

Portfolio

3.1

**Portfolio
description**

164

3.2

**Real estate
valuation**

180

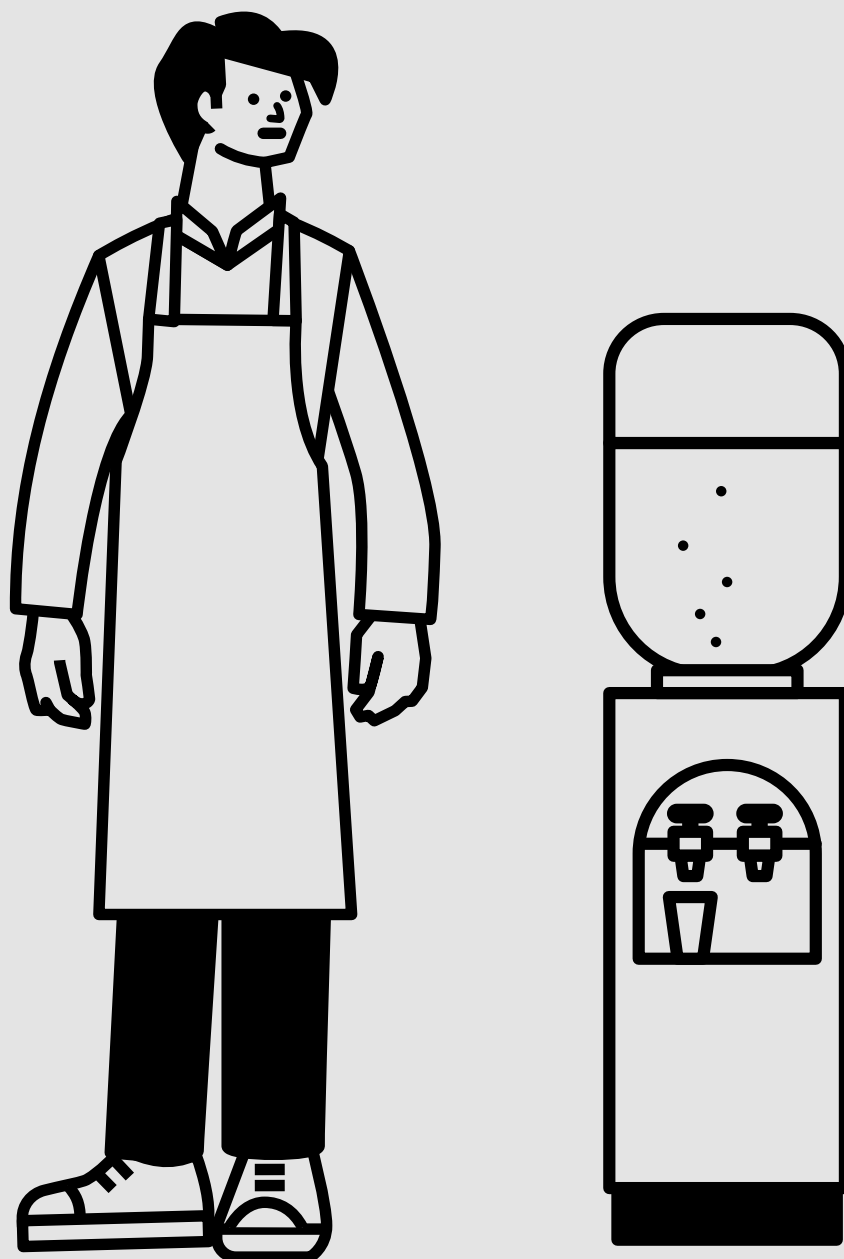
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**Additional
information**

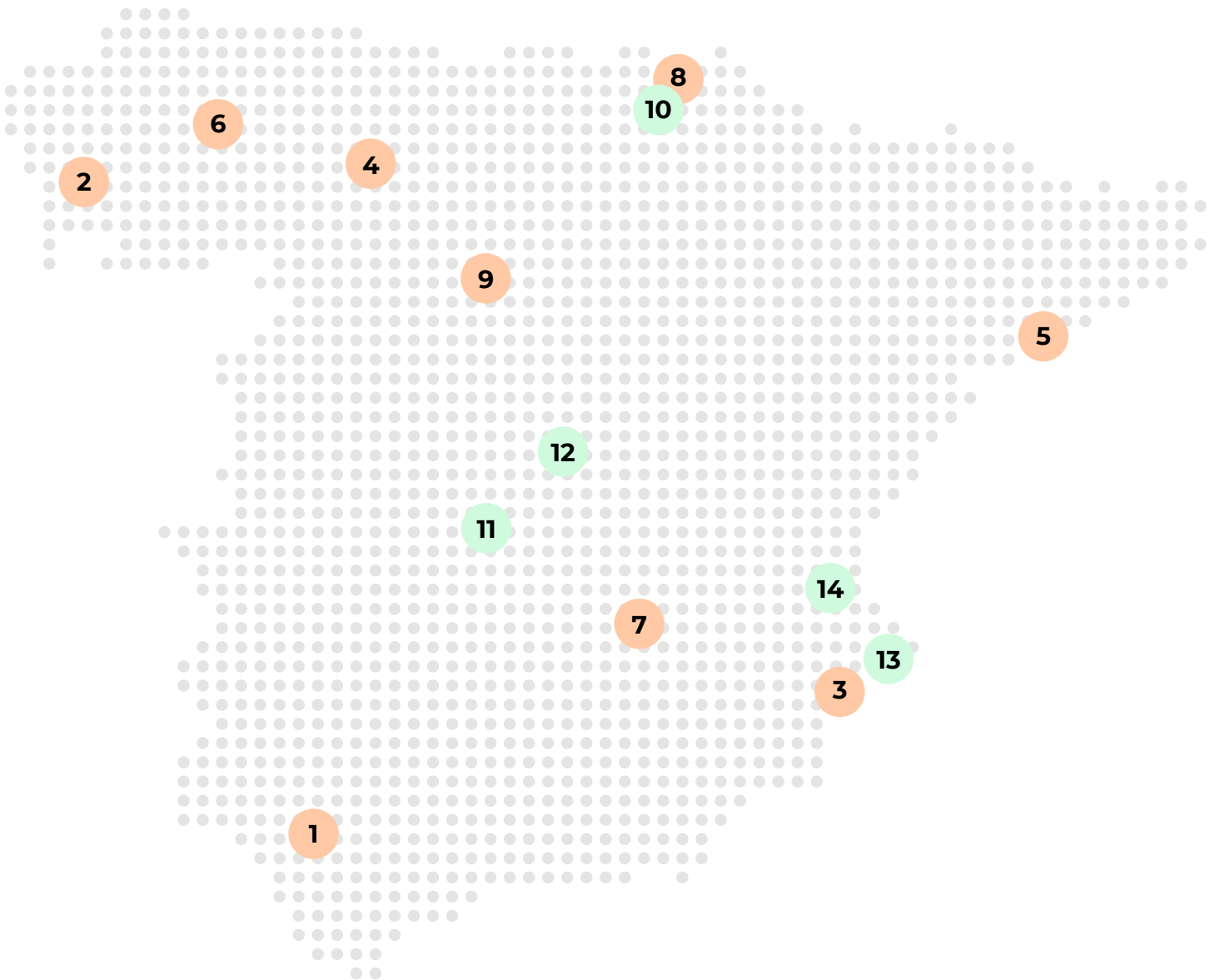
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3

Lar España has a **prime, high-potential, resilient and diversified property portfolio** with a varied retail offering, and has constantly focused on improving these spaces.



3.1 Portfolio description



Shopping Centres

1. Lagoh (Seville)
2. Gran Vía (Vigo)
3. Portal de la Marina + Hypermarket (Alicante)
4. El Rosal (León)
5. Ànec Blau (Barcelona)
6. As Termas + Petrol Station (Lugo)
7. Albacenter + Hypermarket and Retail Units (Albacete)
8. Txingudi (Guipúzcoa)
9. Las Huertas (Palencia)



Retail Parks

10. Megapark + Megapark Leisure Area (Vizcaya)
11. Parque Abadía and Commercial Gallery (Toledo)
12. Rivas Futura (Madrid)
13. Vistahermosa (Alicante)
14. VidaNova (Valencia)



GAV

1.4
Billion euros



Shopping Centre
Gran Vía (Vigo)



Lagoh | Shopping Centre



Location & Profile

- › Shopping and leisure complex launched 26 September 2019, featuring 200 retail units already let to occupiers (97% physical occupancy rate) and open for business.
- › Thanks to an excellent location just 4 km from central Seville and within easy reach of adjacent towns and villages, its primary catchment area packs in over 2.5 million people.
- › Substantial infrastructure investment in the surrounding area has improved access and eased traffic flow, as well as enhancing the entrance routes to the shopping centre.

Investment Rationale

- › Lagoh offers a shopping and leisure experience unique in Andalusia, combining an unrivalled retail and dining offer, extensive green space, a natural lake and a choice of entertainment to suit all tastes.
- › It also boasts a superb range of leisure and dining brands, such as Yelmo Cines, Urban Planet, Pause & Play, Muerde la Pasta, Five Guys, La Campana, Grupo Vips, TGB and 100 Montaditos.
- › A sustainability trailblazer, Lagoh is powered by a system designed to harness renewable energy sources. A rainwater harvesting system is under development, while a network of solar panels provides low-carbon electricity and geothermal technology is used to generate heat, among others.

Asset Characteristics

Property Name	Lagoh
Property Type	Shopping Centre
Location	Seville
Ownership (%)	100%
Year of Construction	2019
Year of last refurbishment	2019
GLA	69,734 sqm
Purchase Date	1 March 2016
Land Acquisition Price	€38.5 million
Price/sqm	N/A
No. of Tenants	140
WAULT	2.8 years
EPRA Vacancy Rate	3.0%

Year of Constructi



Gran Vía | Shopping Centre



Location & Profile

- › Shopping centre located in Vigo, the largest city in Pontevedra and the most populated city in the autonomous region of Galicia.
- › It boasts an urban location and can be accessed on foot from any point of the city. It can also be easily reached by car and public transport, and features 1,740 parking spaces.
- › Its main catchment area is home to almost 300,000 people, living within 10 minutes of the centre.

Investment Rationale

- › Dominant shopping centre in its region thanks to its retail mix, premium quality and size.
- › Wide retail offering, home to leading retailers such as Zara, Massimo Dutti, H&M, Bimba y Lola, Tous, Pepe Jeans, C&A and Carrefour, with 97% physique occupancy at the end of 2021.

Asset Characteristics

Property Name	Gran Vía de Vigo
Property Type	Shopping Centre
Location	Vigo
Ownership (%)	100%
Year of Construction	2006
Year of last refurbishment	2021
GLA	41,447 sqm
Purchase Date	15 September 2016
Acquisition Price	€141.0 million
Price/sqm	€3,401 per sqm
No. of Tenants	131
WAULT	2.4 years
EPRA Vacancy Rate	2.8%



Portal de la Marina + Hypermarket | Shopping Centre



Location & Profile

- › Leading shopping centre in the heart of Marina Alta, the go-to shopping destination for the populations of Denia, Gandía and Calpe, all major tourist hubs.
- › Its catchment area contains more than 193,816 people, and it enjoys direct access from the AP-7 motorway from Valencia and Alicante, toll-free since 1 January 2020.

