9M 2022 BUSINESS UPDATE

21st November 2022
Presenting Team

Jon Armentia
Corporate Director and CFO of Lar España

Hernán San Pedro
Investor Relations and Corporate Communication Director of Lar España
Highlights
Despite the macro environment, we have achieved major milestones so far this year

**PRESENTATION OF OUR NEW BUSINESS PLAN**
- >€ 500 Mn investment to consolidate our leadership in retail
- Rotation of up to c.a.30% of current assets to optimize the portfolio
- We expect c.a.7% average growth per annum during the BP Period (2022-2025)

**FITCH AFFIRMS LAR ESPAÑA’S RATINGS AT “BBB”**
- Fitch Ratings affirmed Long-Term Issuer Default Rating (IDR) and senior unsecured rating at ‘BBB’
- The Outlook on the IDR is Stable
- Lar España maintains the highest rating in its segment

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**DISTRIBUTION OF A € MN 30 DIVIDEND**
- A dividend of 0.36 euros per share for a total of 30 million euros.
- It represents a yield per share of 7%, 30 bps higher than that paid the previous year.

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**LAST VALUATIONS REMAIN STABLE**
- +53.6% revaluation since the acquisition
- +4.1% revaluation since June 2021
- +3.2% revaluation since December 2021

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1 Excluding CAPEX the figures would be +20.5%, +3.3% and 2.9% respectively
The company continues to be well prepared for major uncertainties

Rents
Strong results. GRI +7.2%¹ vs 9M 2021
Effort rate including all the expenses: 9.3%

Occupancy
Increase of occupancy levels with ca. 100% agreements with retailers already signed and no relevant loses in the tenant mix.

Portfolio
100% refurbished.
Solid valuation of the assets.
Stable occupancy 95% in 2018-2022

Essential activities
Higher exposure to food and other essential activities: about 25%.

Retailers
We strengthened our commitment and relationship with retailers.

Inflation
100% of tenant contracts are indexed to the CPI.
The average ticket of our centers is medium/low.

Interest rates
All our financial debt is at a fixed rate (1.8%) and with maturities beyond 2026.

Debt structure
Improved capital structure through issuance of 2 green bonds, extending maturity and improving cost of debt.

Energy
All energy costs are passed on to tenants.
See ESG slide for further information.

Business Plan
We reinforced our business plan, its implementation and communication.
We expect ca. 7% average growth per annum in GRI and GAV.

¹ Like for Like (excluding 22 supermarkets portfolio)
And Lar España has proven to be a resilient company

Footfall 9M 2022: 58.6 Mn of visits

-6.7%¹ vs 9M 2019 LfL
+4.3% vs 9M 2019
+9.9% vs 9M 2021 LfL

Sales 9M 2022: €730.2² Mn

+10.1%¹ vs 9M 2019 LfL
-0.9%³ vs 9M 2019
+16.0% vs 9M 2021 LfL
+1.6%³ vs 9M 2021

¹ Like for Like excluding Lagos
² Declared sales
³ Big Retail Surfaces Index
As these operating indicators show

- ca. 65% contracts >2025
- 2.6 years WAULT
- 9.3% Effort rate expenses included
- 95.4% Occupancy\(^1\)
- >1,000 Existing contracts

1 Occupancy in sqm
Having a great leasing performance

- 42,015 sqm rotated in 9M 2022
- 127 operations in 9M 2022
- 10% Annualised rotation rate
- €8.6 Mn Negotiated rent in 9M22
In short, a quarter of strength

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
<th>Change</th>
<th>vs 9M 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRI</td>
<td>€ 64.1 Mn</td>
<td>+7.2%</td>
<td>vs 9M 2021</td>
</tr>
<tr>
<td>NOI</td>
<td>€ 55.4 Mn</td>
<td>+10.4%</td>
<td>vs 9M 2021</td>
</tr>
<tr>
<td>NET PROFIT</td>
<td>€ 68.4 Mn</td>
<td>5x</td>
<td>vs 9M 2021</td>
</tr>
<tr>
<td>NET LTV</td>
<td>38.9%</td>
<td>-5.8%</td>
<td>vs 9M 2021</td>
</tr>
</tbody>
</table>

