



## 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 Marcelo Spínola 42 SLU) has transferred to an INVESCO company named IRE-RE Espinola, S.L.U. an office building at Calle Cardenal Marcelo Spínola 42 de Madrid, with a total gross leasable area (GLA) of approximately 8,875 square meters.

The aforementioned sale has been formalized in public deed dated today, for a total price of 37 million euros. The sale price agreed for the transfer of the mentioned property represents a capital gain of 94.7% on the acquisition price paid by the Company for said property in July 2014 and matches the last valuation of this asset made in December 2018.

Madrid, 31 de enero de 2019.

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