Investment Rationale

- › Thanks to high population density in the surrounding area and its bustling tourist economy, it is able to offer a compelling retail mix carefully pitched at local customers and domestic and international tourists alike.
- › Renovations were carried out over the course of 2019 to give the centre a more up-to-date look and improve the food court area. Additionally, the strategic acquisition of the hypermarket was made to gain full control of the adjacent shopping centre.
- › The centre is home to a wide array of fashion retailers, including the Inditex Group, the Tendam Group, C&A, H&M, Guess, Levis, Jack&Jones and many more.
- › Retailers Pull&Bear and Massimo Dutti have taken new and larger retail units than they previously occupied, with their new-look stores set to open during the first half of 2022. In 2021, the centre welcomed new retailers such as Rituals, Pandora, Juguettos, Aw Lab, with names such as Bimba&Lola, Boston and Jean Louis David all set to debut during the first half of 2022.
- › This retail mix is further complemented by stores specialising in homeware, beauty and health, culture, gifts and services, as well as a diverse food court to complement it.

Asset Characteristics

Property Name	Portal de la Marina
Property Type	Shopping Centre
Location	Alicante
Ownership (%)	100%
Year of Construction	2008
Year of last refurbishment	2020
GLA	40,309 sqm
Purchase Date	30 October 2014/ 30 March 2016/ 9 June 2015
Acquisition Price	€89.2 million
Price/sqm	€2,221 per sqm
No. of Tenants	105
WAULT	2.2 years
EPRA Vacancy Rate	8.2%

El Rosal | Shopping Centre



Location & Profile

- › Leading shopping centre — the largest in the entire province of León — located in Ponferrada. Its primary catchment area is home to over 200,000 people.
- › The centre benefits from a dominant position in its catchment area, boasting excellent transport links and direct access to the A-6 motorway, attracting a large influx of customers both to the shopping centre and its petrol station.

Investment Rationale

- › As well as a superlative retail mix, the centre offers visitors a range of leisure options and a wide variety of services. Among its operators are household names like Carrefour, Zara, H&M, Group Cortefiel, Mango and Toys R Us, to name a few.
- › A comprehensive redesign has been carried out to give a fresh look to the seating areas, dining area, terrace and customer service point, all with a view to enhancing visitor comfort.
- › The centre is equipped with electric vehicle charging points and solar panels to help make it self-sufficient in terms of energy supply. It was also awarded Universal Accessibility Certification by AENOR in 2021.

Asset Characteristics

Property Name	El Rosal
Property Type	Shopping Centre
Location	León
Ownership (%)	100%
Year of Construction	2007
Year of last refurbishment	2019
GLA	50,996 sqm
Purchase Date	7 July 2015
Acquisition Price	€87.5 million
Price/sqm	€1,715 per sqm
No. of Tenants	103
WAULT	1.6 years
EPRA Vacancy Rate	7.7%



Ànec Blau | Shopping Centre



Location & Profile

- › Located in Castelfel·ls, Catalonia's premier tourist destination. Just 18 km south of Barcelona, reached via the C-32 motorway.
- › The shopping centre is nestled in an exclusive enclave just 10 minutes from El Prat airport.
- › Its main catchment area is home to 400,000 people.

Investment Rationale

- › Medium-sized shopping centre and the top shopping destination in its catchment area.
- › The centre boasts such prestigious operators as Zara, Massimo Dutti, Pull & Bear, Levis, H&M and Mercadona (Spain's leading distribution company; this unit was recently extended and remodelled in line with its new retail concept).
- › The full-scale refurbishment project has now been completed, incorporating a new food court, leisure area, outdoor garden and premium cinema with junior room. Ànec Blau has been fully renovated, giving the centre a new and modern look, and offering customers a better experience than ever before.
- › The shopping centre already has a new, completely redeveloped fashion court, home to the largest Zara store found in any Catalan shopping centre. This has helped consolidate Ànec Blau's position as a standout destination for fashion, leisure and dining.

Asset Characteristics

Property Name	Ànec Blau
Property Type	Shopping Centre
Location	Barcelona
Ownership (%)	100%
Year of Construction	2006
Year of last refurbishment	2020
GLA	29,084 sqm
Purchase Date	31 July 2014
Acquisition Price	€80.0 million
Price/sqm	€2,797 per sqm
No. of Tenants	91
WAULT	3.6 years

As Termas + Petrol Station | Shopping Centre



Location & Profile

- › Situated in northeast Spain on the northern edge of Lugo, the provincial capital with a population of 330,000.
- › It is the leading shopping centre in the region, with a large primary catchment area (over 200,000 people).
- › It enjoys a high-profile setting and easy road access from the N-VI, N-640 and A-6.
- › The centre benefits from 2,200 parking spaces, electric vehicle charging points and a petrol station.

Investment Rationale

- › Medium-sized shopping centre and the top shopping destination in its catchment area.
- › As an investment opportunity, it offers a highly appealing balance between current return and value uplift potential.
- › The centre's physical occupancy rate stands at 97%, with major brands such as Media Markt, Zara, C&A, Mango, Sfera, H&M, Stradivarius, Leroy Merlin and Yelmo Cines all represented.
- › The centre obtained the Universal Accessibility Certification awarded by the Spanish Association for Standardisation and Certification (AENOR), in accordance with UNE standard 170001. This certifies that As Termas meets all the accessibility conditions required to ensure it is accessible for everyone. This certification also acknowledges the shopping centre's steadfast commitment to inclusion and integration, ensuring its facilities can be accessed and used by everyone.

Asset Characteristics

Property Name	As Termas
Property Type	Shopping Centre
Location	Lugo
Ownership (%) ^(*)	100%
Year of Construction	2005
Year of last refurbishment	2019
GLA	35,143 sqm
Purchase Date	15 April 2015/ 28 July 2015
Acquisition Price	€68.8 million
Price/sqm	€1,959 per sqm
No. of Tenants	75
WAULT	2.7 years

(*) Lar España owns 100% of the shopping arcade.



Albacenter, Hypermarket and Retail Units | Shopping Centre



Location & Profile

- › Located in the heart of Albacete, Albacenter is the leading shopping centre in the province.
- › Opened in 1996, it was extended in 2004 and refurbished in 2008. In 2018, it was given a complete revamp and work was undertaken to improve access. During 2019, the space formerly occupied by the hypermarket was renovated and divided into four retail units.
- › 206,828 people live within the centre's catchment area.
- › An urban shopping centre, it is easily reached from the A-31 motorway and offers 1,223 parking spaces, electric vehicle charging points and solar photovoltaic panels.

Investment Rationale

- › Medium-sized shopping centre and the top shopping destination in its catchment area.
- › The shopping centre boasts big-name fashion retailers such as H&M, Springfield, Pull & Bear, Bershka and more.
- › In 2019, a renovation project was carried out to divide the hypermarket unit into four individual retail units. The main objective was to provide the centre with an attractive food and leisure offering, with Mercadona and Flipa Jump entering into two of the units.
- › Redevelopment of the offices at the centre was completed in 2021, with the signing of a lease agreement with a gym, which is due to open in 2022.

Asset Characteristics

Property Name	Albacenter
Property Type	Shopping Centre
Location	Albacete
Ownership (%)	100%
Year of Construction	1996
Year of last refurbishment	2019
GLA	27,169 sqm
Purchase Date	30 July 2014/ 19 December 2014
Acquisition Price	€39.9 million
Price/sqm	€1,431 per sqm
No. of Tenants	58
WAULT	2.7 years



Txingudi | Shopping Centre



Location & Profile

- › Situated very close to the French border, this shopping centre holds a very secure position within its catchment area thanks to its strategic location.
- › Its catchment area contains more than 100,000 people; 40% of customers travel from France, and the average spend per person is relatively high.
- › Not far from San Sebastián airport (EAS), the centre is within easy reach of the French border and enjoys direct travel links with cities including Irún and San Sebastián itself.

Investment Rationale

- › The centre is anchored by the Alcampo hypermarket, which has been firmly established in the area since 1997 and shares a car park and services with an adjacent retail park.
- › Txingudi is home to a diverse range of local and international brands, including big names such as H&M, Mango, Kiabi and the Tendam Group (with its Fifty Factory and Springfield brands), to name but a few. This retail mix is complemented by beauty and health stores, a range of services and a food court.
- › Txingudi always strives to improve the shopping experience for its customers, hence the renovations in the concourse, as well as making improvements outdoors, while maintaining a well balanced retail mix.

Asset Characteristics

Property Name	Txingudi
Property Type	Shopping Centre
Location	Irún (Guipúzcoa)
Ownership (%) ^(*)	100%
Year of Construction	1997
Year of last refurbishment	2017
GLA	10,712 sqm
Purchase Date	24 March 2014
Acquisition Price	€27.7 million
Price/sqm	€2,735 per sqm
No. of Tenants	42
WAULT	2.0 years

(*) Lar España owns 100% of the shopping arcade.



Las Huertas | Shopping Centre



Location & Profile

- › Located in Palencia, in the autonomous region of Castille and León in northeast Spain.
- › More than 81,000 people live within the centre's direct catchment area.
- › The immediate vicinity contains a blend of residential and commercial uses, and as a result 35% of visitors arrive on foot. The centre enjoys a good location, with easy access to the city centre via the A-67 motorway (the main road link between Palencia and Valladolid).

Investment Rationale

- › Las Huertas is Palencia's only shopping centre; a Carrefour hypermarket provides a strong anchor.
- › It boasts an appealing range of stores centred around massmarket brands, including prestigious multinational and regional retailers such as Deichman, Time Road and Sprinter.

Asset Characteristics

Property Name	Las Huertas
Property Type	Shopping Centre
Location	Palencia
Ownership (%) ^(*)	100%
Year of Construction	1989
Year of last refurbishment	2016
GLA	6,267 sqm
Purchase Date	24 March 2014
Acquisition Price	€11.7 million
Price/sqm	€1,867 per sqm
No. of Tenants	26
WAULT	1.9 years

(*) Lar España owns 100% of the shopping arcade.



Megapark + Megapark Leisure Area | Retail Park



Location & Profile

- › The shopping centre is located in the Basque Country's largest retail hub.
- › It is the largest Retail Park in the north of Spain and one of the primary shopping destinations along the Cantabrian coast thanks to its prime location overlooking the A-8 motorway that runs between San Sebastián, Bilbao and Santander.
- › Its primary catchment area is home to 223,838 people, with circa 100,000 living within walking distance. However, its total catchment area reaches around 1.85 million people, representing 88% of the centre's customers.
- › The centre currently does not have any direct competitors in the primary catchment area due to the full suite of retailers operating in the retail park, and its niche outlet shopping centre business model.

