
Internal Audit

01 Company Description



The Company: Lar España

The Manager: Grupo Lar

Grupo Lar Snapshot

Family owned Company with more than 40-year of track record

+270 employees in 7 Countries

Long history of Real Estate of Residential, Shopping Centres and Office development

Gentalia, one of the foremost Shopping Centre Operators in Spain

A Real Estate Reference in Spain

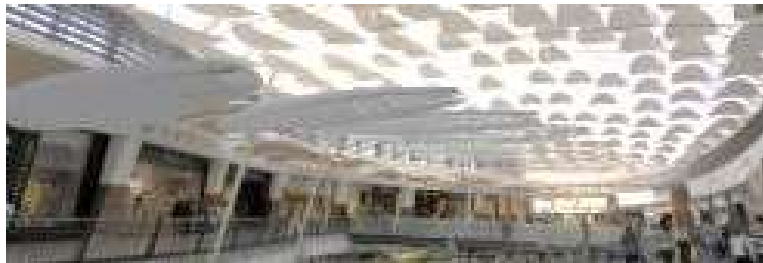
- 1 **Stable Ownership & Governance**
- 2 **Strong Management Team**
- 3 **Geographical Diversification**
- 4 **Product Diversification**
- 5 **Reliable manager and Partner of third party funds**
- 6 **Strong Balance Sheet**

Experience in all asset classes

Long track record of experience investing, developing and managing shopping centres, offices, logistics and residential buildings



Retail



39 shopping centres invested, developed or managed

Historic Investment Volume:

€1,509 Mn

GLA 972,626 sqm



Offices



9 office buildings developed and managed

>140,000 sqm

Madrid & BCN



Logistics



10 Industrial Parks developed since 2003

Specializing in the concept of Industrial Park



Residential



10,000 residential units sold in the last 10 years

15,000 Units managed

Successful international experience

Retail co-investments – Joint Ventures with Tier 1 Investors

Whitehall



MSREF



GREENOAK



THE BAUPOST GROUP®



Commitment and exclusivity



< Investment Management Agreement >



Grupo Lar now owns a 3.5% stake in Lar España, subject to a lock-up period

Contract Summary

- 1 Grupo Lar is contracted to exclusively provide Management services to LRE. Initial five-year contract
- 2 The Manager is committed to exclusivity for commercial property investment opportunities in Spain
In the Residential sector in Spain, Lar España has the right to co-invest with the Manager
- 3 Real Estate related activities and expertise provided by the Manager. Critical activities reside in Lar España

New base fee scheme

- 1.25% on EPRA NAV up to **€600 Mn**
- **1%** on the EPRA NAV > €600 Mn
- To be paid in shares with a lock-up period of 3 years

02

Portfolio



Vistahermosa Retail Park, Alicante



Portfolio distribution

Location by asset class



15 RETAIL

75% GAV



5 OFFICES

14% GAV



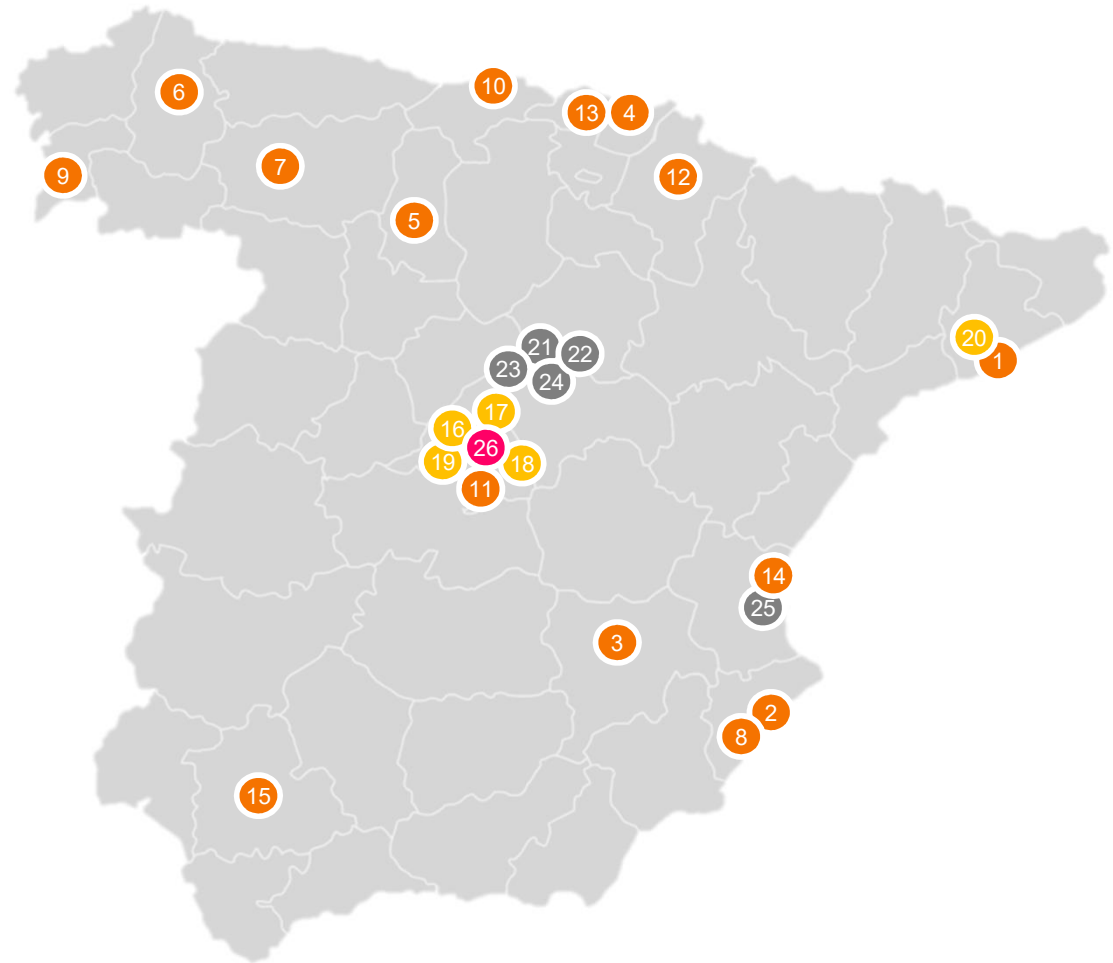
5 LOGISTICS

6% GAV



1 RESIDENTIAL

5% GAV



Retail portfolio largest assets: 64% GAV

LAR España largest assets represent

90% of its retail GAV

	Megapark	Palmas Altas	P. Marina	El Rosal	Aneclau	As Termas	Gran Vía Vigo	Vistahermosa
								
Dominant in its catchment area	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓
% of High Quality Tenants ¹	98%	n.a.	95%	89%	98%	99%	100%	100%
Value Added Potential	<ul style="list-style-type: none"> Occupancy Tenant mix 	<ul style="list-style-type: none"> Development 	<ul style="list-style-type: none"> Extension Reposition 	<ul style="list-style-type: none"> Tenant mix Reposition 	<ul style="list-style-type: none"> Reposition 	<ul style="list-style-type: none"> Occupancy Extension 	<ul style="list-style-type: none"> Tenant mix Extension 	<ul style="list-style-type: none"> Occupancy Reposition
EPRA NIY	5.7%	8.0% ¹	6.6%	6.7%	5.4%	6.7%	6.2%	5.9%
Location	Bilbao	Seville	Alicante Coast	Ponferrada	Great BCN	Lugo	Vigo	Alicante City
Ownership	100% RP+FOC	100%	100%	100%	100%	100% SC ⁵	100%	100%
Asset Type	Retail Complex	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre	Shopping Centre	Retail Park
GLA ²	63,555 sqm	123,000 sqm	40,166 sqm	51,022 sqm	28,612 sqm	35,127 sqm	41,386 sqm	33,550 sqm
GAV ³	€178 Mn	€41 Mn	€99 Mn	€93 Mn	€88 Mn	€74 Mn	€140 Mn	€43 Mn
EPRA Occupancy	92.0%	N.A.	93.5%	92.4%	94.2%	92.9%	95.5%	87.6%
Footfall	10 Mn	N.A.	3.8 Mn	5.5 Mn	5.5 Mn	3.8 Mn	7.2 Mn	4.4 Mn
Catchment Area ⁴	3 Mn	1.5 Mn	216,000	200,000	1 Mn	250,000	482,100	466,000

1. Yield on Cost for Palmas Altas is based on an estimation by the company
2. GLA of international retailers, franchises and retailers with multiple points of presence in Spain, as % of total GLA, excluding vacancies
3. As of 2016 Q2, Cushman & Wakefield and JLL. Gran Vía de Vigo acquisition price.
4. Catchment area may differ between assets depending on the amount of inhabitant living within a driving distance
5. Excludes the Hypermarket

Retail portfolio mid assets: 11% GAV

LAR España mid assets represent
10% of its retail GAV

Albacenter



Txingudi



Vidanova Parc



Las Huertas



Nuevo Alisal



Villaverde



Galaria



Dominant in its
catchment area



% of High Quality
Tenants¹

85%

80%

90%

70%

100%

100%

100%

Value Added
Potential

- Occupancy
- Transformation

- Retenancing
- Renovation

- Dominant
- Development

- Renovation
- Occupancy

- Security

- Security

- Security

EPRA NIY

6.0%

6.5%

9.2%¹

6.4%

6.5%

6.5%

6.7%

Location

Albacete

Guipúzcoa

Sagunto

Palencia

Santander

Madrid

Pamplona

Ownership

100%

100%

100%

100%

100%

100%

100%

Asset Type

Shopping Centre

Shopping Centre

Retail Complex

Shopping Centre

Retail Units

Retail Unit

Retail Units

GLA²

27,890 sqm

10,127 sqm

43,091 sqm

6,267 sqm

7,649 sqm

4,391 sqm

4,108 sqm

GAV³

€46 Mn

€32 Mn

€16 Mn

€12 Mn

€18 Mn

€10 Mn

€10 Mn

EPRA Occupancy

90.4%

86.3%

N.A.

78.3%

100%

100%

100%

Footfall

4 Mn

4 Mn

N.A.

5.5 Mn

N.A.

N.A.

N.A.