Highlights

1 Like for Like (excluding 22 supermarkets portfolio)
Financial information & ESG
9M 2022 Financial Results

<table>
<thead>
<tr>
<th>GRI</th>
<th>NOI</th>
<th>NET PROFIT</th>
<th>EPRA EARNINGS p.s.</th>
<th>EPRA NTA p.s.</th>
</tr>
</thead>
<tbody>
<tr>
<td>€64.1Mn</td>
<td>€55.4Mn</td>
<td>€68.4 Mn</td>
<td>€0.33</td>
<td>€10.88</td>
</tr>
<tr>
<td>+7.2%¹ vs 9M 2021</td>
<td>+10.4%¹ vs 9M 2021</td>
<td>5x vs 9M 2021</td>
<td>+42% vs 9M 2021</td>
<td>+5% vs Dec 2021</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GAV</th>
<th>WAULT</th>
<th>EPRA “TOPPED- UP” Niy</th>
<th>OCCUPANCY</th>
<th>COLLECTED RENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>€1,474 Mn</td>
<td>2.6 years</td>
<td>6.0%</td>
<td>95.4%</td>
<td>97%</td>
</tr>
</tbody>
</table>

¹ Like for Like (excluding 22 supermarkets portfolio)
² When analyzing the evolution of this measure it is important to take into account the dividend paid Q2 2022 (0.36€ p.s.)
### 9M 2022 Corporate Results

#### DIVIDEND

- **€30.0 Mn**
  - €0.36 p.s. paid dividend

#### DIVIDEND YIELD OVER MARKET CAP

- **7.0%**

#### LIQUIDITY

- ca. **€200\(^1\) Mn**

#### NET LTV

- **38.9%**

#### AVERAGE COST OF DEBT

- **1.8%**
  - 100% debt at fixed rate. Maturities beyond 2026

#### GREEN BOND ISSUANCES

- **July 2021**
  - €**400 Mn**
  - **1.75%** Interest rate
- **Nov. 2021**
  - €**300 Mn**
  - **1.84%** Interest rate

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1. Not included the credit facility of €30 Mn
Debt evolution

**Net LTV (%) Evolution**
- 2020: 41.9%
- 2021: 40.7%
- 2022: 38.9%

**Average cost of debt (%) Evolution**
- 2020: 2.2%
- 2021: 1.9%
- 2022: 1.8%
For the fifth year running, Lar España has taken part in the 2021 GRESB assessment. Achieving a score of 85 meaning a +8% vs Peer Average and obtaining the maximum score for the Management part, on which Lar España has full control.

In September 2022 and for the 8th consecutive year, Lar España has been awarded the EPRA Gold Award for the quality of financial information. We have also been awarded the EPRA Gold Award for the quality of our ESG information for the 5th consecutive year.

MSCI has ratified and confirmed their BBB ESG Rating for Lar España Real Estate.

In 2021, Lar España registered its carbon footprint, of 2021 with MITERD, completing 4 years to being eligible for ‘Reduzco’ label. The company also submitted its Emissions Reduction Plan to the Ministry as another step towards carbon neutrality.

Renewal of the Commitment to the UN Global Compact and SDG goals.

➢ Lar España has entered in the SDG Ambition Programme, an accelerator initiative that aims to challenge and support participating companies of the UN Global.

➢ Furthermore, the company is currently working to develop an overarching Action Plan, this shows our commitment to align the company’s sustainability strategy with UN Agenda 2030.

Financial information & ESG

With the best in class practices in ESG
Stable valuations

A resilient portfolio of dominant shopping centers and retail parks in attractive catchment areas

- Cherry picked assets carefully selected without acquiring portfolios
- Assets c.100% owned, delivering flexibility, control and full decision capacity
- Solvent and diversified tenant base with a WAULT of 2.6 years and close medium- and long-term relationships
- Active management with latest trends in technology, omnichannel strategy and customer knowledge experience

30th June 2022 Valuation
€1,470 Mn
Including Capex Invested

Asset appraisal variations

Since Dec 2021: +3.2%
Since June 2021: +4.1%
Since Acquisition: +53.6%

Financial information & ESG
### Attractive dividend: Maintained despite Covid-19 and macro environment