Investment Rationale

- › The centre offers a full roster of retailers, with the Retail Park home to top-tier names: Media Markt, Decathlon, Conforama, Maisons du Monde, Kiabi, C&A, Forum and Kiwoko.
- › It is therefore the only fashion outlet in the primary catchment area, which encompasses parts of the Basque Country, Cantabria, Castille and León and La Rioja. Open-air shopping, with all year round discounts offering leading brands from the sports, fashion, accessories and homeware sectors, highlighting Adidas, Nike, Levis, Puma, Guess, Calvin Klein, Tommy Hilfiger and Barbour. All this adjoining the hypermarket which is also owned by Lar España and occupied by Mercadona (Spain's leading distribution company).
- › The recently refurbished Leisure and Food Court area completes the retail mix, offering a wide range of restaurants serving up something to suit everyone's tastes, including Burger King, La Tagliatella, Ribs, Muerde La Pasta and Foodoo. Customers can also pay a visit to one of the 11 Yelmo cinema screens or the latest arrivals at the centre: Zero Latency and On Gravity.

Asset Characteristics

Property Name	Megapark
Property Type	Retail Park
Location	Barakaldo (Bilbao)
Ownership (%)	100%
Year of Construction	2007
Year of last refurbishment	2021
GLA	81,577 sqm
Purchase Date	19 October 2015/ 27 October 2017
Acquisition Price	€178.7 million
Price/sqm	€2,143 per sqm
No. of Tenants	79
WAULT	3.4 years
EPRA Vacancy Rate	6.0%



Parque Abadía + Commercial Gallery | Retail Park



Location & Profile

- › Retail park located in Toledo, the most popular in its catchment and the largest in Castilla-La Mancha.
- › Easily accessed and the go-to retail park in the region, attracting people from Toledo and the surrounding provinces.
- › Its catchment area is home to over 300,000 people who live within just half an hour's drive of the retail park, which is located on the Madrid-Toledo motorway, ten minutes from the capital.

Investment Rationale

- › Dominant shopping centre in its region thanks to its retail mix, premium quality and size.
- › Benefits from an excellent location, can be very easily accessed, and boasts first rate design and visibility.
- › Extensive retail offering, with over 50 stores located throughout the retail park. These are all complemented by the wide variety of products on offer at the Alcampo Hypermarket, Petrol Station and Pharmacy.
- › Comprises over 50,000 sqm with 2,625 parking spaces.
- › Strategic acquisition of the retail park's shopping centre in February 2018, giving Lar España full control of the park.

Asset Characteristics

Property Name	Parque Abadía
Property Type	Retail Park
Location	Toledo
Ownership (%)	81%
Year of Construction	2011
Year of last refurbishment	2011
GLA	43,109 sqm
Purchase Date	27 March 2017/ 20 February 2018
Acquisition Price	€77.1 million
Price/sqm	€1,705 per sqm
No. of Tenants	60
WAULT	2.0 years



Rivas Futura | Retail Park



Location & Profile

- › The property is located in the municipality of Rivas, just ten minutes from central Madrid, in the metropolitan area's fastest-growing locality in terms of population, urban development and business activity.
- › It boasts excellent road connections, with easy access to the M-30, M-40, M-45 and M-50 motorways and to Calle de O'Donnell, one of the city's main arterial roads. A metro station (line 9) and numerous bus routes running from Madrid provide further transport options.
- › It is the third-largest retail complex in Madrid and the ninth-largest in Spain.
- › Almost 400,000 people live within a 20-minute radius of the site.

Investment Rationale

- › The property is highly liquid due to its prime location, prestigious tenants, lease lengths and retail mix.
- › With an occupancy rate of 100% at the end of 2021, its extensive retail offering includes big-name brands such as El Corte Inglés, Media Markt, Conforama, Maisons du Monde, Kiabi and Norauto.
- › In 2021, the centre obtained the Universal Accessibility Certification awarded by the Spanish Association for Standardisation and Certification (AENOR), in accordance with UNE standard 170001.

Asset Characteristics

Property Name	Rivas Futura
Property Type	Retail Park
Location	Madrid
Ownership (%)	75%
Year of Construction	2006
Year of last refurbishment	2021
GLA	36,447 sqm
Purchase Date	6 February 2018
Acquisition Price	€61.6 million
Price/sqm	€1,677 per sqm
No. of Tenants	27
WAULT	2.8 years



Vistahermosa | Retail Park



Location & Profile

- › Located along one of the three main roads in Alicante.
- › It boasts a large catchment area, reaching 450,000 people, and it is currently undergoing a process of urban development.
- › Parque Vistahermosa is home to unique retailers that cannot be found in any other shopping centres in Alicante.

Investment Rationale

- › Parque Vistahermosa features unique retailers such as Leroy Merlin, Alcampo, Media Markt, Urban Planet, Dream Fit, Maisons du Monde, Ozone Bowling or Mimma Gallery, among others.
- › Considerable repositioning potential.
- › Only urban retail park in Alicante

Asset Characteristics

Property Name	Vistahermosa
Property Type	Retail Park
Location	Alicante
Ownership (%)	100%
Year of Construction	2002
Year of last refurbishment	2018
GLA	33,763 sqm
Purchase Date	16 June 2016
Acquisition Price	€42.5 million
Price/sqm	€1,246 per sqm
No. of Tenants	16
WAULT	3.5 years



VidaNova Parc | Retail Park



Location & Profile

- › The centre boasts a prized location in Sagunto (Valencia), in a rapidly developing area geared towards tourism and industry.
- › At the end of 2021, 96% of the GLA was let and occupied.
- › In 2019 he received the award for the best Commercial Park awarded by the Spanish Association of Shopping Centres and Retail Parks.
- › More than 250,000 people live within the centre's catchment area.
- › It opened its doors for the first time in 2018 and was the largest retail park launched in Spain during that year.

Investment Rationale

- › The asset comprises a supermarket and a retail park, offering stores that specialise in sports, DIY, decoration, homeware, toys, leisure and entertainment and fashion.
- › Some of the main tenants at the park include Leroy Merlin, Decathlon, Yelmo Cines, Urban Planet, C&A and Worten.

Asset Characteristics

Property Name	VidaNova Parc
Property Type	Retail Park
Location	Sagunto (Valencia)
Ownership (%)	98%
Year of Construction	2018
Year of last refurbishment	2018
GLA	45,568 sqm
Purchase Date	3 August 2015
Land Acquisition Price	€12.6 million
Price/sqm	N/A
No. of Tenants	32
WAULT	2.5 years

3.2 Real estate valuation

Introduction

Lar España focuses its business activity on the investment in, and management of real estate assets. Hence, the regular monitoring and valuation of its assets is a key process in order to provide correct financial information to all stakeholders. Hence, Lar España has drawn up a **Property Valuation Policy**, which was approved by the Board of Directors in 2015 and updated in 2018.

Lar España recognises that the valuation of the property portfolio is inherently subjective, and may be based on assumptions that may not prove to be accurate, particularly in periods of volatility or low transaction flow in the property market. The company's policy on this subject is designed to **mitigate such risks and increase confidence in the prevalence and credibility of external valuations**, and will be reviewed by the Board on a regular basis.

In accordance with Lar España's IPO prospectus, the Company will publish an estimate of the **Fair Value all of its real estate assets** every six months (at 30 June and 31 December of each year) and every three months for **development assets or assets under fully refurbishment**. The valuation will be undertaken by an independent, external, qualified valuer (Valuer) and who is a Registered Valuer, accredited by the RICS (**Royal Institution of Chartered Surveyors**).

The valuations are in **accordance with RICS standards** and are arrived at by reference to market evidence of transactions for similar properties.

The valuations carried out as at 31 December must be full valuations, including a physical inspection of each one of the assets. This physical inspection may not need to be made (at the Valuer's discretion) when carrying out the valuations at 30 June in the absence of material changes to the asset.

Selection and appointment of the external valuer

Lar España's **Audit and Control Committee** is in charge of appointing and overseeing the external Valuers/regulated **Valuers** instructed to carry out the valuation of the Company's real estate assets.

In order to qualify for selection the Valuers must comply with the following:

- Be a qualified Registered Valuer accredited by RICS (Royal Institution of Chartered Surveyors).
- Be able to demonstrate independence and to declare that there is no conflict of interests.
- Be a firm that has a previous track record of valuing properties for companies similar to Lar España.
- Be affiliated to a reputable international firm.

When deciding on the selection and appointment



of the Valuer, the European Public Real Estate Association (EPPRA)'s Best Practices Recommendations are followed, ensuring that there is no form of conflict of interest in relation to the firms that value the assets. In order to manage potential conflicts of interest that could arise in relation to any of the real estate assets, Lar España will work with at least two different Valuers.

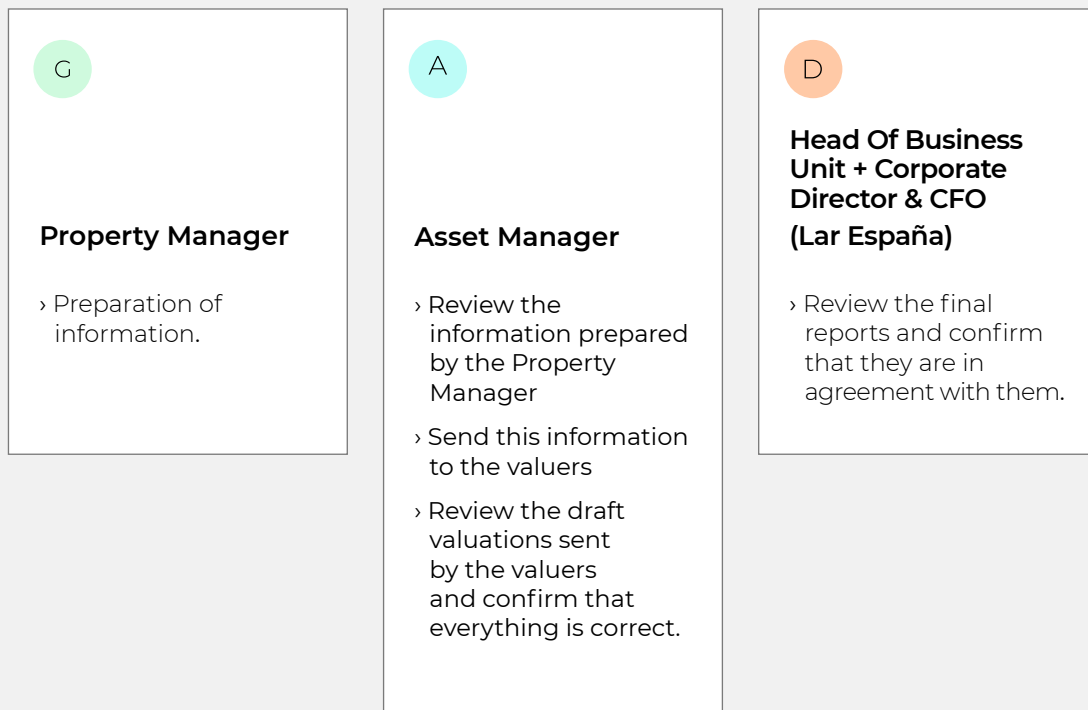
The **Audit and Control Committee** will also decide on two important points related to the valuation of the assets:

- Frequency with which each of the assets should rotate between Valuer.
- Minimum level of professional indemnity insurance to be requested from the Valuers.