Catchment Area⁴

402,837

91,351

243,000

200,000

262,595

250,000

343,480

1. Yield on Cost for Vidanova Parc is based on an estimation by the company
2. GLA of international retailers, franchises and retailers with multiple points of presence in Spain, as % of total GLA, excluding vacancies
3. As of 2016 Q2, Cushman & Wakefield and JLL. Gran Via de Vigo acquisition price.
4. Catchment area may differ between assets depending on the amount of inhabitant living within a driving distance

Non Retail Assets Portfolio: LRE 25% GAV

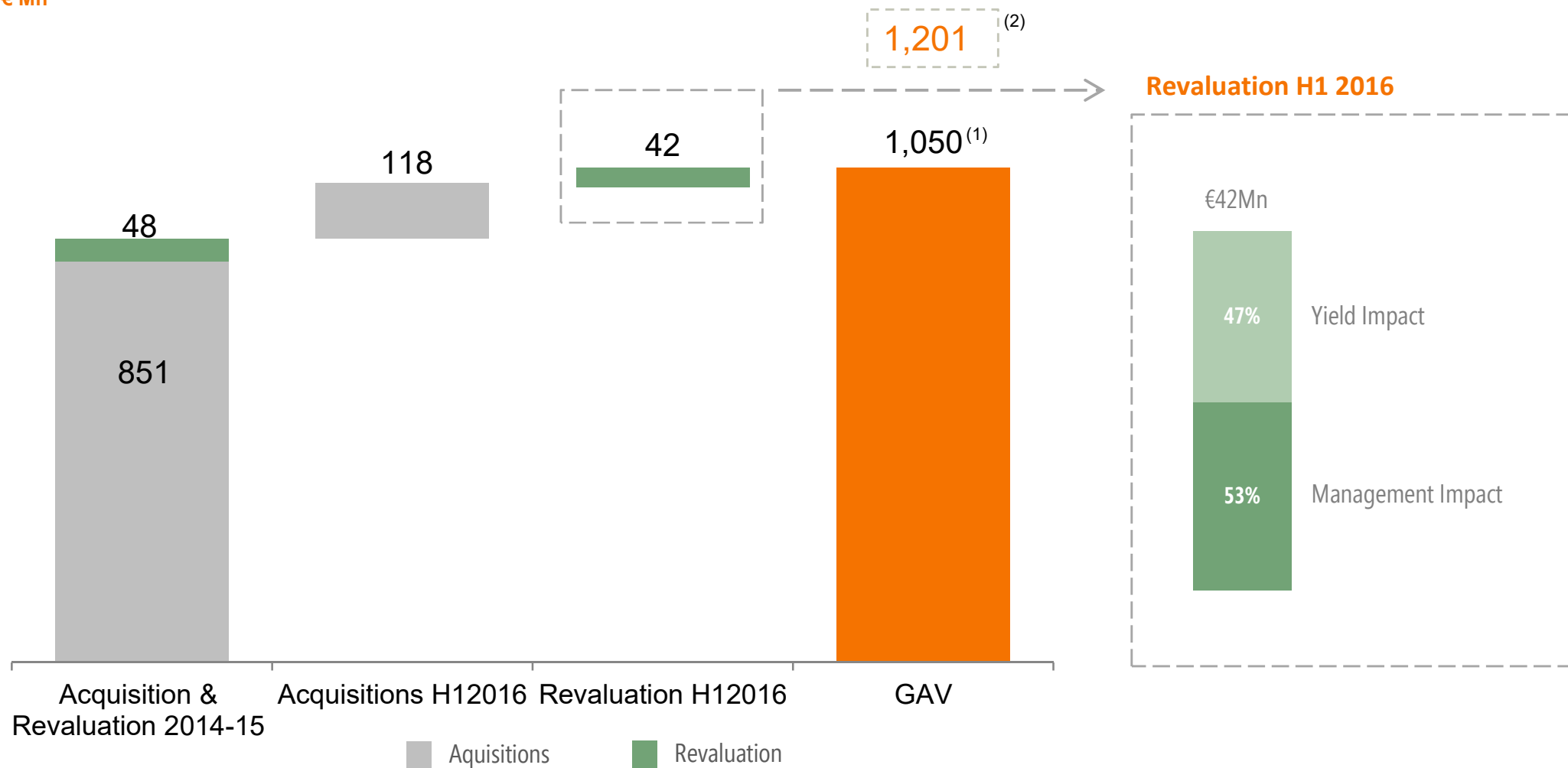
	Non-Retail Assets		
	Offices	Logistics	Residential
Number of Assets	5	5	1
GLA (sqm)	50,345	161,841	9,453
EPRA Occupancy (%)	88.5% ¹	100%	n.a.
GAV (€ Mn)	160	72	58
GAV (€/sqm)	3,178	445	6,168
Passing Rent (€ Mn)	4.6	5.5	n.a.
EPRA NIY (%)	2.9% ¹	7.0%	n.a.
EPRA Topped-up NIY (%)	4.4% ¹	7.2%	n.a.

1. Marcelo Spínola's EPRA NIY and EPRA Occupancy rate is not calculated due to the lack of representativeness. To calculate the NIY for the total portfolio we have excluded the data from Marcelo Spínola

Valuation

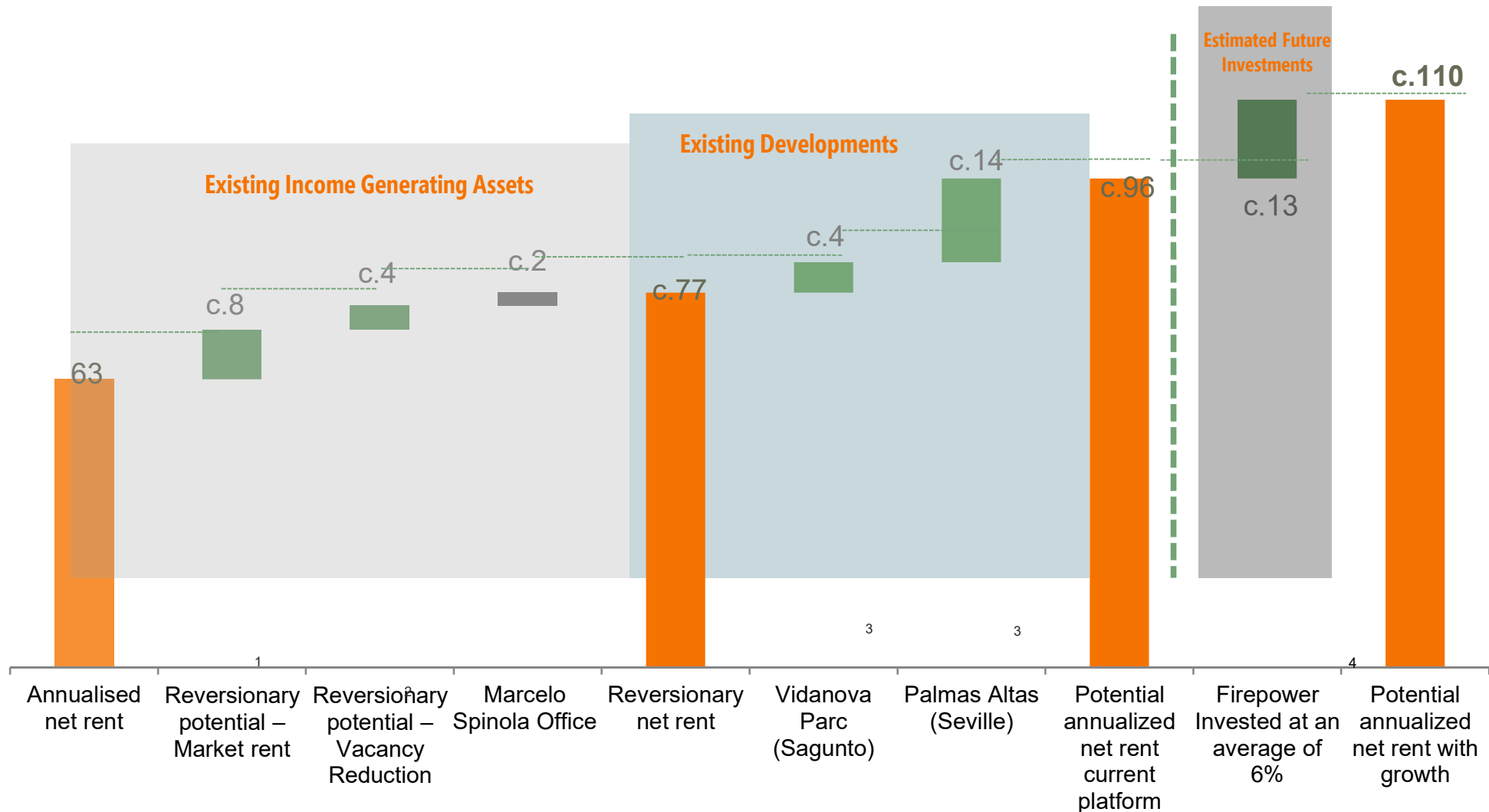
Valuation Bridge Since Acquisition

€ Mn



1. Market Value determined by JLL and C&W as of 30 June 2016
 2. € m 1.201 included Gran Vía de Vigo.

Portfolio Annualized Rental Growth



1. Illustrative potential additional annualised rent calculated as the difference between the market net rent estimated in 1H 2016 by the Company's appraisal done by Cushman & JLL, as part of their valuation exercise and the annualized net rent obtained by the Company in H1 2016. Difference applied only to the current occupancy rate, considering the occupancy rate of the Company's properties as of 30 June 2016
2. Illustrative potential additional annualised rent calculated, assuming the full occupancy of the Company's properties, as the application of the market net rent estimated by the Company's appraisers in H1 2016 as part of their valuation exercise with respect to the vacant spaces in each of the Company's properties. Full occupancy has been estimated at 97% for Shopping Centres given structural vacancy and 100% for the remaining portfolio
3. Potential rent that may be derived from certain of the Company's assets under development (Sagunto and Palmas Altas) based on the announced yield at the moment of their respective acquisition (9.2% and 8.0% respectively) as applied to the acquisition price and building capex for each asset
4. Estimated Rental Income assuming an average yield of assets acquired @ 6%

03

Retail Strategy



Well defined investment strategy



Asset Type

Shopping centres and retail parks



Asset Quality and Location

Prime dominant assets in their catchment areas
Large properties for their catchment (30,000 – 100,000 sqm)
 Located in **high density population** areas, with



Segment

Value added: Creating shopping experience destinations



Ownership

Ownership of 100% of each asset

Target Return

Target levered¹ >12%

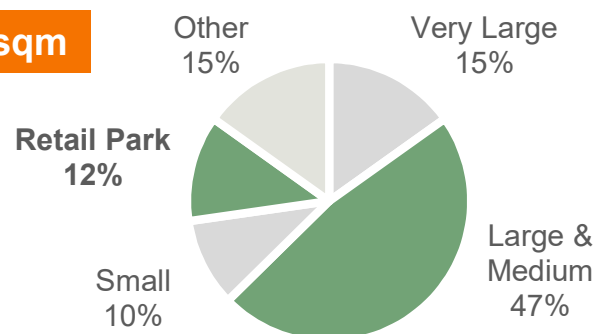
1. This is a target only and not a profit forecast. There can be no assurance that this target can be or will be met

