



## NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 227 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

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### MATERIAL FACT

Today, the Company (through its wholly owned company LE Offices Joan Miró 21 SLU) has transferred to an AEW company named Grantham Invest, S.L. an office building and a retail unit on ground floor at Calle Joan Miró 19-21 Barcelona, with a total gross leasable area (GLA) of approximately 9,904 square meters.

The aforementioned sale has been formalized in public deed dated today, for a total price of 28.8 million euros. The sale price agreed for the transfer of the mentioned properties represents (i) a capital gain of 26.9% on the acquisition price paid by the Company for said properties mainly in June 2015; and (ii) an increase of 17.6% over the valuation of these assets made in June 2018.

Madrid, 28 December 2018.

Lar España Real Estate SOCIMI, S.A.

Mr. José Luis del Valle Doblado,  
Chairman of the Board of Directors