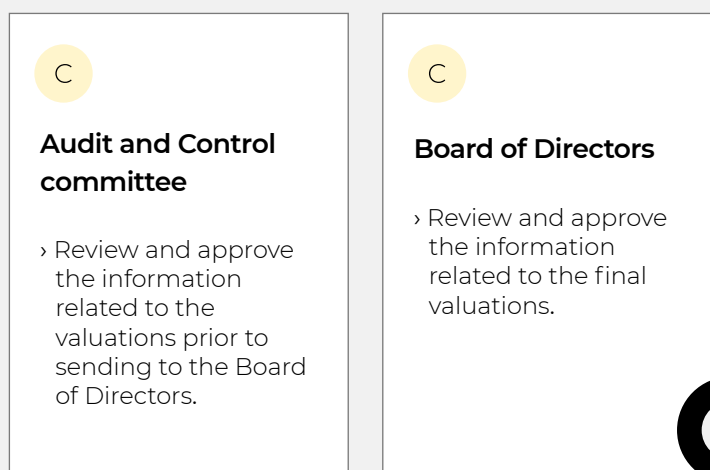
In January 2019, Lar España launched a **new call for tenders** aimed at selecting independent property valuers for the period between **2019 and 2021**. After reviewing the various proposals received, and assessing their compliance with the stated requirements, the Audit and Control Committee decided **to retain the current valuers** (JLL and C&W), with some changes to the distribution of assigned assets.

Implementation of the valuation process

The process of completing, approving and publishing Lar España's property valuations is carried out as follows:



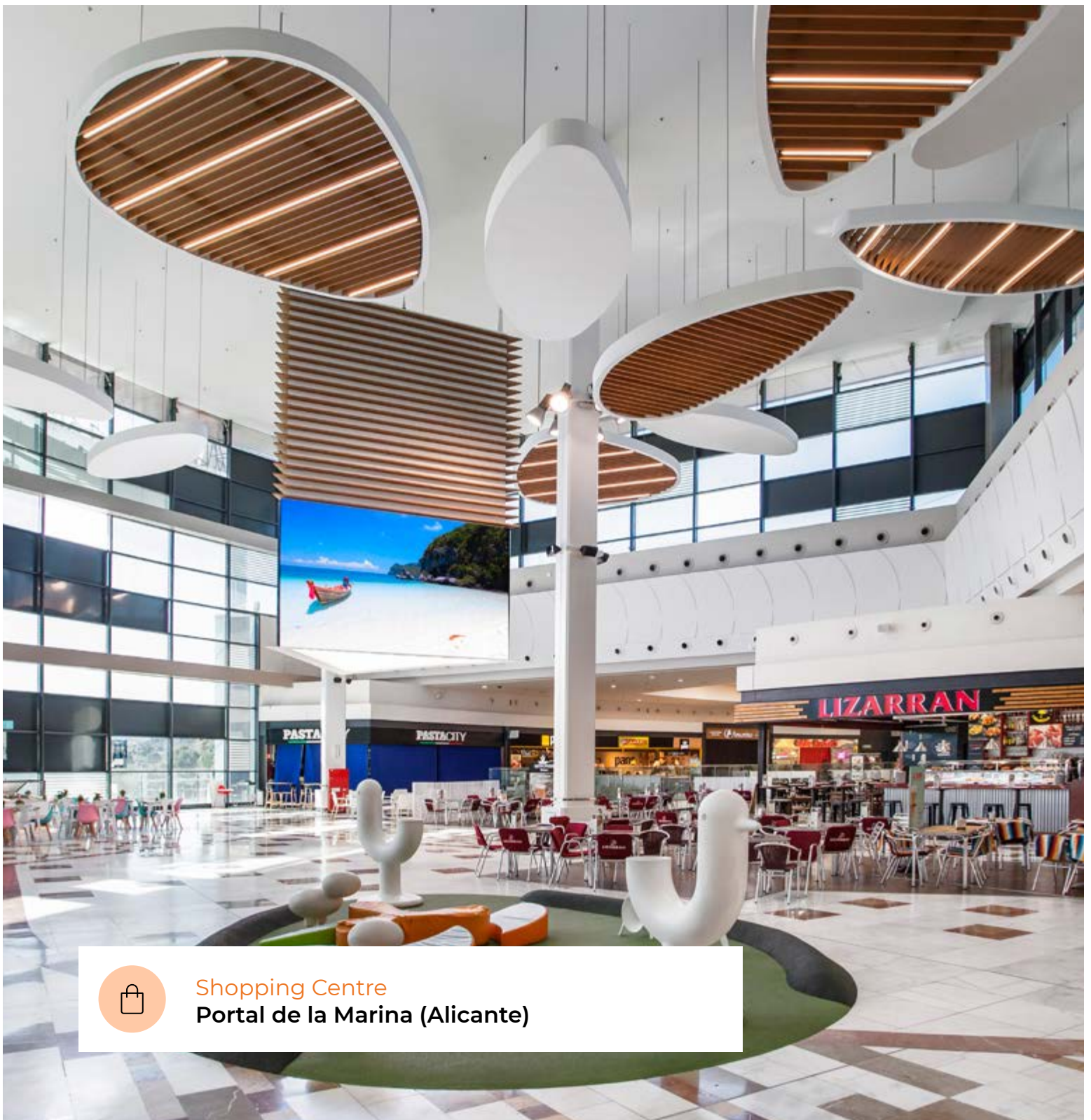
↳ **Review by the Deloitte Real Estate Department (Lar España's Auditor)**



↳ **Publication of final valuations along with the regular financial information**



We also include the **valuation certificates issued by the independent external valuers** (JLL and C&W) relating to the valuations of the Lar España portfolio as at 31 December 2021:



Shopping Centre
Portal de la Marina (Alicante)


LAR ESPAÑA REAL ESTATE SOCIMI. S.A

C/ María de Molina 39, 10ª Planta
28006 Madrid

Jones Lang LaSalle España, S.A.

Paseo de la Castellana, 79 – 3ª planta, 28046 Madrid
Tel. +34 91-789 11 00 Fax. +34 91-789 12 00

Felix Painchaud, MRICS

Teresa Martínez, MRICS

Corporates & Investors Valuations

E-mail: felix.painchaud@eu.jll.com

E-mail: teresa.martinez@eu.jll.com

Mr. Jon Armentia

31st December 2021

Dear Sirs,

According to your instructions, we include the **Valuation Certificate** of the freehold interest of various assets located in Spain belonging to the portfolio of properties of **LAR ESPAÑA REAL ESTATE SOCIMI** as at **31st December 2021**. This letter should be considered as an annex of the Valuation Report issued by JLL España S.A. for accounting purposes and dated 31st December 2021.

Asset	Use	Location	Area (sqm)
As Termas	Shopping Centre	Lugo	35,143
	Shopping Centre		33,143
	Petrol Station		2,000
	Building Right		2,778
Gran Vía de Vigo	Shopping Centre	Vigo	41,451
Las Huertas	Retail Gallery	Palencia	6,267
Megapark	Retail Complex	Barakaldo (Bilbao)	80,770
	Retail Park		44,574
	Leisure & Restaurants		17,150
	Outlet		19,046
Portal de la Marina	Shopping Centre	Ondara (Alicante)	40,309
	Shopping Centre		30,385
	Hypermarket		9,924
Txingudi	Retail Gallery	Irún (Guipúzcoa)	10,712



Therefore, in accordance with your instructions, we are of the opinion that the Net Market Value of the 100% freehold interest in the above indicated properties, subject to the comments, qualification and financial data contained within our report dated 31st December 2021, and assuming that the properties are free of encumbrances, restrictions or other impediments of an onerous nature which would affect the value, as of the 31st of December 2021 is:

Net Market Value of LAR ESPAÑA REAL ESTATE SOCIMI S.A. Portfolio

609,518,000 Euros

(Six Hundred Nine Million Five Hundred Eighteen Thousand Euros)

Felix Painchaud, MRICS

Lead Director

Corporates & Investors Valuations

Teresa Martínez, MRICS

Head of Retail Valuation

Corporates & Investors Valuations

For and on behalf of
Jones Lang LaSalle España, S.A.



C/ José Ortega y Gasset, 29 – 6ª planta
28006 Madrid
Tel + 34 (91) 781 00 10
Fax + 34 (91) 781 80 50
cushmanwakefield.es

Jon Armentia
LAR ESPAÑA REAL ESTATE SOCIMI, S.A.

C/ María de Molina 39, 10ª planta
28006 Madrid

Our Ref: epa3001

07 March 2022

Dear Jon,

As requested, we set out below our opinion of value from our valuation report dated 3 January 2022, undertaken for financial reporting purposes as at 31 December 2021 in accordance with our Engagement Letter and Standard Terms and Conditions dated March 2019.

The opinion of value stated totalling € 814,330,000 represents the aggregate of the values attributable to the individual properties and should not be regarded as an opinion of value of the portfolio as a whole in the context of a sale as a single lot.

We point out that the total value stated above should be read in conjunction with our full valuation report (of 31 December 2021) and Engagement Letter with its Terms and Conditions, as referred to above, given that our full Basis of Valuation, extent of our enquiries and the assumptions we have made is fully explained therein.

Our valuation is confidential to you, for your sole use and for the specific purpose stated. We will not accept responsibility to any third party in respect of its contents.

Yours faithfully

Signed for and on behalf of Cushman & Wakefield Sucursal en España.

A handwritten signature in black ink, appearing to read 'A. Loughran', written over a light blue rectangular background.

Tony Loughran MRICS

Partner

+34 91 781 38 36

tony.loughran@eur.cushwake.com

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Reno Cardiff MRICS

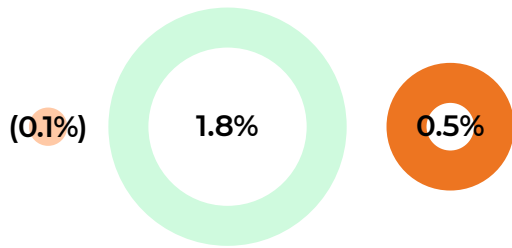
Partner

+34 93 272 16 68

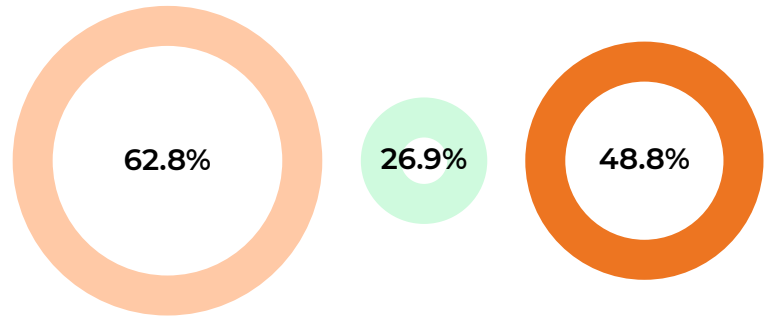
reno.cardiff@eur.cushwake.com

Revaluation by asset class (%)

LfL 2021 vs 2020



2021 vs Acquisition



Shopping Centres

Retail Parks

Total Lar España



The gross value of Lar España's assets stood at **EUR 1,424 million** at year-end 2021. The breakdown by asset type and the y-o-y comparison with 2020 is detailed below. **The like for like (Lfl) value uplift** compared with year-end 2020 stands at positive **+0.5%**. Thus, the portfolio's value has climbed **+48.8% versus the acquisition price**.