LAR España has a clear objective

Consolidate among the top 3 retail operators in Spain: Target to selectively increasing GLA to generate revenue synergies

Spain Total Retail GLA by Size

15.5 M sqm



SCs fitting LRE's strategy by size

Fit LRE Size and Value Added Strategy

9.2 M sqm



SCs fitting LRE's strategy by size and segment

Owned GLA Estimate

% Ownership

Peer 1

Peer 2

Lar España +
Developments¹

470,000

80%

Peer 3

Peer 4

Peer 5

N/A

Peer 6

Peer 7

Peer 8

Peer 9

1. Lar España Includes development projects (Palmas Altas and Vidanova Parc)

The value of a retail platform

470,000 sqm, 850 shops, c.52 Mn visitors, 13 cities

Retail Leaders in Spain

#1 Controlling Stake

#2 Investment Volumes

#3 GLA Acquired

Portfolio **Size** gives us benefits in:

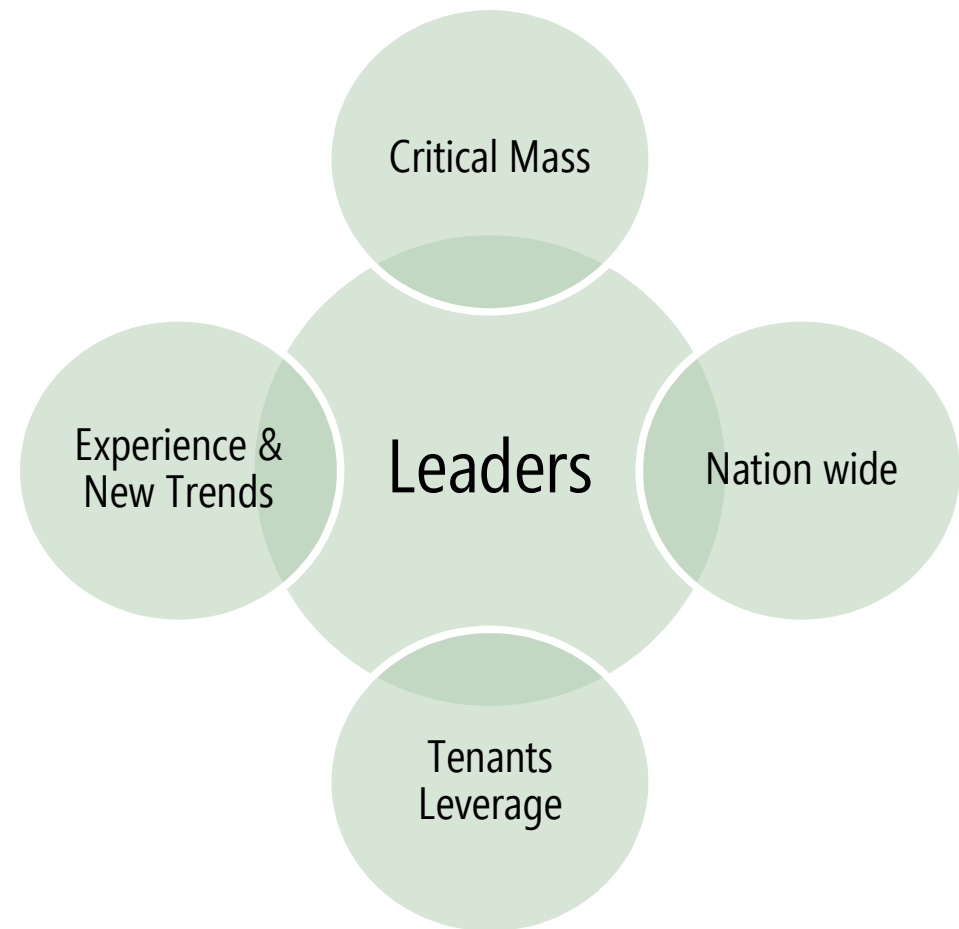
Synergies in procurement of services

Global **Negotiations** with tenants

Present in most regions of the Spanish territory

Millions of physical and digital customer contacts

Attraction for the development of new commercial formulas



Retail Approach



#3 Retail Player in Spain

Lar España targets to exploit **revenue synergies** of its growing retail portfolio

Tenants showing great interest in both **our operating and under development assets**

Outstanding Off-market deal-sourcing network

Benefits of staying away from Madrid and Barcelona

1. Dominance ensures long term value and resilience to any future downturns

- i. **Lower competition:** dominant assets often have no other competitor in the catchment area
- ii. **Barriers to entry:** capital values prevent newer and larger developments
- iii. **Greater impact of active management:** Creation of unique shopping experience destinations through repositioning especially impactful in those markets

2. Our operational track record shows the attractiveness of this approach

Retail 10-Top tenants

INDITEX

8.5% RETAIL RENTS

MediaMarkt

3.4% RETAIL RENTS

EROSKI

3.1% RETAIL RENTS



2.9% RETAIL RENTS

Carrefour

2.7% RETAIL RENTS

ToysRUs

2.6% RETAIL RENTS

CORTEFIEL

2.3% RETAIL RENTS

MERCADONA
SUPERMERCADOS DE CONFIANZA

2.0% RETAIL RENTS

H&M

1.9% RETAIL RENTS

PRIMARK

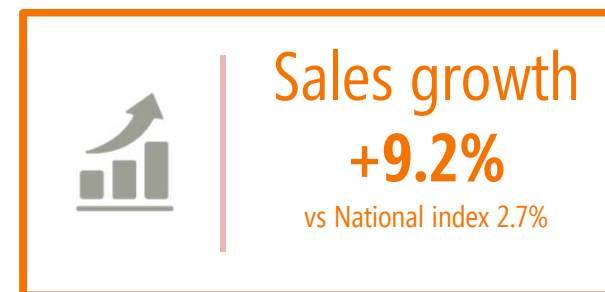
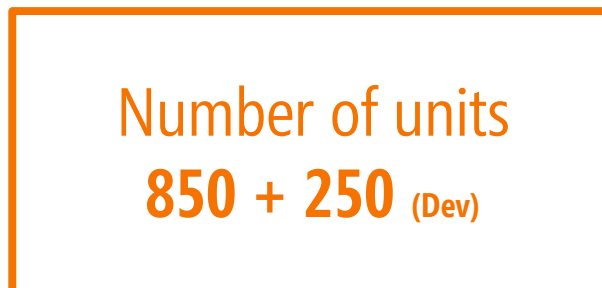
1.8% RETAIL RENTS

Strong Technological Development

Omnichannel presence to enhance Shopping and Social Experience

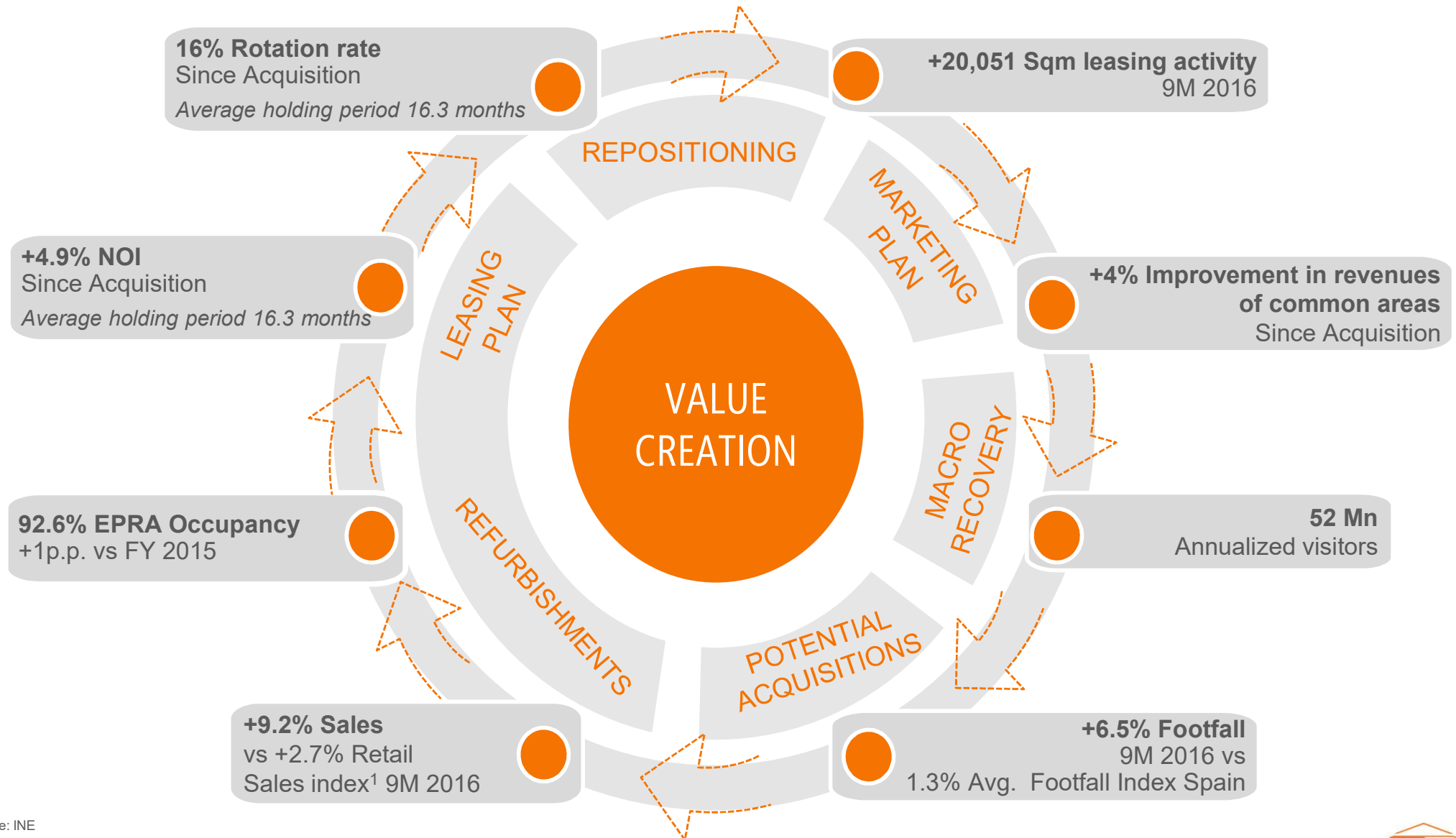


Retail Portfolio Key Metrics



1. TDC – Total Development Cost including Acquisition Costs

Retail Operating Performance



1. Source: INE

New sources of value – Retail Developments



Asset Strategic Positioning

- Best possible location in **Sagunto** → urban site
- Touristic destination: **triple population** in Summer
- **Balanced tenants mix, modern, family oriented**

