



## LAR ESPAÑA REAL ESTATE SOCIMI, S.A. PERFORMANCE FEE CALCULATION BASIS

For the sole purposes of executing the share capital increase necessary to settle the performance fee earned by Grupo Lar inversiones Inmobiliarias, S.A. ("**Grupo Lar**") in connection with the services rendered as exclusive manager of Lar España Real Estate SOCIMI, S.A. ("**Lar España**" or the "**Company**") during the year 2017, as well as the remuneration agreed between both parties in December 2017 linked to the sale of real estate assets for an amount of at least €100 million (divestment fee), we inform that as a result of the dividend and share premium distributions approved by the ordinary General Shareholders' Meeting held on 19 April and its effect over the total EPRA NAV of the Company's assets as of 31 December 2017, the value of the referred EPRA NAV per share of Lar España amounts to €9.78.

The referred calculation of the Company's EPRA NAV per share with reference to the valuation of the portfolio as of 31 December 2017 and adjusted according to the dividend and share premium distributions approved between said date and the date of settlement of the performance fee and the divestment fee is made exclusively in application of the provisions of the investment manager agreement entered into by Lar España and Grupo Lar and novated on 19 February 2018, for purposes of determining the price per share at which the new ordinary shares to be issued by the Company shall be subscribed by Grupo Lar in exchange for the remuneration received from Lar España.

Therefore, we inform that it is expected that the Board of Directors of the Company will approve in the coming dates the execution of the share capital increase described in this communication, excluding the preferential subscription right of the existing shareholders in order to allow its subscription in full by Grupo Lar, for an effective amount of €20,923,697.47 (face value of 4,278,874 and issue premium of 16,644,823.47), through the issue of 2,139,437 new ordinary shares of Lar España at a price per share of €9.78 (face value of €2.00 and issue premium of €7.78).

Madrid, 4 May 2018