+48.8%

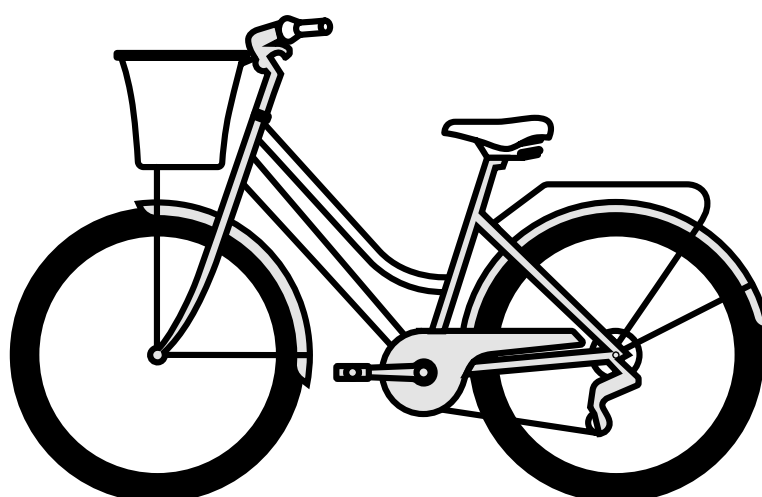
**versus
acquisition price**

Asset Type	Valuer	Acquisition price (Thousands of euros)	Market Value 31.12.2020 (Thousands of euros)
Shopping Centres	C&W: 58% / JLL: 42%	584,274	952,250
Retail Parks	C&W: 54% / JLL: 46%	372,500	464,370
TOTAL LAR ESPAÑA		956,774	1,416,620



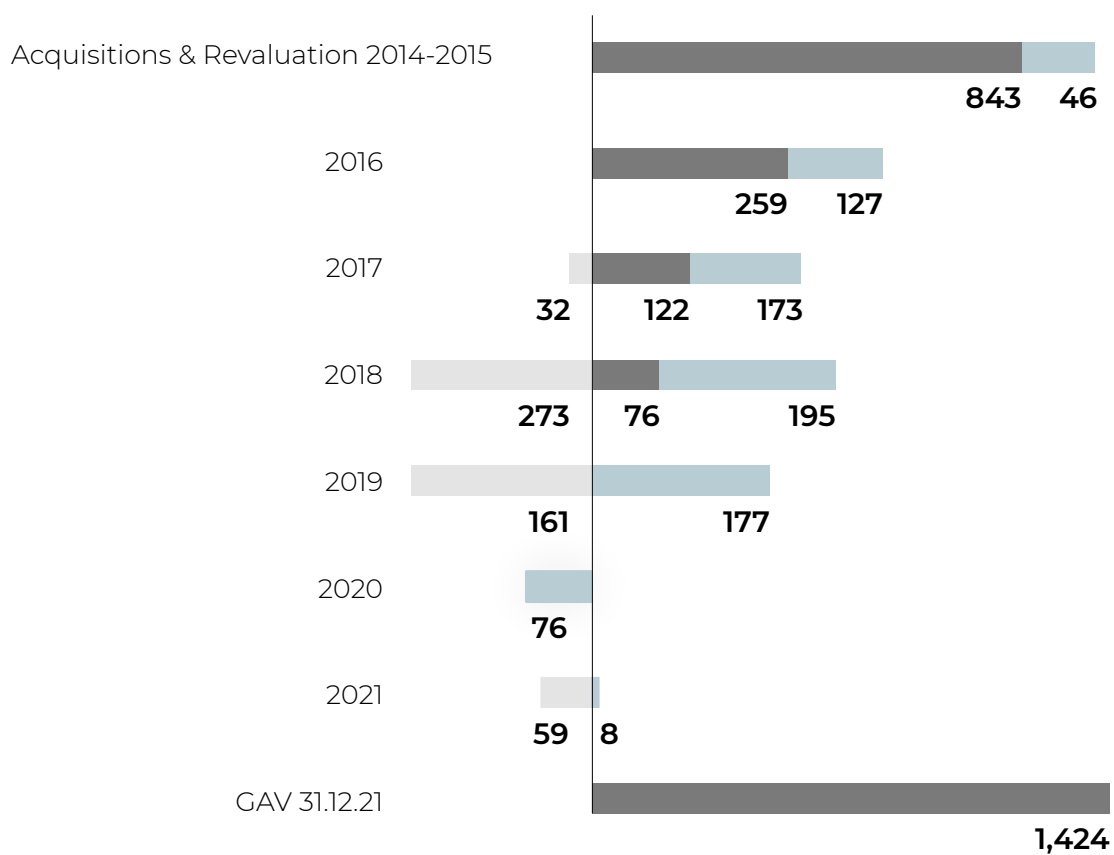
At 31.12.2021 Lar España portfolio's value **has climbed 48.8%** versus the acquisition price.

Asset Type	Market Value 31.12.2021 (Thousands of euros)	€/sqm 31.12.2021	Like for Like revaluation (2021 vs 2020) %	Revaluation 2021 vs acquisition price %	EPRA NIY 31.12.2021
Shopping Centres	951,187	3,060	(0.1%)	62.8%	5.6%
Retail Parks	472,661	1,966	1.8%	26.9%	5.7%
TOTAL LAR ESPAÑA	1,423,848	2,583	0.5%	48.8%	5.7%



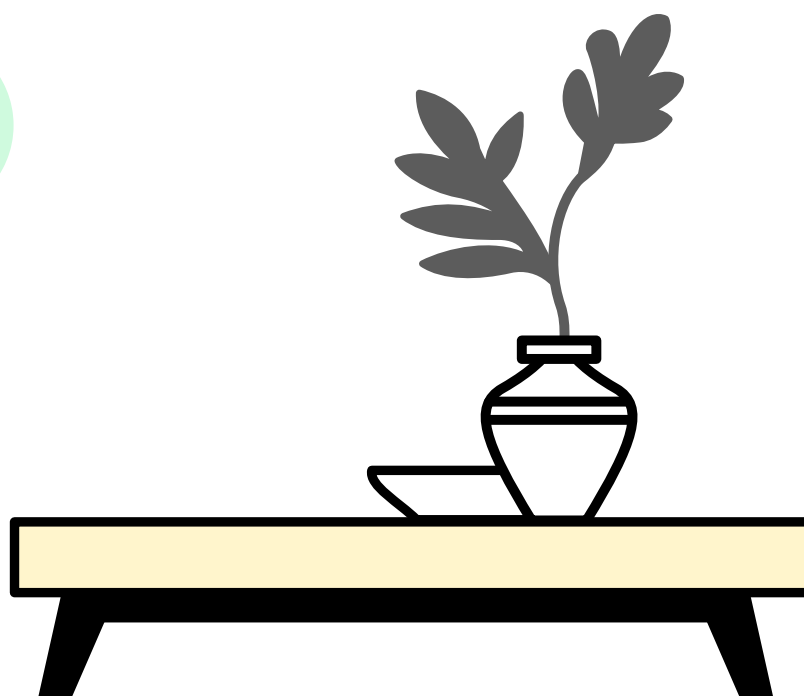
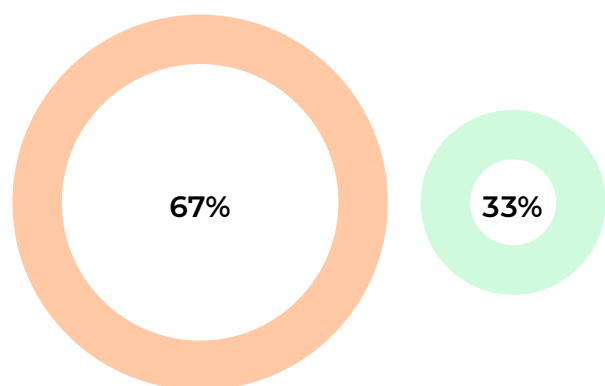
GAV reconciliation 31.12.2021 (millions of euros)

● Acquisitions ● Revaluation ● Divestments

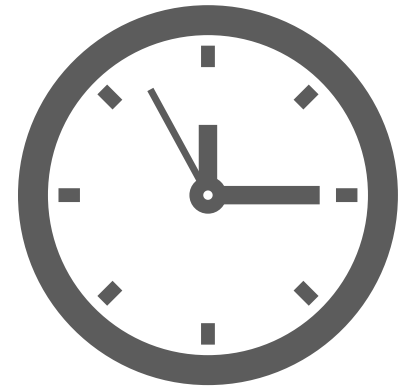
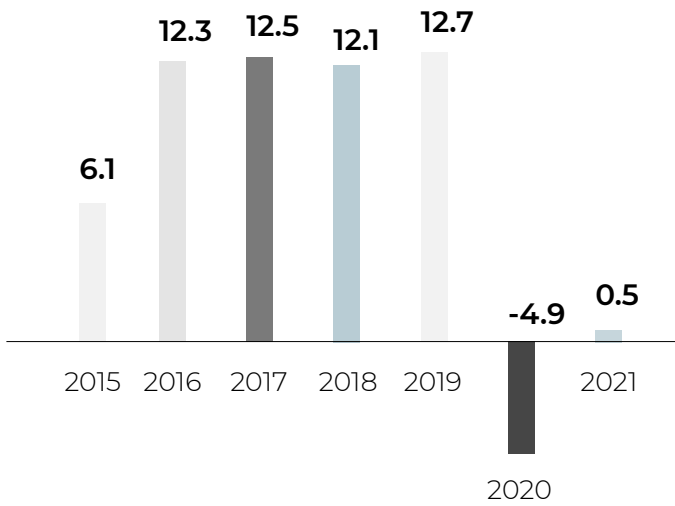


By type of asset (GAV)

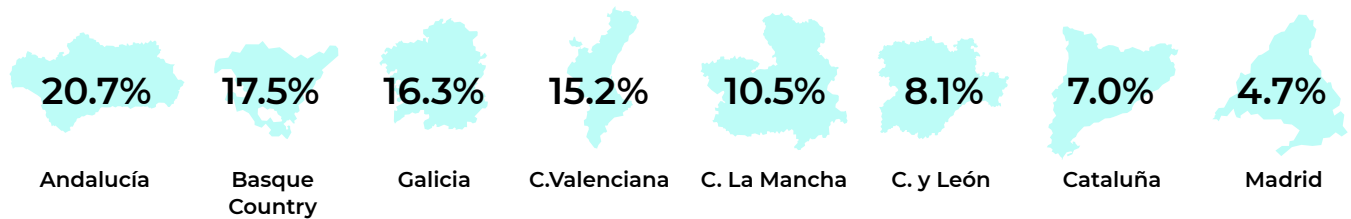
● Shopping Centres ● Retail Parks



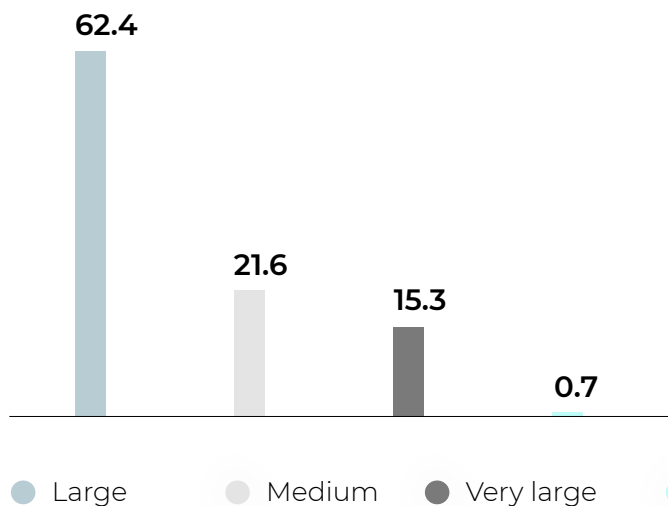
LfL Lar España's portfolio annual revaluation (%)



By geography (GAV)



By size (*) (GAV) (%)



78%
of our retail assets
are classified as
Large or Very
Large.