Rents and Leasing status

- Leases signed with anchors: Leroy Merlin and Urban Planet
- c.60% of GLA signed and pre-signed
- **€4 Mn** of annual rental income
- Expected **opening – Q1 2018**

Main figures

- Land acquisition cost: **€14.0 Mn**
- Expected development costs: **€26 Mn**
- NIY on Cost: **>9%**



Asset Strategic Positioning

- Best possible location in **Seville** → urban site
- Catchment area: **1.5 Mn people**
- Low commercial offer in the area
- **Sustainable, modern, family oriented**

Rents and Leasing status

- Anchoring Phase: 25% of GLA pre-agreed by Dec'16
- **€14 Mn** of annual rental income
- Expected **opening – Q1 2019**

Main figures

- Land acquisition cost: **€36.0 Mn**
- Expected development costs: **€109 Mn**
- NIY on Cost: **>8%**

04

Non-Retail Strategy

Egeo Office Building, Madrid

Opportunistic approach to non retail assets



Core locations

- Focus on liquid markets
- Luxury residential in Madrid
- Offices in Madrid and Barcelona
- Logistics in main markets (Madrid, Valencia) as a good complement to retail



Focus on value add assets

- Off market acquisitions
- Management as a key element to generate value, leveraging on Grupo Lar's platform
- "Assets that few players could find and turnaround"

APPROACH

- Opportunistically target offices and logistic assets
- Assets to be rotated respecting SOCIMI status to fund further growth in retail and shareholder remuneration



Development

- Development with a moderate weight as a source of return
- Always on selective locations with a leading proposition



Asset Rotation

- Selective asset rotation
- Based on generated return, strategic importance (and the absence of economies of scale)

Offices



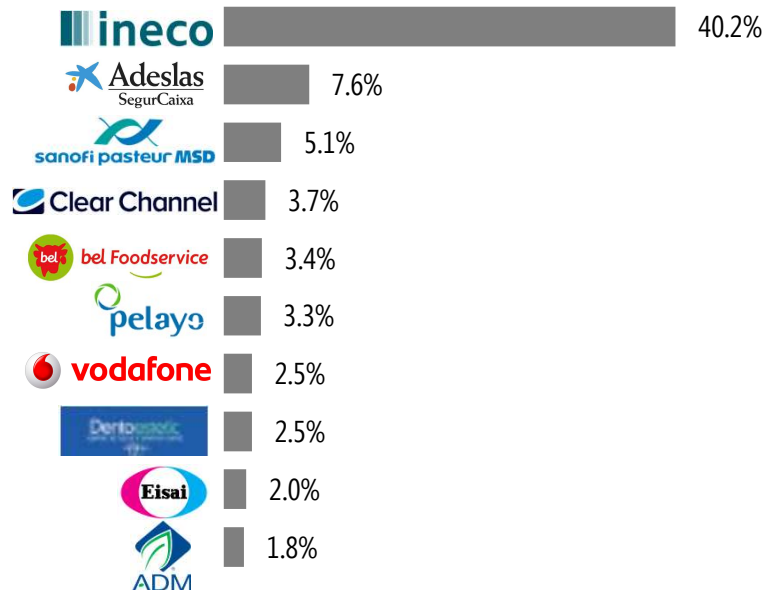
Strategy

Consolidated locations in Madrid and Barcelona

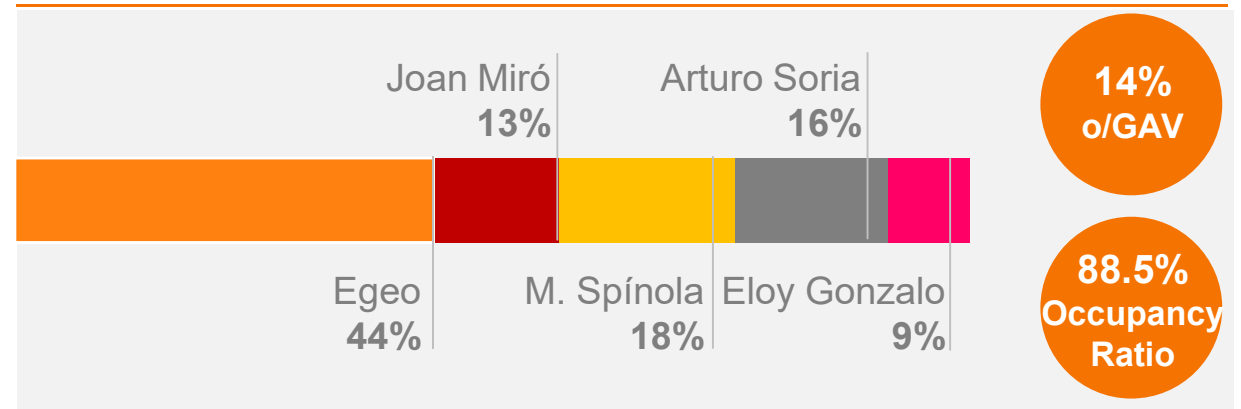
Good Connections/ Public Transports

Recurrent activity with selective rotation

10 Top-tenants by revenue generation



GAV Breakdown of Office assets

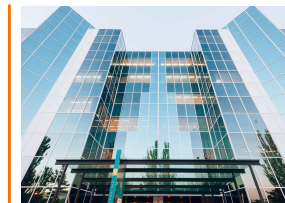


Location

Barcelona



Madrid



Logistics



Strategy

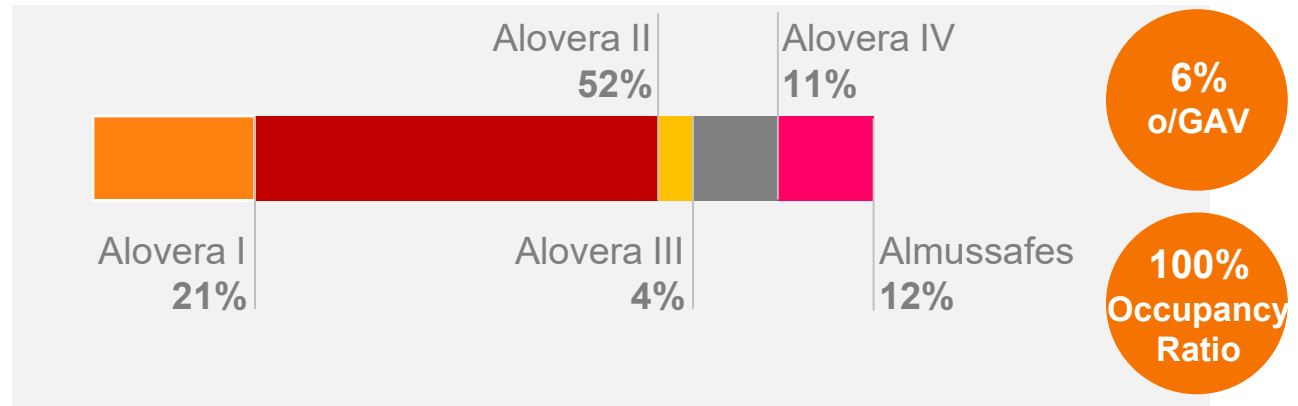
Focus on logistic properties on a selective basis with low rents, low capital values and high yields

Location

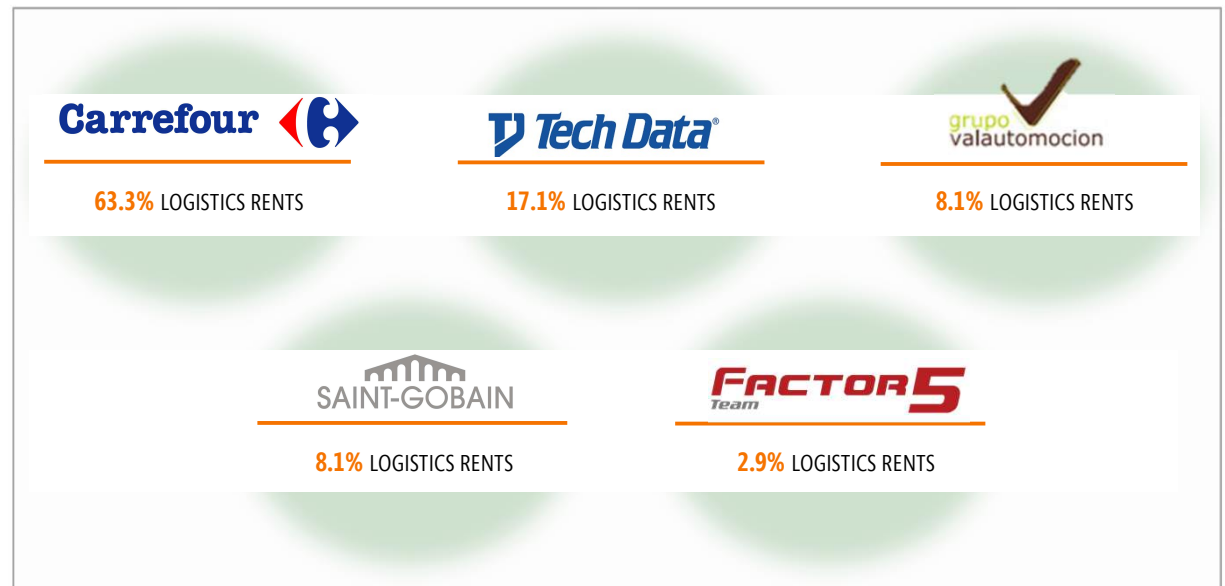
Valencia



GAV Breakdown of Logistics assets



5-Top tenants by revenue generation - High quality tenant base



Residential

LAGASCA99

Asset Characteristics

Location Lagasca 99 & Juan Bravo 3, Madrid	Total GLA 26,203 Sqm
Construction Period 2016 - 2018	Acquisition Price ¹ EUR 50 Mn
Pre-sales 43%	€/Sqm 3,807 €/Sqm

Asset Profile

- Location in Salamanca district, most exclusive area in Madrid
- Stand-alone building, providing excellent natural light and ventilation options for all units
- 20,885 sqm above ground in LGSC99, 42 residential units, new underground parking
- Unique common areas unseen in the Spanish market: indoor and outdoor pools, spa, gym, meeting rooms
- The property will be the most exclusive residential development in Madrid since 2006

Opportunistic Approach

- Off market transaction pursued by many players that failed to close due to the complexity and multi party negotiations involved (Santander bank, creditors, shareholders, parking owners)
- Purchased at a highly attractive price, as market started to recover
- Development from scratch, leveraging on manager's development expertise to modify initial product offering to meet premium market needs

