

## LAR ESPAÑA shareholders approve a dividend of 27.5 million euros

- **The real estate firm is confident of a sustained recovery in footfall and sales at its shopping centres and retail parks in the second half of the year**
- **In 2020 it outperformed its European competitors in net revenues, revenues per share valuation and proposed dividend**

**Madrid, 22 April 2021.** Lar España's General Shareholders' Meeting, held today in Madrid mostly via telematic channels, approved a proposal to distribute a dividend against 2020 results of 31 euro cents per share, for a total of 27.5 million euros and a dividend yield per share of 6.7%. The company expects to maintain this dividend level among the most profitable on the Continuous Market, as one of its corporate hallmarks.

Shareholders of Lar España, one of Spain's leading real estate investors and a national leader in the shopping centre segment, also approved the annual accounts and management report for the past year. Despite the effects of Covid-19 on the sector, the real estate firm increased revenues by 15% in 2020, from 81.1 million euros to 93.3 million euros. EBITDA was €69.7m, up 18%, and recurring net profit came to €53.7m, 30.3% higher than the €41.2m achieved in 2019.

During his address to shareholders, Lar España chairman José Luis del Valle said success achieved in 2020 was due above all to speed of reaction and an *"extraordinary coordination with our retailers"*. He added: *"We were the first to implement comprehensive safety measures, subject to independent health certification. At the same time, we succeeded in renewing commercial agreements with almost all tenants, at rates always close to full technical occupancy"*. He also said that with restrictions related to the third wave overcome, footfall at Lar España footfall at its shopping centres and retail parks was normalised in March, with an open lettable area of 99%.

The chairman compared his company's main ratios for the past year with the average of its main European competitors. He drew attention to the fact that *"our net revenues in 2020 were superior with a 12.4% rise. Our recurring earnings per share also grew an above average 28.9% according to EPRA criteria. Our net debt is two percentage points below average [39.4% versus 41.9%]. Our standalone asset valuation was adjusted by just 4.8% for the year, almost three percentage points below the sector average, and our dividend yield is almost double the average [6.7% vs. 3.7%]"*.

Del Valle said he was confident that the company will see a sustained increase in footfall and sales at its shopping centres in the second half of the year. *"We start with the important advantage of having done our homework in 2020 and, thanks to this, we hope to emerge stronger from the health crisis, placing more value on the qualitative advantages of our management model. Retail in Spain was already a strategic sector for the economy before the pandemic and I am convinced that it will be even more so in the future. It has proven to be one of the most stable sectors and one of those that adapts best and fastest to the different environments of activity and consumption"*.

He added that, in his opinion, the recovery will tend to favour prime shopping centres and parks. *"Whereas before, when real estate assets depended mainly on location, from now on they will depend on their dominance and ability to attract final customers and retailers. It is important where you are, but above all how you are and who you are with. Retail offer, shopping experience, entertainment, multi-channel options and customer insight will make the difference."*



The Board also approved the rest of the items on the agenda, including several amendments to bylaws and corporate governance to keep up with best practices.

### **About LAR ESPAÑA Real Estate SOCIMI S.A.**

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LAR ESPAÑA REAL ESTATE SOCIMI, S.A. is a listed company traded on the Spanish Stock Exchanges, constituted as SOCIMI "Sociedad Anónima Cotizada de Inversión en el Mercado Inmobiliario" in March 2014. Today, it is the leader in the Spanish retail market, with nearly 600,000 square meters of leased space and around 1,5 billion euros in asset value.

In September 2020, for the sixth consecutive year, Lar España was awarded the EPRA Gold Award for the quality of the financial information made available to its main stakeholders. With regard to the information published on Corporate Social Responsibility and Sustainability, Lar España has obtained the highest distinction from EPRA, winning the Gold Award for the second consecutive year.

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