(*) According to Spanish Association of Shopping Centres (AECC):
Very Large (>79,999 sqm) / Large (40,000-79,999 sqm) / Medium (20,000-39,999 sqm) / Small (5,000-19,999 sqm)

3.3 Additional Information

a. Revenues

Total revenues amounted to **76,271 thousand Euros** during 2021 (versus 93,324 thousand Euros in 2020).

The relative weigh of rental income by line of business at 31 December 2021 is as follows:

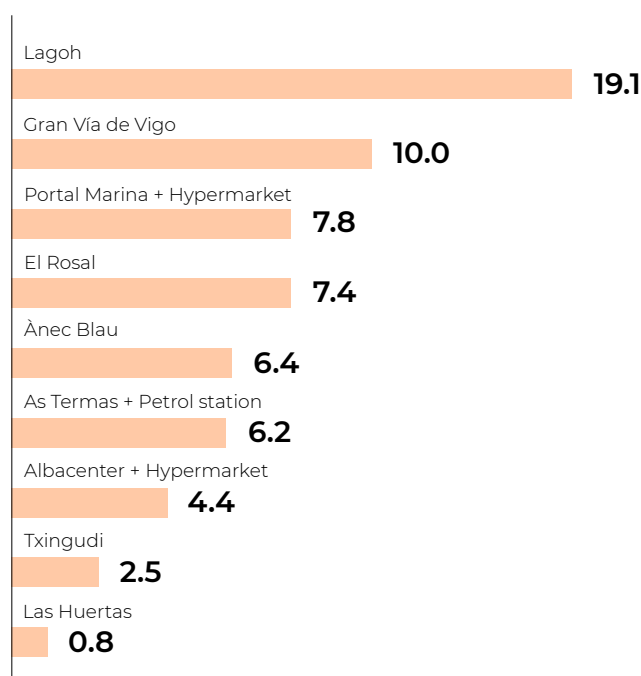
Rental Income by asset class 2021 (%)

● Shopping Centres ● Retail Parks ● Other Retail

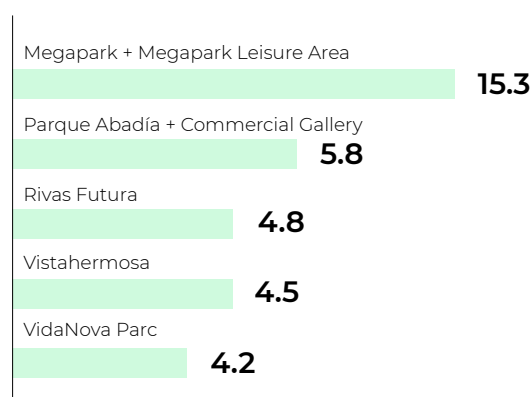


The breakdown of **income per asset** type during 2021 is as follows:

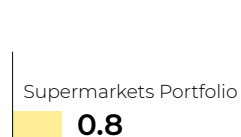
Income by Shopping Centre (%)



Income by Retail Park (%)

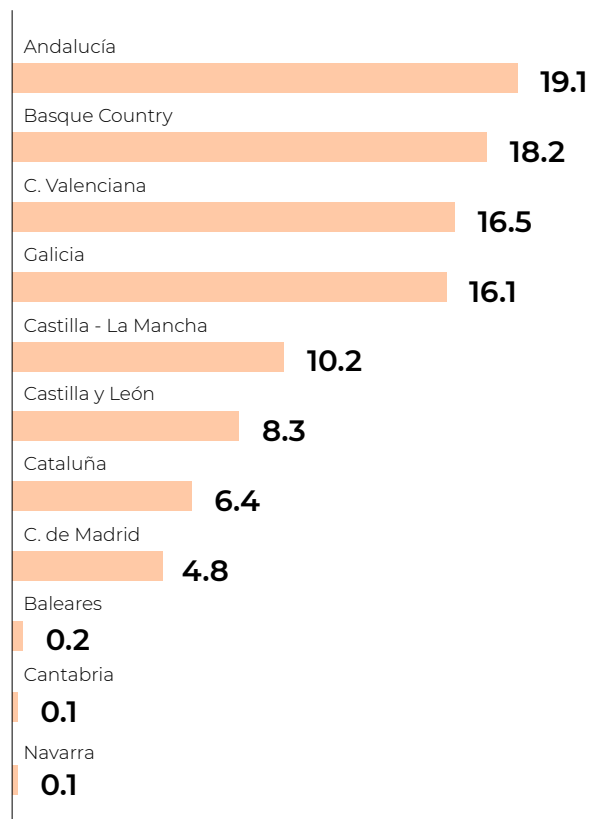


Income by Other Retail (%)



This graph details the breakdown of **rental income per region** for 2021:

Income per region (%)



About 40% of revenues have been recorded in the Basque Country and Andalucía, being Lagoh the largest shopping centre in 2021.

b.
Gross annualised rents

The Gross annualised rents ^(*) of Lar España is detailed below, as well as the **Gross annualised rents per occupied sqm** at 2021 and 2020.

14.8 per €/sqm/month
Lar España average
at 31.12.2021

VS

14.8 per €/sqm/month
Lar España average
at 31.12.2020

Asset Type	31.12.2021			31.12.2020		
	Gross Annualised Rents (Thousands of euros)	GLA Occupied (sqm)	Gross Rent (€/sqm/month)	Gross Annualised Rents (Thousands of Euros)	GLA Occupied (sqm)	Gross Rent (€/sqm/month)
Shopping Centres	62,351	295,959	17.6	62,192	296,282	17.5
Retail Parks	31,930	233,919	11.4	31,765	227,354	11.6
TOTAL LfL	94,281	529,878	14.8	93,957	523,636	14.9
Other Retail	N/A	N/A	N/A	3,966	27,909	11.8
TOTAL LAR ESPAÑA	94,281	529,878	14.8	97,923	551,545	14.8





() The annualised GRI is calculated using the EPRA NIY of each asset. Annualised GRI = annualised passing rental income from real estate investments + effect of rent-free periods and temporary rental discounts. See section 4 "EPRA & Financial Information".*

During the year 2021 the portfolio of **22 Eroski supermarkets has been divested**. However, there have been no investments, nor have any development projects been carried out by the Company.

c. Top tenants

Below are the tenants that have generated the highest amounts of rental income during 2021:



		Total rental income	Accumulated
1.	INDITEX	9.35%	9.35%
2.	Carrefour 	4.58%	13.93%
3.	Media Markt	4.21%	18.14%
4.		3.06%	21.20%
5.	DECATHLON	2.69%	23.89%
6.	CORTEFIEL	2.63%	26.52%
7.	Conforama <small>Más hogar, mejor precio</small>	2.34%	28.86%
8.	 MERCADONA <small>SUPERMERCADOS DE CONFIANZA</small>	2.25%	31.11%
9.		2.14%	33.25%
10.	C&A	2.11%	35.36%

d.
Lease expiration and WAULT

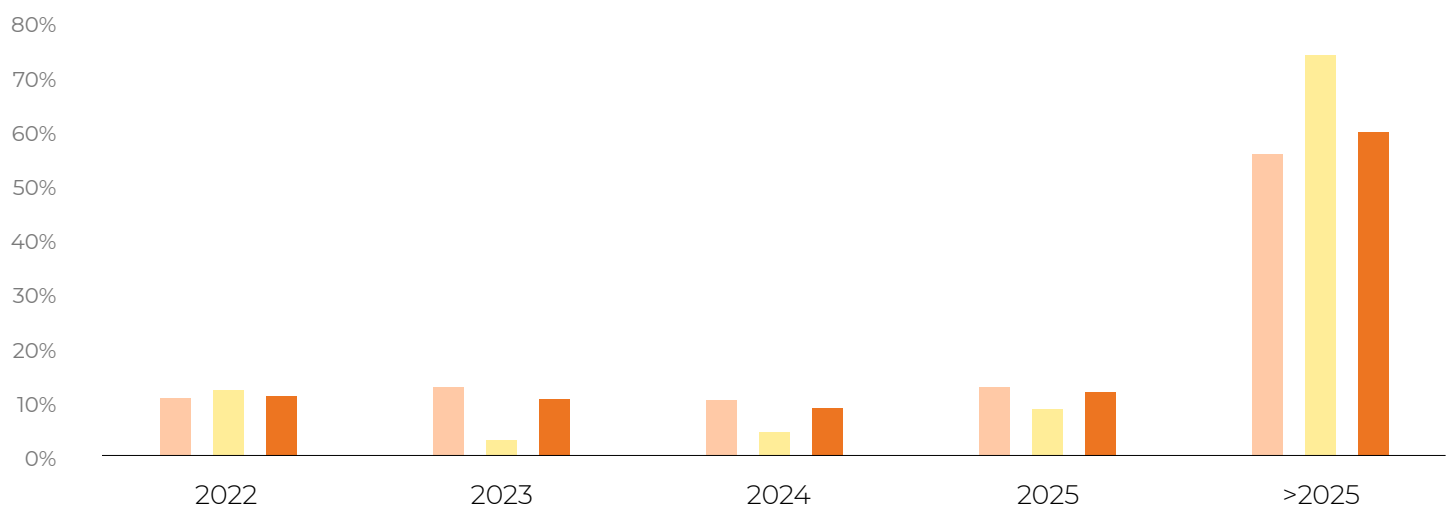
The proactive management carried out by Lar España allows us to have a **solvent and diversified tenant base**.

Renovations have been carried out at the properties occupied by our key tenants, thereby prolonging the lease terms, allowing us to have a significant level of guaranteed minimum rents. During the year new long-term lease agreements have been signed with new tenants.