43% sold off market

- Commercial success of "off market" commercialization, committing more than 43% of the product and with an impact on the sales over the initial estimate (10,000 €/sqm)
- Full marketing campaign launched in October



1. (Corresponds to 50% of the JV with Pimco)



05

Financial Results – 9M 2016

Egeo Office Building, Madrid

9M 2016 Highlights

€1,201 Mn **GAV¹** **+71% vs Q3 2015**

€42.2 Mn **Rental Income** **+80% vs Q3 2015**

35% **Net LTV²** **2.24% Cost of Debt**

+9.2% **Tenants Sales Growth outperforming the market 9M 2016**

+6.5% **Footfall outperforming the market 9M 2016**

10% **ROE⁴** **6%** **ROA⁴**



€8.4 **EPRA NAV per share**

€757.9 **EPRA NAV (€ '000s)**

6.1% **EPRA “topped-up” NIY**

5.8% **EPRA Net Initial Yield**

€18.8 Mn **EPRA Earnings** **+56% vs 9M 2015**

€62.7 Mn **EPRA Annualised Net Rent³**

34.6% **EPRA Cost Ratio**

92.8% **EPRA Occupancy Rate**

1. Total GAV = Valuation of assets as of 30th June + Gran Vía de Vigo + invested Capex (€10 Mn)

2. Net LTV as of 30 September 2016

3. Includes only operating assets generating rents by the end of September 2016

4. Indicators calculated using the figures from the last 12 months

9M 2016 Operational and Financial Results



Financial Results

- Rental Income of €42.2 Mn
- Annualised Gross rent of €70 Mn
- EBITDA of €30.3 Mn
- Net Profit of €46.6 Mn

+80%
vs Q3 2015
+123%
vs Q3 2015
+77%
vs Q3 2015
+77%
vs Q3 2015

- GAV of €1,201 Mn
- EPRA earnings of €18.8Mn
- EPRA NAV of €757.9 Mn

+71%
vs Q3 2015
+56%
vs Q3 2015
+31%
vs Dec 2015



Business Performance

- Intense asset management: 20,051 Sqm leased in 9M 2016 14% €/sqm higher. Re-tenanting of 7,330 Sqm, improving tenant mix and at 19% €/sqm higher
- Retail EPRA Occupancy 92.6% / Retail tenant Sales +9.2% in Q3 2016
- Sales per visitor +3% and strong growth in the assets located in touristic areas
- Retail NOI +4.9% in 9M 2016 since acquisition¹ driven by rental price recovery and reduction in discounts



Corporate Highlights

- Acquisition of Gran Vía de Vigo for €141 Mn, a prime dominant shopping centre
- Q3 LTV of 35% with a cost of debt of 2.24%
- Active asset management with targeted capex of €10.5 Mn:
Retail €5.5 Mn; Logistic €0.2 Mn; Offices €4.8 Mn

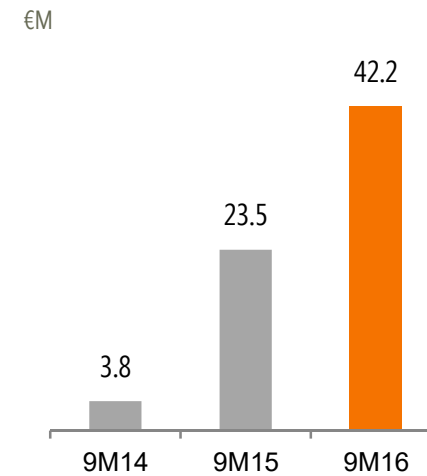
1. Average holding period: 19 months.

9M 2016 P&L

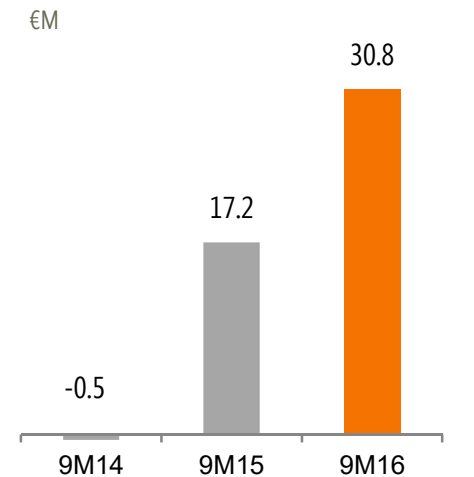
Consolidated Income Statement (€ Million)

	9M 2016	9M 2015	Chg (%) 9M16/9M15
	Total	Total	
Rental Income	42.2	23.5	
Property Operating Results	31.4	17.5	+79.4%
EBITDA ¹	30.8	17.2	+79.4%
Changes in the Fair Value	29.1	11.9	
EBIT ¹	59.8	29.1	+105.7%
EBT	47.0	26.3	+78.5%
Profit for the Period (*)	47.0	26.3	+78.5%
FFO (EBITDA – Financial Result)	23.0	13.0	
% FFO Annualized Yield /NAV	4.04%	3.16%	
Profit for the Period (post accounting provisions)	46.6	26.3	+76.8%

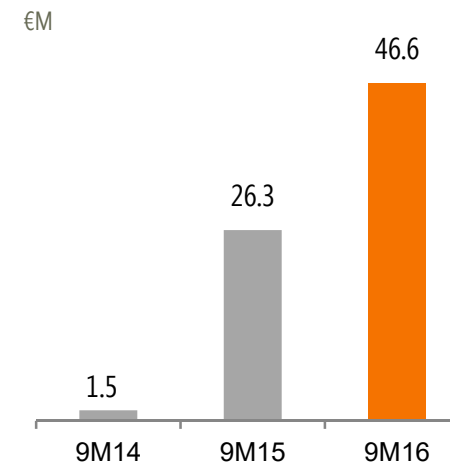
Revenues



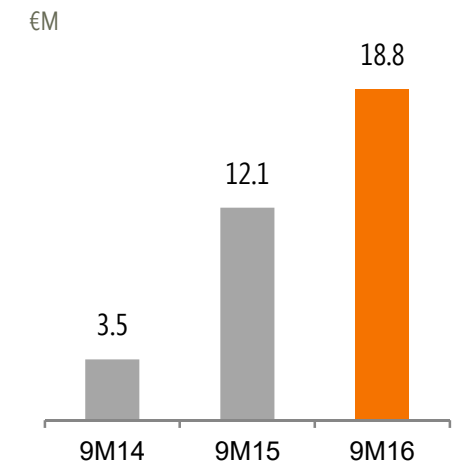
EBITDA



Net Profit



EPRA Earnings



1. pre performance fee

Debt

Key Figures of the financing as of 30 September 2016

35%¹

Net Loan to Value (LTV¹)

2.24%

Average Cost of Debt²

6.8x

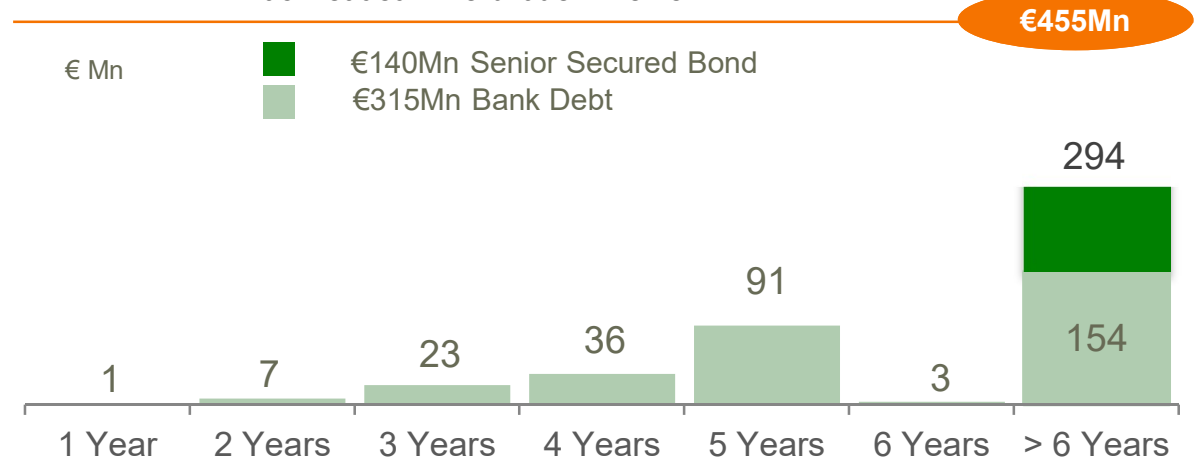
Interest Cover Ratio (ICR)

6.9 Y

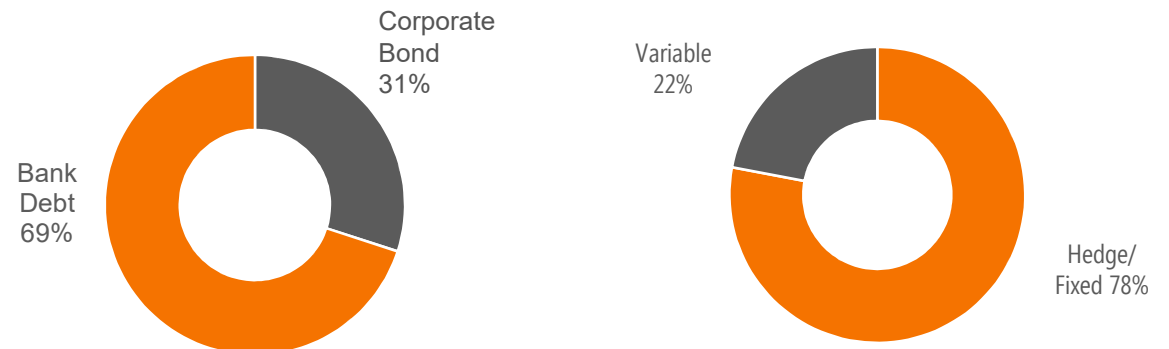
Debt WALT

1. Net LTV as of September 2016; Net LTV= Total Loans & Borrowings & Notes net of Cash
2. Excluding any impact from negative interest rate

Back-loaded Amortization Profile



Diversification of sources





05

Closing Remarks

Marcelo Spínola Office Building, Madrid

Closing Remarks

- ✓ □ Unique exposure to real estate retail assets and the Spanish consumer recovery
- ✓ □ Resilient prime dominant shopping centres in attractive catchment areas
- ✓ □ Recurrent cash flow generation from a 5.8% Net Initial Yield
- ✓ □ Upside potential from acquisitions done at attractive capital values with potential for revaluation
- ✓ □ Upside from our value added approach including repositioning and selectively development to create unique shopping experience destinations
- ✓ □ A complementary opportunistic approach on logistics and office investments
- ✓ □ Proven recurrent access to off-market transactions
- ✓ □ Top management team with strong track record and delivering results
- ✓ Digital 360° project aimed at linking and enhancing off line and on line retail platform