<table>
<thead>
<tr>
<th>Year</th>
<th>Dividend Payment (€)</th>
<th>Dividend Yield (%)</th>
<th>Market Cap (€)</th>
<th>Dividend Yield over Market Cap</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>€0.033</td>
<td></td>
<td>€1.3 Mn</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>€0.20</td>
<td></td>
<td>€12.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>€0.33</td>
<td></td>
<td>€30.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>€0.49</td>
<td></td>
<td>€45.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>€0.54</td>
<td></td>
<td>€50.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>€0.63</td>
<td></td>
<td>€55.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>€0.31</td>
<td></td>
<td>€27.5 Mn</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>€0.36</td>
<td></td>
<td>€30.0 Mn</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CAGR (Compound Average Growth Rate) 2014-2021: 41%

7.0% dividend yield on market cap Dec 2021 (Among the leading Spanish in terms of shareholder remuneration)

Dividend is slightly recovering from COVID-19 pandemic impact (+16.1% vs 2020)

\(^1\) Dividend: +€25 Mn in extraordinary dividend Market Cap at December 31st
## P&L 9M 2022

**Consolidated Income Statement 9M 2022**  
(€ Thousands)

<table>
<thead>
<tr>
<th>Description</th>
<th>9M 2022</th>
<th>9M 2021</th>
<th>Var %</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td><strong>64,093</strong></td>
<td><strong>60,407</strong></td>
<td>+6%</td>
</tr>
<tr>
<td><strong>Revenues</strong></td>
<td>61,830</td>
<td>58,354</td>
<td></td>
</tr>
<tr>
<td><strong>Other Income</strong></td>
<td>2,263</td>
<td>2,053</td>
<td></td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>64,093</td>
<td>60,407</td>
<td>+6%</td>
</tr>
<tr>
<td><strong>Personnel expenses</strong></td>
<td>(690)</td>
<td>(416)</td>
<td></td>
</tr>
<tr>
<td><strong>Other expenses</strong></td>
<td>(19,854)</td>
<td>(24,409)</td>
<td></td>
</tr>
<tr>
<td><strong>Changes in the Fair Value of investment properties</strong></td>
<td>41,055</td>
<td>(7,564)</td>
<td></td>
</tr>
<tr>
<td><strong>Results from Divestment</strong></td>
<td>-</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td><strong>EBIT</strong></td>
<td>84,604</td>
<td>28,027</td>
<td>3x</td>
</tr>
<tr>
<td><strong>Financial Result</strong></td>
<td>(11,910)</td>
<td>(16,197)</td>
<td></td>
</tr>
<tr>
<td><strong>Changes in the Fair Value of financial instruments</strong></td>
<td>(4,336)</td>
<td>865</td>
<td></td>
</tr>
<tr>
<td><strong>EBT</strong></td>
<td>68,359</td>
<td>12,695</td>
<td>5x</td>
</tr>
<tr>
<td><strong>Income Tax</strong></td>
<td>-</td>
<td>1,623</td>
<td></td>
</tr>
<tr>
<td><strong>Profit/(Loss) for the Period</strong></td>
<td>68,359</td>
<td>14,318</td>
<td>5x</td>
</tr>
</tbody>
</table>

*Note: May not foot due to surroundings*
Closing remarks
Lar España strengths: Operating results, corporate performance and healthy balance sheet

**Resilient through cycles**
- Sales
  - +16.0% vs 9M 2021
  - +10.1%\(^1\) vs 9M 2019

**Strong operating results**
- GRI +7.2% vs 9M 2021
- NOI +10.4% vs 9M 2021
- Net profit 5x vs 9M 2021

**Sound balance, moderate debt & strong cash position**
- Net LTV 38.9%
- ca. €200\(^2\) Mn of liquidity

**Innovative, with focus on omnichannel**
- Click&Shop strategy and project implemented

**Truly committed to value creation & shareholder profitability**
- €30 Mn dividend paid in May

**Business Plan in accordance with the current situation**
- Total Annual Return Target of >10%\(^3\)

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1 Like for Like excluding Lagoh.
2 Not included the credit facility of €30 Mn
3 EPRA NAV/NTA growth + Dividend