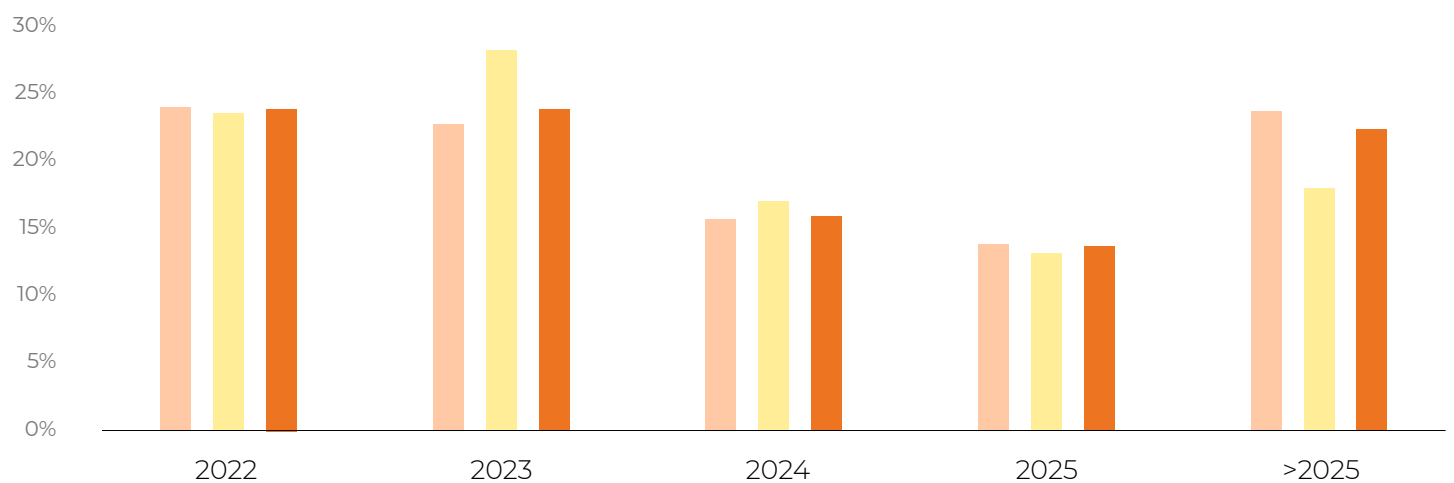
We note that as of 31 December 2021, more than **70% of all Lar España's active lease** agreements have lease expiries beyond 2024.

As at 31 December 2021, **over 70% of retailer leases** had expiration dates beyond 2024.

Annual lease expiration (end of contract) (%)



Annual lease expiration (break option) (%)



Thus, the WAULT^(*) (weighted average unexpired lease term) at 31 December 2021 of Lar España's portfolio is **2.7 years**. Below you will find the detail by asset class:


Over 1,000 existing contracts

Lar España 

2.7

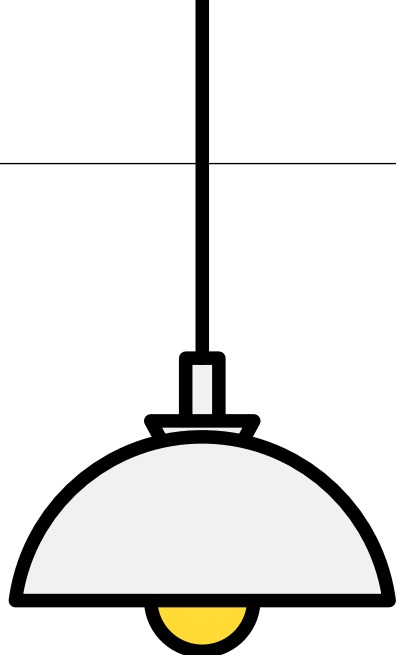
Shopping Centres 

2.5

Retail Parks 

3.0

() Calculated as the number of years from the current date to the first break option, weighted by the gross rent for each lease. The WAULT of each asset is detailed in section 3.1 "Portfolio Description".*



96.1%

Occupancy
(sqm)

e.
Occupancy (sqm)

The gross leasable area (GLA) of Lar España's income producing assets at 31 December 2021 stood at **551,326 sqm**, whilst the average occupancy rate stood at **96.1%**.

The occupancy rate by asset class as at 31 December 2021 is shown below:

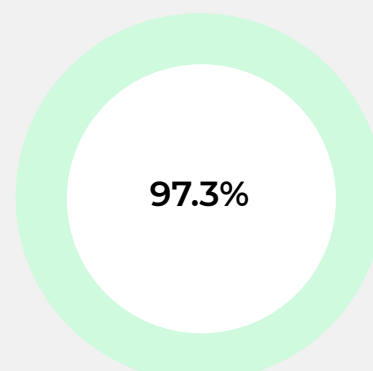
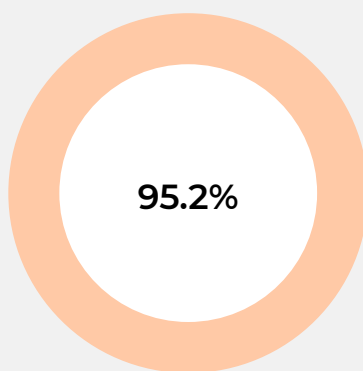
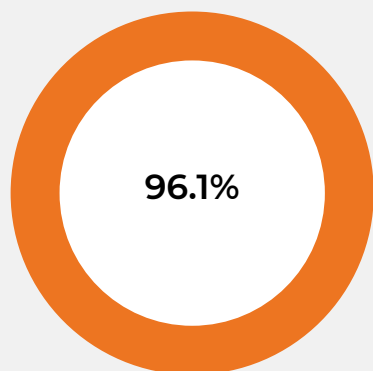
551,326 sqm

Total GLA

● Total Lar España

● Shopping Centres

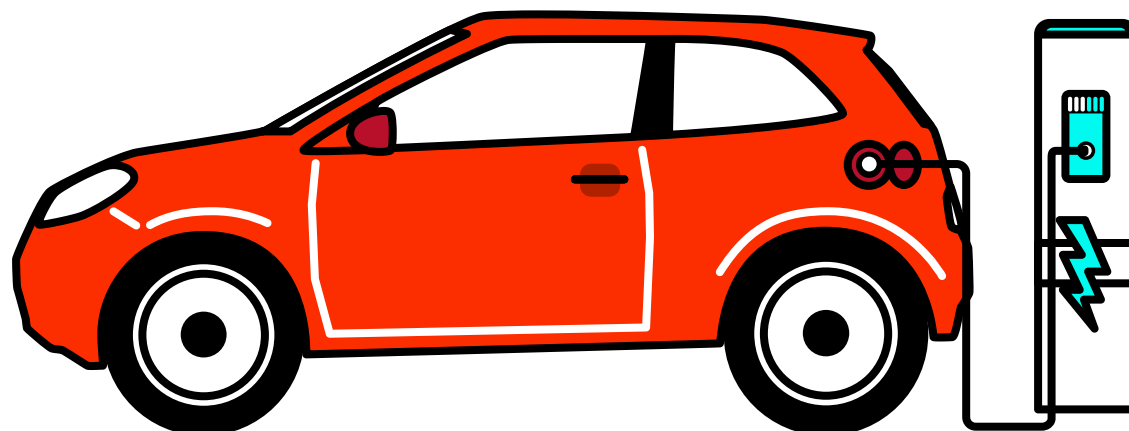
● Retail Parks



The occupancy level (in sqm) at 31 December 2021 is shown below:

	31.12.2021		
Asset Type	Total GLA (sqm)	Occupied GLA (sqm)	Occupancy (%)
Shopping Centres	310,862	295,959	95.2%
Retail Parks	240,464	233,919	97.3%
TOTAL LAR ESPAÑA	551,326	529,878	96.1%





f. CAPEX ⁽¹⁾

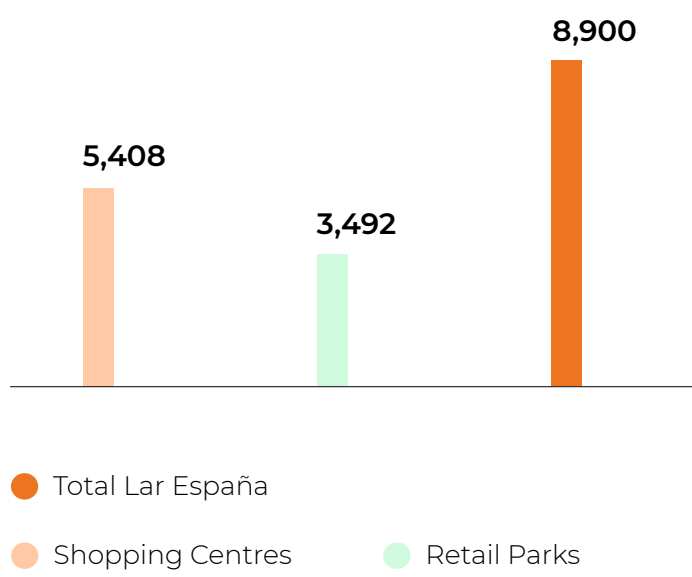
The Company has continued revamping its portfolio of assets in order to generate more value, investing close to **€9 Million** during 2021.

The breakdown of investment by asset class is shown below, as well as its comparison with the previous year:

Asset Type	2021		2020	
	CAPEX	%	CAPEX	%
Shopping Centres	5,408	61%	15,745	63%
Retail Parks	3,492	39%	9,090	37%
TOTAL LfL	8,900	100%	24,835	100%
Other Retail	-	0%	-	0%
TOTAL LAR ESPAÑA	8,900	100%	24,835	100%

CAPEX investment (Thousand Euros)

During 2021 the investment in CAPEX was made in the assets fully owned by Lar España, and no investments were made in investee companies or joint ventures such as Lagasca99.



Shopping Centres À nec Blau and Rivas Futura with **€2.9 Million** together, lead the investment made during the year, due to the improvements that were implemented.

(1) For the company, CAPEX refers to any investment made to improve or reposition its real estate assets.

(Thousands of euros)	2021			2020		
	Group (excluding Joint Ventures)	Joint Ventures (proportionate share)	TOTAL	Group (excluding Joint Ventures)	Joint Ventures (proportionate share)	TOTAL
Acquisitions	-	-	-	-	-	-
Developments	-	-	-	3,705	-	3,705
Investment properties	8,900	-	8,900	21,130	-	21,130
› Incremental lettable space ⁽¹⁾	-	-	-	-	-	-
› No incremental lettable space	5,475	-	5,475	14,798	-	14,798
› Tenant incentives	2,600	-	2,600	5,930	-	5,930
› Other material non-allocated types of expenditure ⁽²⁾	825	-	825	402	-	402
Capitalised interest (if applicable)	-	-	-	-	-	-
TOTAL CAPEX	8,900	-	8,900	24,835	-	24,835
Conversion from accrual to cash basis	(367)	-	(367)	(253)	-	(253)
TOTAL CAPEX on cash basis	8,533	-	8,533	24,582	-	24,582

(1) According to EPRA recommendations, when Capex is invested in both existing and incremental space, it is considered Capex with incremental lettable space when the GLA increases by more than 10% of the asset's total lettable area.

(2) This concept includes different aspects relating to the maintenance of the centres (lighting, HVAC, security, etc.).

In 2021, Lar España did not acquire any properties or change the make-up of the portfolio in any way.