Investment Opportunity

Value is our DNA



Key targets & assumptions 2017-2020

Return Targets	Expected 2016 End	Expected Average Growth per annum
Total Annual Return	>12%	▲ >12%
NAV	c. €780 Mn	▲ c. 9-10%

Business Plan Assumptions	Expected 2016 End	Expected Average Growth per annum
Annualized GRI	c. €70 Mn	▲ c. 14%
Annualized NOI ¹	c. €63 Mn	▲ c. 15%
Non Recoverable/ GRI Expenses	10%	▼ c. -10% (till 7% target)
Occupancy	93%	▲ c. 1% (till 97% target)

1. In accordance with EPRA BPR

Dividends

Dividend policy objectives

- ✓ Predictable and sustainable dividend and distribution schedule
- ✓ Competitive in the International Real Estate market
- ✓ Attractive vs Spanish equity market
- ✓ As a result of a solid cash flow generation

1

Dividend Yield

2016

More than **4%¹ over NAV** (> 5% on current Market Cap)

2017 - Onwards

c. **5% over NAV**

2

Extraordinary dividends

Lagasca 99 delivery

Other divestments, according to the Business Plan execution and conditions

1. 4% Dividend yield over Average of 2016 quarterly NAV

Going forward

1 RIGHT TIMING

Cycle
Opportunity

2 RIGHT RESOURCES

Operational
Financial
Know-How

Future

3 RIGHT PLATFORM

Size
Synergies
Developments
Rotation potential

RESULTS

Operation
Revaluation
Dividends

07

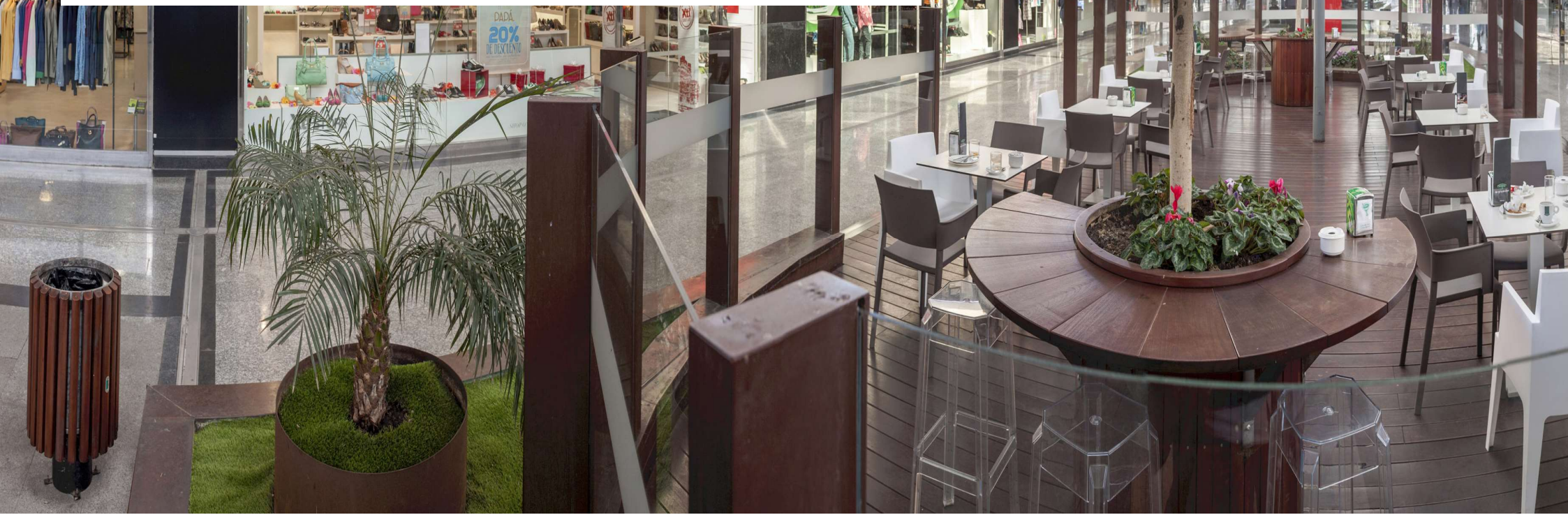
Appendix - Assets

Anec Blau Shopping Centre, Barcelona

RETAIL COMPLEX

Megapark, Bilbao

Location Bilbao	Acquisition Price EUR 170.0 Mn
GLA 63,555 Sqm	Market Value (June 2016) EUR 178.0 Mn
Purchase Date 19 October 2015	EPRA NIY 5.7%
WAULT 2.8 years	EPRA Occupancy Rate 92.0%



SHOPPING CENTRE

Gran Vía de Vigo, Pontevedra

Location Vigo, Pontevedra	Acquisition Price EUR 141.0 Mn
GLA 41,386 Sqm	Market Value (June 2016) -
Purchase Date 15 September 2016	EPRA NIY 6.2%
WAULT -	Occupancy Rate 95.5%



SHOPPING CENTRE

El Rosal, León

Location Ponferrada, León	Acquisition Price EUR 87.5 Mn
GLA 51,022 Sqm	Market Value (June 2016) EUR 93.3 Mn
Purchase Date 7 July 2015	EPRA NIY 6.7%
WAULT 2.5 years	EPRA Occupancy Rate 92.4%

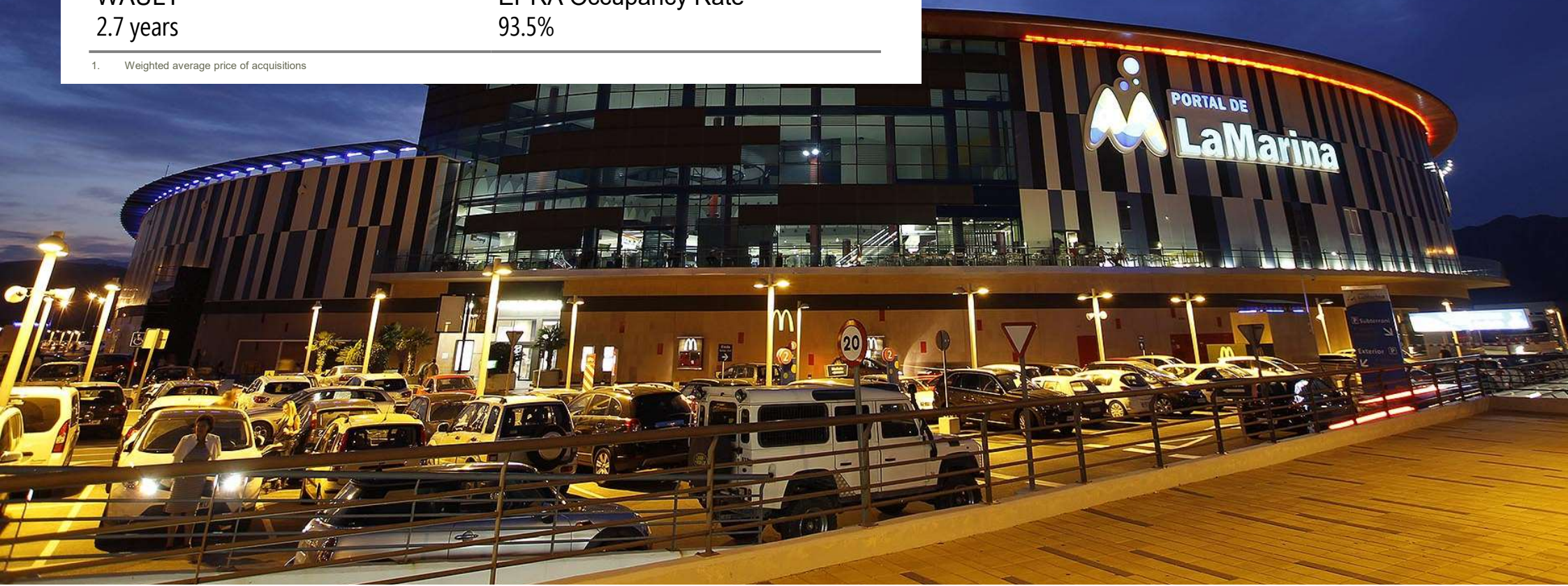


SHOPPING CENTRE

Portal de la Marina, Alicante

Location Ondara, Alicante	Acquisition Price ¹ EUR 89.2 Mn
GLA 40,066 Sqm	Market Value (June 2016) EUR 99.3 Mn
Purchase Date 30 Oct '14/ 9 Jun '15/ 30 Mar '16	EPRA NIY 6.8%
WAULT 2.7 years	EPRA Occupancy Rate 93.5%

1. Weighted average price of acquisitions



SHOPPING CENTRE

Anec Blau, Barcelona

Location Barcelona	Acquisition Price EUR 80.0 Mn
GLA 28,612 Sqm	Market Value (June 2016) EUR 87.5 Mn
Purchase Date 31 July 2014	EPRA NIY 5.4%
WAULT 3.1 years	EPRA Occupancy Rate 94.2%



