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

With reference to the material fact released on 14 January 2020, under registry number 285904, relative to a share buy-back program (the "**Share Buy-back Program**") and in compliance with the provisions of sections 2 and 3 of Article 2 of Commission Delegated Regulation (EU) 2016/1052, of 8 March 2016, supplementing Regulation (EU) Nº 596/2014 of the European Parliament and of the Council with regard to regulatory technical standards for the conditions applicable to buy-back programmes and stabilisation measures; hereby we report all the transactions performed on behalf of the Company in the context of the Share Buy-back Program between **18 May** and **24 May 2021**:

Date	Security	Transaction	Trading Venue	Amount of shares	Average price (EUR)
18/05/2021	LAR.MC	Purchase	XMAD	10,000	5.4150
19/05/2021	LAR.MC	Purchase	XMAD	11,924	5.3095
20/05/2021	LAR.MC	Purchase	XMAD	7,756	5.2419
21/05/2021	LAR.MC	Purchase	XMAD	10,000	5.1390
24/05/2021	LAR.MC	Purchase	XMAD	3,076	5,0850

An annex comprehensive of additional information on each transaction throughout the reported period is attached.

Madrid, on 25 May 2021.

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

Annex.

Details of transactions performed on Company's equity shares between **18 May** and **24 May 2021.**

Date	Security	Transaction	Trading venue	Amount of shares	Average price (EUR)	Intermediary/Broker
18/05/2021	LAR.MC	Purchase	XMAD	700	5.4700	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	300	5.4700	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	149	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	200	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	718	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	90	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	200	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	200	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	200	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	243	5.4400	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	422	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	414	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	1,715	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	59	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	200	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	190	5.4000	JB Capital Markets, S.V. S.A.U
18/05/2021	LAR.MC	Purchase	XMAD	4,000	5.4000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	670	5.3700	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	81	5.3700	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	249	5.3700	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	168	5.3600	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	832	5.3600	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	70	5.3200	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	250	5.3200	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	522	5.3200	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	281	5.3200	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	877	5.3200	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	1,000	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	380	5.2600	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	200	5.2600	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	403	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	47	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	660	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	1,469	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	200	5.3000	JB Capital Markets, S.V. S.A.U

Date	Security	Transaction	Trading venue	Amount of shares	Average price (EUR)	Intermediary/Broker
19/05/2021	LAR.MC	Purchase	XMAD	221	5.3000	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	6	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	28	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	282	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	2,500	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	28	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	9	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	111	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	135	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	8	5.2900	JB Capital Markets, S.V. S.A.U
19/05/2021	LAR.MC	Purchase	XMAD	237	5.2900	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	764	5.2900	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	236	5.2900	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	462	5.2600	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	933	5.2600	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	605	5.2600	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	232	5.2500	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	389	5.2500	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	374	5.2500	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	5	5.2500	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	300	5.2300	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	130	5.2300	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	130	5.2300	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	440	5.2300	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	388	5.2300	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	1,212	5.2100	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	1,111	5.2100	JB Capital Markets, S.V. S.A.U
20/05/2021	LAR.MC	Purchase	XMAD	45	5.2100	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	1,000	5.2000	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	2,000	5.1700	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	1,900	5.1500	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	554	5.1500	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	546	5.1500	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	607	5.1000	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	1,048	5.1000	JB Capital Markets, S.V. S.A.U

Date	Security	Transaction	Trading venue	Amount of shares	Average price (EUR)	Intermediary/Broker
21/05/2021	LAR.MC	Purchase	XMAD	152	5.1000	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	700	5.1000	JB Capital Markets, S.V. S.A.U
21/05/2021	LAR.MC	Purchase	XMAD	1,493	5.1000	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	100	5.0500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	1,668	5.0500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	143	5.0500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	89	5.0500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	598	5.1500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	49	5.1500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	50	5.1500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	363	5.1500	JB Capital Markets, S.V. S.A.U
24/05/2021	LAR.MC	Purchase	XMAD	16	5.1500	JB Capital Markets, S.V. S.A.U