Although the company did not make any Capex investments that increased the portfolio's GLA, it did carry out **significant refurbishment works**, mainly at **Ànec Blau, Gran Vía and Rivas Futura, that enhanced the existing space.**



Ànec Blau: completing the façade and adding a new outdoor food court area.



Gran Vía: all parking accesses upgraded.



Rivas Futura: pavements and pedestrian access.

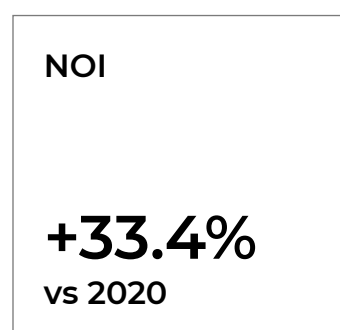
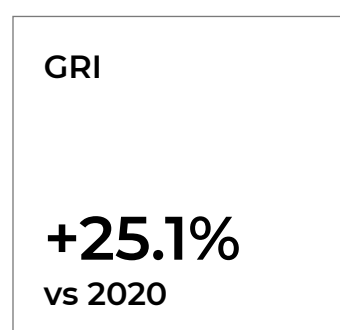
g. Main Milestones

Lar España continued to implement its strategy to actively manage its portfolio. The performance of the key indicators during 2021 is detailed below:

Key indicators evolution



Key indicators evolution LfL ^(*)



() Like for Like (excluding 22 Eroski supermarkets divested in February 2021).*

Like for Like rental growth

More detail on the **Like for Like rental growth** is presented below to give more detail on the Company's organic growth:

	Fair value 31.12.2021 (€ Mn)	Rental income 2021 (thousands of euros)	Rental income 2020 (thousands of euros)	Change (thousands of euros)	Change (%)
Retail	1,424	88,076	70,377	17,699	25.1%
Total Like-for-Like assets	1,424	88,076	70,377	17,699	25.1%
Acquired assets	-	-	-	-	-
Divestments ^(*)	-	602	3,947	(3,345)	(84.7%)
Development assets	-	-	-	-	-
Total portfolio assets	1,424	88,678	74,324	14,354	19.3%

Note: all the assets in Lar España's portfolio operate in Spain.

() 22 Supermarkets portfolio divested in February 2021.*



Major operative milestones

During 2021, the total sales declared reach **892.8⁽¹⁾ million euros** in the Shopping Centres and Retail Parks, supported by the increase in the number of visits (footfall of **74.4 million**).

Lar España continued to actively manage its retail portfolio. It closed **94 operations** including renewals, relocations, relettings and new lettings, resulting in an annualised tenant rotation rate of **5%** for the portfolio.

Rotated	Negotiated rent	Operations	Rent uplift
27,280 sqm	€5.7 million	94	+3.9% ⁽²⁾

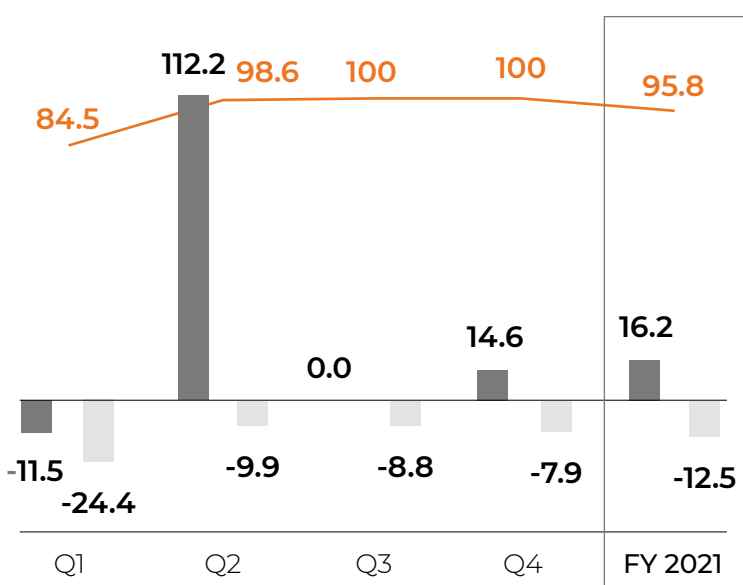
	Renewals	Relocations & Relettings	New Lettings	TOTAL
Number of operations	51	23	20	94
sqm	11,245	4,731	11,304	27,280

(1) Declared sales. / (2) Excluding 4 non-comparable operations.

Footfall 2021

74.4 Million of visits
+16.2% vs 2020

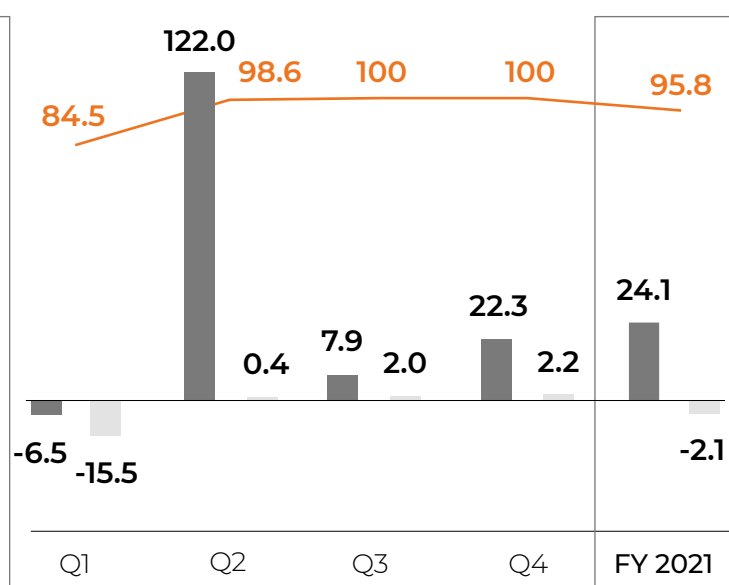
Quarterly footfall at Lar España's shopping centres and retail parks (%)



Sales 2021

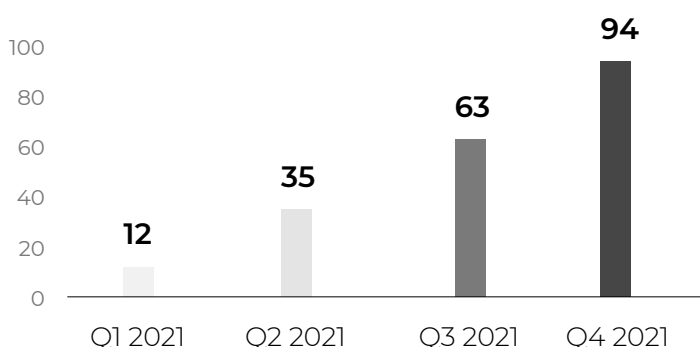
€892.8⁽¹⁾ million
+24.1% vs 2020

Quarterly sales figures for Lar España's shopping centres and retail parks (%)

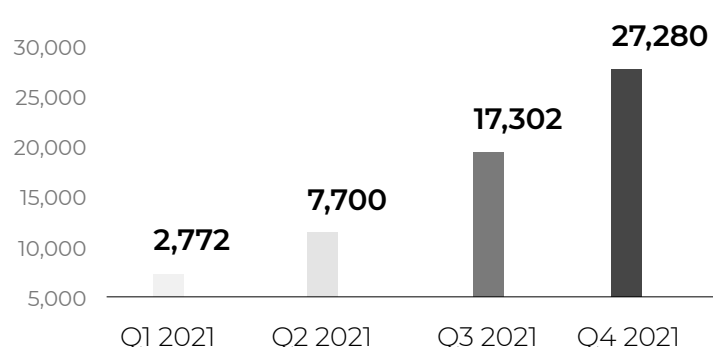


● 2021 vs 2020 ● 2021 vs 2019⁽²⁾ — Portfolio's GLA opened

YTD (Number of operations)



YTD GLA Rotated (sqm)



(1) Declared sales. / (2) Like for Like 2021 vs 2019 (excluding Lagoh shopping centre).

ShopperTrak Index 2021 vs 2020 accumulated figures at 31 December 2021: +14.5%.




Shopping Centre
El Rosal (León)

Some of the **main operations** during 2021 are detailed below:



Renewals




Megapark
182 sqm

Deigual

Megapark
469 sqm

CASA


Gran Vía Vigo
494 sqm



As Termas
3,803 sqm

DOCKERS™

Megapark
157 sqm



Megapark
556 sqm



Relocations & Relettings

MANGO

Gran Vía Vigo
630 sqm



bimba & lola

Gran Vía Vigo
150 sqm

♫ **STRADIVARIUS**

As Termas
597 sqm

Barbour

Gran Vía Vigo
158 sqm



El Rosal
210 sqm

AliExpress™

Lagoh
337 sqm



New lettings




Parque Abadia
500 sqm

miscota

Parque Abadia
1,053 sqm

BEDLAND


Portal de la Marina
300 sqm



Megapark
2,702 sqm

ToysRUs

Albacenter
796 sqm



VidaNova Parc
1,285 sqm

In addition, during 2021, a number of **leading chains opened** stores at some properties, such as:

OPENING OF RESTAURANT AREA SC ÀNEC BLAU



Xiringuito

Opening 19/11/2021



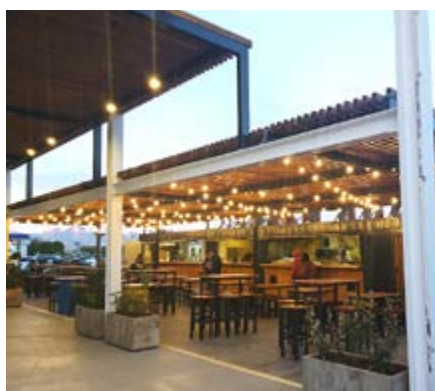
Blanquito

Opening 19/11/2021



Black House

Opening 27/11/2021



**Food Market
RP VISTAHERMOSA**

Opening 01/12/2021



**Aw Lab
SC PORTAL DE LA MARINA**

Opening 06/08/2021



**Stradivarius
SC AS TERMAS**

Opening 15/10/2021



Leroy Merlin
SC AS TERMAS
 Opening 16/12/2021



Ikea Home Service Point
SC EL ROSAL
 Opening 30/11/2021



Toys "R" Us
SC ALBACENTER
 Opening 22/10/2021



Druni
SC GRAN VÍA VIGO
 Opening 16/12/2021



AliExpress
SC LAGOH
 Opening 11/11/2021



Sapphira
RP ABADÍA
 Opening 15/04/2021



Manolo Bakes
SC LAGOH
 Opening 12/08/2021



Al Punto
RP RIVAS FUTURA
 Opening 01/05/2021



Pomodoro
SC LAGOH
 Opening 10/05/2021

Retail Tenant Mix

Below we display the **tenant mix** of Lar España's retail portfolio at 31 December 2021 by space let. The food & beverage and health sectors account **more than 15%** of the retail offering in Lar España's assets.

Effort
rate

8.4%

Fashion

29.6%

Home

19.2%

Leisure and
Entertainment

16.7%

Food &
Beverage

13.4%

Sports and
Adventure

7.2%

Dining

7.0%

Services

3.8%

Health and
Beauty

2.8%

Culture,
Technology
and Multimedia

0.3%