SHOPPING CENTRE

As Termas, Lugo

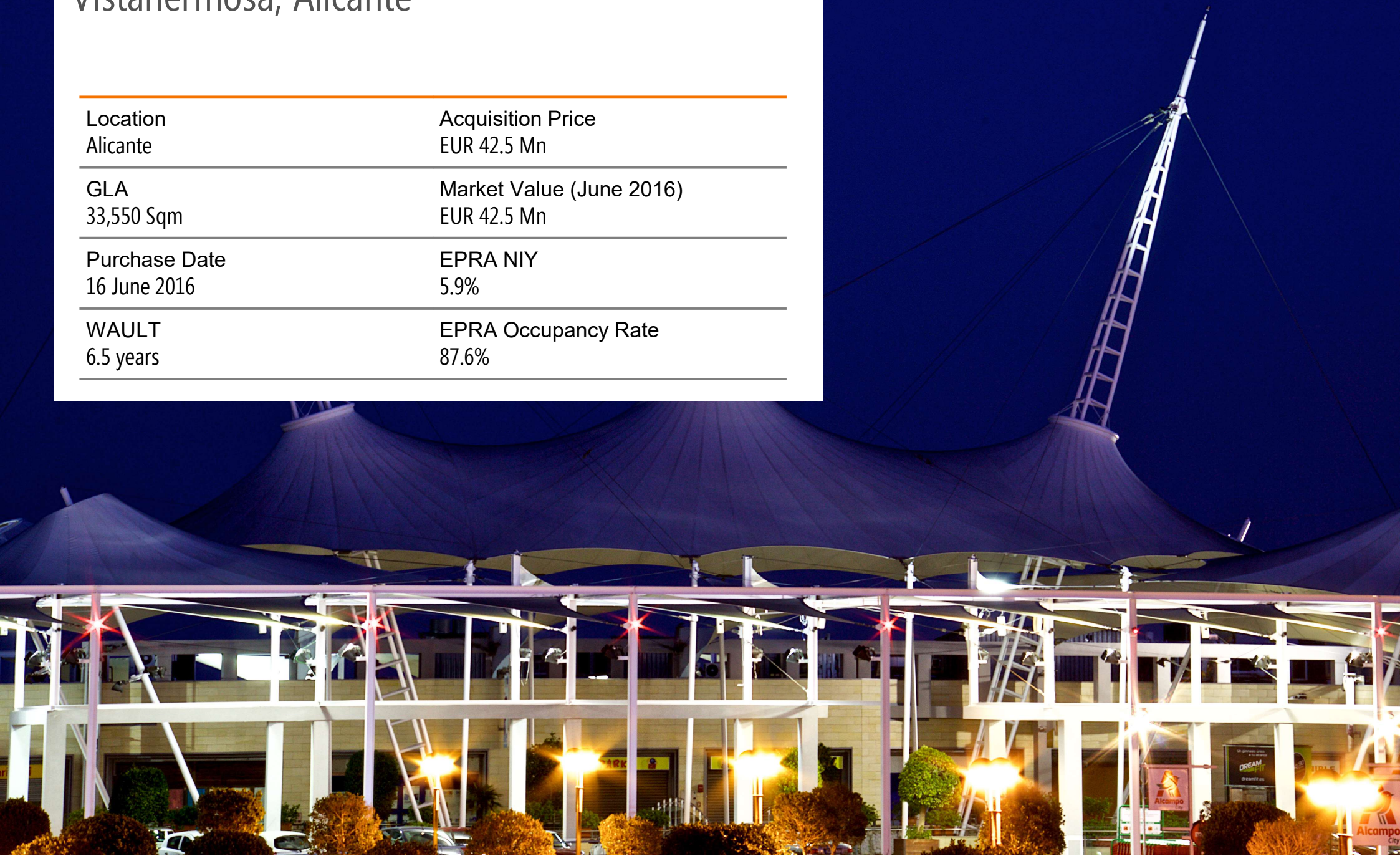
Location Lugo	Acquisition Price EUR 68.8 Mn
GLA 35,127 Sqm	Market Value (June 2016) EUR 74.0 Mn
Purchase Date 15 Apr '15/ 28 Jul '15	EPRA NIY 6.7%
WAULT 2.2 years	EPRA Occupancy Rate 92.9%



RETAIL PARK

Vistahermosa, Alicante

Location Alicante	Acquisition Price EUR 42.5 Mn
GLA 33,550 Sqm	Market Value (June 2016) EUR 42.5 Mn
Purchase Date 16 June 2016	EPRA NIY 5.9%
WAULT 6.5 years	EPRA Occupancy Rate 87.6%



SHOPPING CENTRE

Palmas Altas, Seville

Location Seville	Acquisition Price EUR 36.0 Mn
Retail and family leisure space 123,000 Sqm	Market Value (June 2016) EUR 40.7 Mn
Purchase Date 1 March 2016	Expected NIY > 8%
Expected Opening Date Q1 2019	Expected development costs EUR 109.0 Mn



SHOPPING CENTRE

Albacenter, Albacete

Location Albacete	Acquisition Price EUR 39.9 Mn
GLA 27,890 Sqm	Market Value (June 2016) EUR 46.1 Mn
Purchase Date 30 Jul '14/ 19 Dec '14	EPRA NIY 6.0%
WAULT 1.8 years	EPRA Occupancy Rate 90.4%



SHOPPING CENTRE

Txingudi, Guipúzcoa

Location Irún, Guipúzcoa	Acquisition Price EUR 27.7 Mn
GLA 10,127 Sqm	Market Value (June 2016) EUR 32.0 Mn
Purchase Date 24 March 2014	EPRA NIY 6.5%
WAULT 3.0 years	EPRA Occupancy Rate 86.3%



RETAIL PARK

Vidanova Parc, Valencia

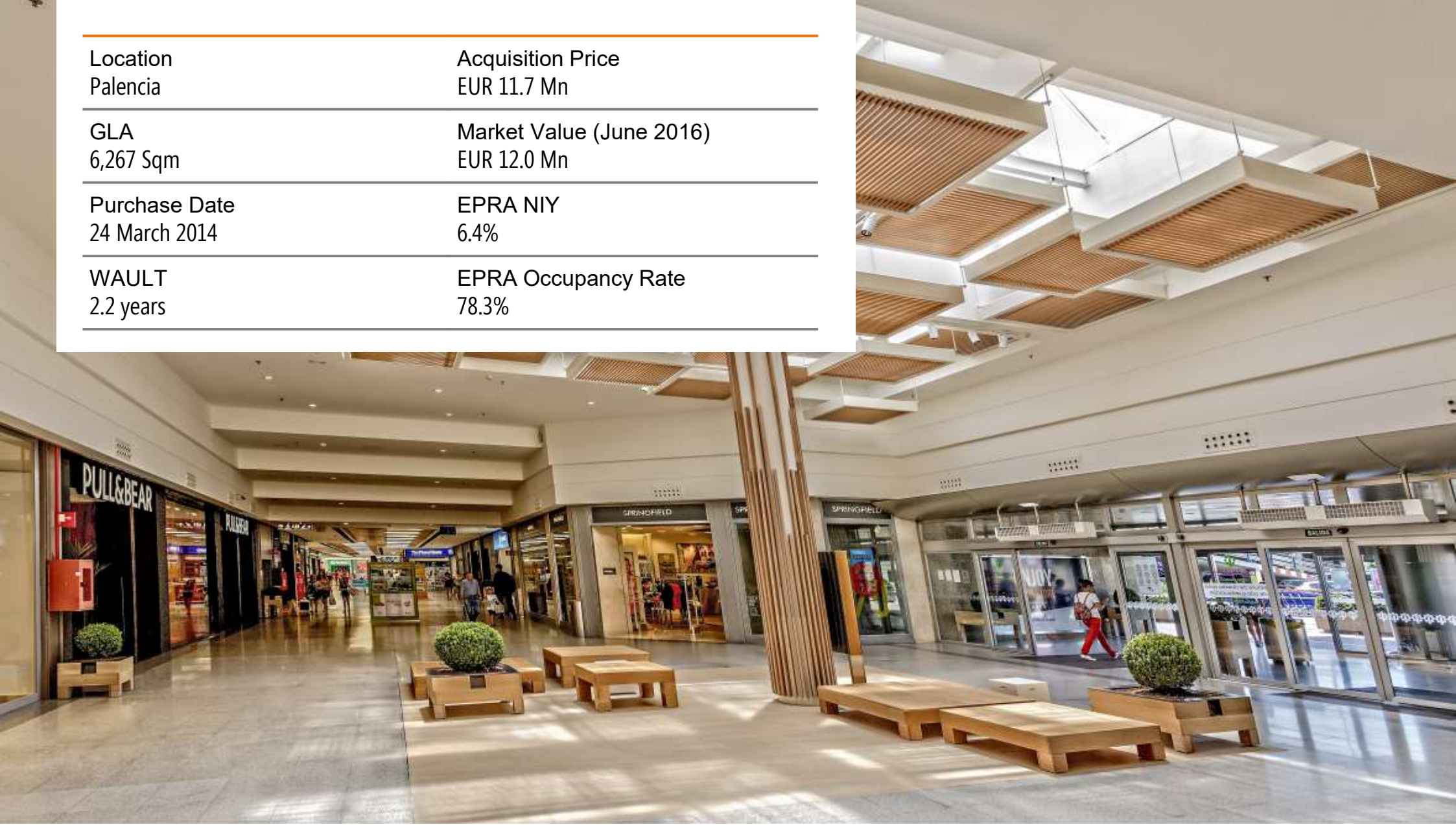
Location Sagunto, Valencia	Acquisition Price EUR 14.0 Mn
GLA 44.252 Sqm	Market Value (June 2016) EUR 16.1 Mn
Purchase Date 3 August 2014	Expected NIY > 9%
Expected Opening Date Q1 2018	Expected development costs EUR 26.0 Mn



SHOPPING CENTRE

Las Huertas, Palencia

Location Palencia	Acquisition Price EUR 11.7 Mn
GLA 6,267 Sqm	Market Value (June 2016) EUR 12.0 Mn
Purchase Date 24 March 2014	EPRA NIY 6.4%
WAULT 2.2 years	EPRA Occupancy Rate 78.3%



RETAIL PARK

Nuevo Alisal, Santander

Location Santander	Acquisition Price EUR 17.0 Mn
GLA 7,649 Sqm	Market Value (June 2016) EUR 17.5 Mn
Purchase Date 17 December 2014	EPRA NIY 6.5%
WAULT 3.3 years	EPRA Occupancy Rate 100.0%

Media Markt



RETAIL PARK

Villaverde, Madrid

Location
Madrid

Acquisition Price
EUR 9.1 Mn

GLA
4,391 Sqm

Market Value (June 2016)
EUR 10.4 Mn

Purchase Date
29 July 2014

EPRA NIY
6.5%

WAULT
6.1 years

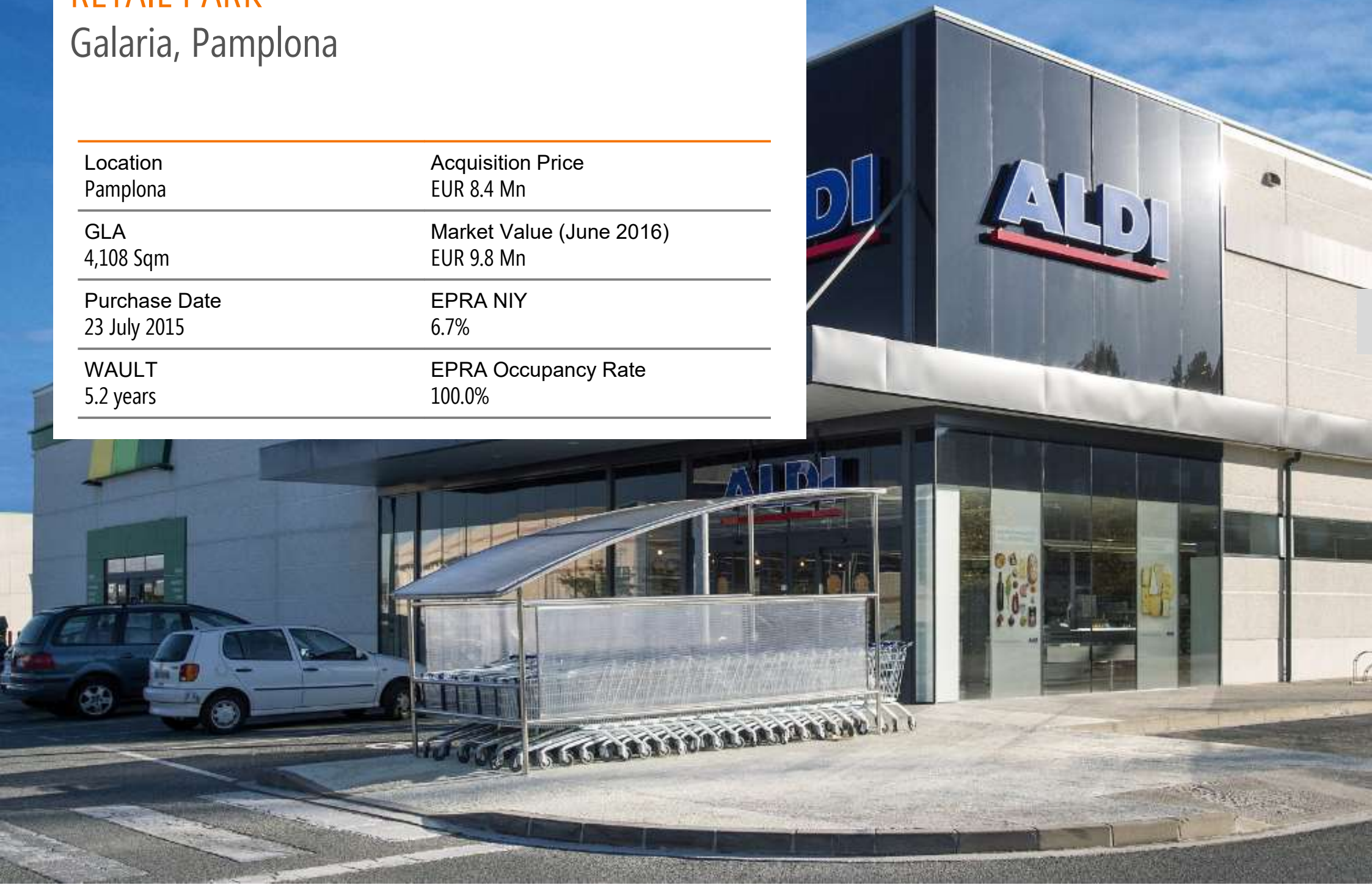
EPRA Occupancy Rate
100.0%



RETAIL PARK

Galaria, Pamplona

Location Pamplona	Acquisition Price EUR 8.4 Mn
GLA 4,108 Sqm	Market Value (June 2016) EUR 9.8 Mn
Purchase Date 23 July 2015	EPRA NIY 6.7%
WAULT 5.2 years	EPRA Occupancy Rate 100.0%



OFFICES

Egeo, Madrid

Location Madrid	Acquisition Price EUR 64.9 Mn
GLA 18,254 Sqm	Market Value (June 2016) EUR 71.9 Mn
Purchase Date 16 December 2014	EPRA NIY 1.7%
WAULT 4.7 years	EPRA Occupancy Rate 91.5%



OFFICES

Marcelo Spínola, Madrid



Location Madrid	Acquisition Price EUR 19.0 Mn
GLA 8,586 Sqm	Market Value (June 2016) EUR 27.0 Mn
Purchase Date 31 July 2014	Redevelopment Capex EUR 9.6 Mn
Expected Yield > 7.5%	Total cost per Sqm. EUR 3,222/Sqm



OFFICES

Arturo Soria, Madrid

Location
Madrid

Acquisition Price
EUR 24.2 Mn

GLA
8,663 Sqm

Market Value (June 2016)
EUR 26.0 Mn

Purchase Date
29 July 2014

EPRA NIY
4.8%

WAULT
2.6 years

EPRA Occupancy Rate
78.1%

OFFICES

Joan Miró, Barcelona

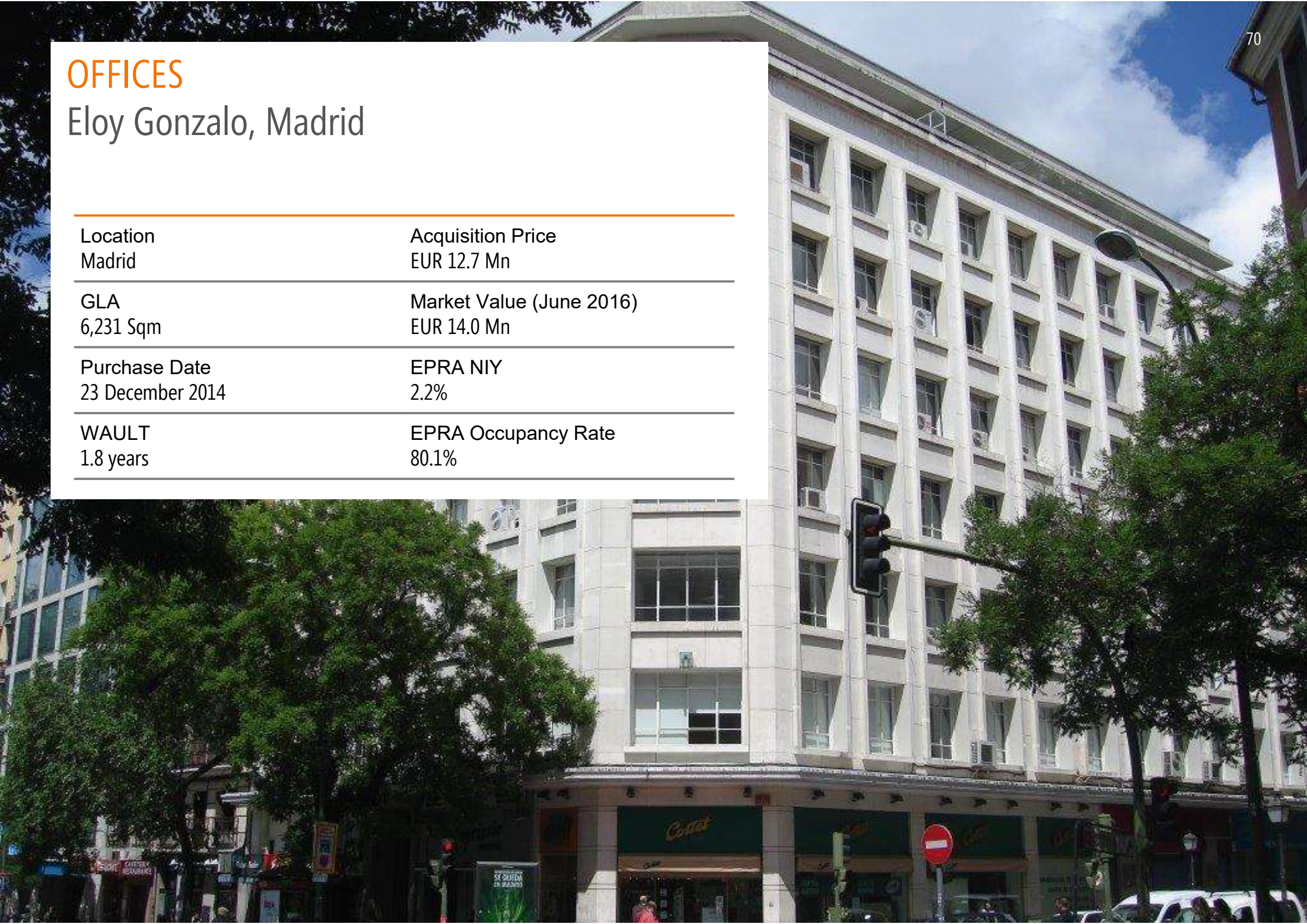
Location Barcelona	Acquisition Price EUR 19.7 Mn
GLA 8,611 Sqm	Market Value (June 2016) EUR 21.0 Mn
Purchase Date 11 June 2015	EPRA NIY 5.6%
WAULT 1.3 years	EPRA Occupancy Rate 99.1%



OFFICES

Eloy Gonzalo, Madrid

Location Madrid	Acquisition Price EUR 12.7 Mn
GLA 6,231 Sqm	Market Value (June 2016) EUR 14.0 Mn
Purchase Date 23 December 2014	EPRA NIY 2.2%
WAULT 1.8 years	EPRA Occupancy Rate 80.1%



LOGISTICS

Alovera II, Guadalajara

Location Guadalajara	Acquisition Price EUR 32.1 Mn
GLA 83,952 Sqm	Market Value (June 2016) EUR 37.4 Mn
Purchase Date 13 October 2014	EPRA NIY 6.2%
WAULT 1.0 years	EPRA Occupancy Rate 100.0%



LOGISTICS

Alovera I, Guadalajara

Location Guadalajara	Acquisition Price EUR 12.7 Mn
GLA 35,195 Sqm	Market Value (June 2016) EUR 15.0 Mn
Purchase Date 7 October 2014	EPRA NIY 7.2%
WAULT 2.2 years	EPRA Occupancy Rate 100.0%



LOGISTICS

Almussafes, Valencia

Location Valencia	Acquisition Price EUR 8.4 Mn
GLA 19,211 Sqm	Market Value (June 2016) EUR 8.8 Mn
Purchase Date 26 May 2015	EPRA NIY 7.9%
WAULT 3.2 years	EPRA Occupancy Rate 100.0%



LOGISTICS

Alovera IV (C5-C6), Guadalajara

Location Guadalajara	Acquisition Price EUR 7.2 Mn
GLA 14,891 Sqm	Market Value (June 2016) EUR 7.9 Mn
Purchase Date 26 May 2015	EPRA NIY 8.9%
WAULT 2.6 years	EPRA Occupancy Rate 100.0%



LOGISTICS

Alovera III, Guadalajara

Location Guadalajara	Acquisition Price EUR 3.0 Mn
GLA 8,591 Sqm	Market Value (June 2016) EUR 3.3 Mn
Purchase Date 26 May 2015	EPRA NIY 7.4%
WAULT 0.3 years	EPRA Occupancy Rate 100.0%



RESIDENTIAL

Lagasca 99, Madrid

LAGASCA99

Location
Madrid

Acquisition Price¹
EUR 50.1 Mn

GLA
26,203 Sqm

Market Value (June 2016)
EUR 58.3 Mn

Purchase Date
30 January 2015

Construction Period
2016 - 2018

1. Corresponds to the 50% of the JV with PIMCO



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