
EPRA Information

5.1
EPRA
Earnings
90

5.2
EPRA
Net Asset
Value Ratios
91

5.3
EPRA
NIY and EPRA
Topped-up NIY
93

5.4
EPRA
Vacancy
Rate
94

5.5
EPRA
Cost
Ratios
95

5.6
EPRA
LTV
96



EPRA Information

In February 2022, the Reporting & Accounting Committee of EPRA (European Public Real Estate Association ⁽¹⁾) updated its Best Practices Recommendations ⁽²⁾ guidelines in order to improve the presentation, transparency, comparability and relevance of the published results of listed real estate companies in Europe, including an analysis ratio regarding the leverage of companies, the EPRA LTV.

Lar España fully supports and endorses the principle of standardizing the reporting of performance indicators from the perspective of comparability and improving the quality of information provided to investors and other users of the financial information.

For this purpose, we have included an specific chapter with our main economic indicators following EPRA guidances.

In September 2023, for the **ninth consecutive year**, Lar España was awarded the **EPRA Gold Award** for the quality of financial information made available to its main interest groups. Regarding the information published about ESG, Lar España also obtained the highest distinction by EPRA, achieving for the **sixth consecutive year the Gold Award**. This highlights the international recognition for the information reported by Lar España and made available to its shareholders.

(1) Not-for-profit association founded in 1999 registered in Belgium which aims to make the financial statements of public real state companies clearer, more transparent and comparable across Europe.

(2) "Best Practices Recommendations" document - BPR available at www.epra.com





INDICATOR	30.06.2024 (Thousands of euros)(%)	30.06.2024 (Euros per share)
EPRA Earnings	32,380	0.39
EPRA NTA	854,742	10.22 ^(*)
EPRA NRV	885,723	10.59 ^(*)
EPRA NDV	841,752	10.06 ^(*)
EPRA Net Initial Yield (NIY)	6.6%	
EPRA Topped-up NIY	6.9%	
EPRA Vacancy Rate	4.0%	
EPRA Cost Ratio	16.8% ^(**)	
EPRA Cost Ratio (excluding costs of direct vacancy)	15,2% ^(**)	
EPRA LTV Ratio	35.2%	

(*) When analyzing this measure it is important to take into account the dividend paid in Q2 2024 (€0.79 per share).

(**) Ratio calculated taking into account recurring expenses. See Glossary 8 for terminology description.

5.1 EPRA Earnings

(Thousands of euros)	H1 2024	H1 2023
EARNINGS PER IFRS INCOME STATEMENT	22,333	35,138
Change in value of investment properties	10,047	12,078
Profits or losses on disposal of investment properties	–	–
Tax on profits or losses on disposals	–	–
Negative goodwill	–	–
Changes in fair value of financial instruments and associated close-out costs	–	–
Acquisition costs on share deals and non-controlling joint venture interests	–	–
Deferred tax in respect of EPRA adjustments	–	–
Adjustments to above in respect of joint ventures	–	–
Non-controlling interests in respect of the above	–	–
EPRA EARNINGS	32,380	47,216
Weighted average number of shares (excluding treasury shares)	83,646,398	83,633,750
EPRA EARNINGS PER SHARE (EUROS)	0.39	0.56
EPRA ORDINARY RESULT	32,380	26,814^(*)
EPRA ORDINARY RESULT PER SHARE (EUROS)	0.39	0.32

(*) Excluding the positive effect of the bond buyback in 2023.



5.2 EPRA Net Asset Value Ratios

In October 2019, EPRA published an update of its “Best Practices and Recommendations” document in which, at 31 December 2020, the calculation of the EPRA NAV and EPRA NNNAV ratios is replaced by three new indicators: EPRA NRV, EPRA NTA and EPRA NDV⁽¹⁾.

The EPRA Net Asset Value indicator set makes adjustments to the Company’s own funds in accordance with the IFRS ⁽²⁾ financial statements to provide investors with the most relevant information on the fair value of the assets and liabilities of a property investment firm, in different scenarios.



(1) For more information, you can visit the official EPRA website: https://www.epra.com/application/files/2315/7321/0568/EPRA_FAO_-_FINAL_version.pdf. (2) IFRS: International Financial Reporting Standards.

EPRA NET ASSET VALUE RATIOS (Thousands of euros)	30.06.2024			31.12.2023		
	NTA Net Tangible Assets	NRV Net Reinstatement Value	NDV Net Disposal Assets	NTA Net Tangible Assets	NRV Net Reinstatement Value	NDV Net Disposal Assets
Equity attributable to shareholders	841,752	841,752	841,752	885,548	885,548	885,548
(I) Hybrid Instruments	-	-	-	-	-	-
Diluted NAV	841,752	841,752	841,752	885,548	885,548	885,548
Include:						
(II.a) Revaluation of investment properties	-	-	-	-	-	-
(II.b) Revaluation of investment properties under construction	-	-	-	-	-	-
(II.c) Revaluation of other non-current investments	-	-	-	-	-	-
(III) Revaluation of tenant leases held as finance leases	-	-	-	-	-	-
(IV) Revaluation of trading properties	-	-	-	-	-	-
Diluted NAV at Fair Value	841,752	841,752	841,752	885,548	885,548	885,548
Exclude:						
(V) Deferred Tax in relation to fair value gains of IP	12,990	12,990	n.a.	12,990	12,990	n.a.
(VI) Fair value of financial instruments	-	-	n.a.	-	-	n.a.
(VII) Goodwill as a result of deferred tax	-	-	-	-	-	-
(VIII.a) Goodwill as per the IFRS balance Sheet	-	n.a.	-	-	n.a.	-
(VIII.b) Intangibles as per the IFRS balance sheet	-	n.a.	n.a.	-	n.a.	n.a.
Include:						
(IX) Fair value of fixed interest rate debt	n.a.	n.a.	-	n.a.	n.a.	-
(X) Revaluation of intangibles to fair value	n.a.	-	n.a.	n.a.	-	n.a.
(XI) Real estate transfer tax	-	30,981	n.a.	-	29,366	n.a.
NAV	854,742	885,723	841,752	898,538	927,904	885,548
Other	83,632,737	83,632,737	83,632,737	83,630,424	83,630,424	83,630,424
NAV per share (euros)	10.22^(*)	10.59^(*)	10.06^(*)	10.74	11.10	10.59

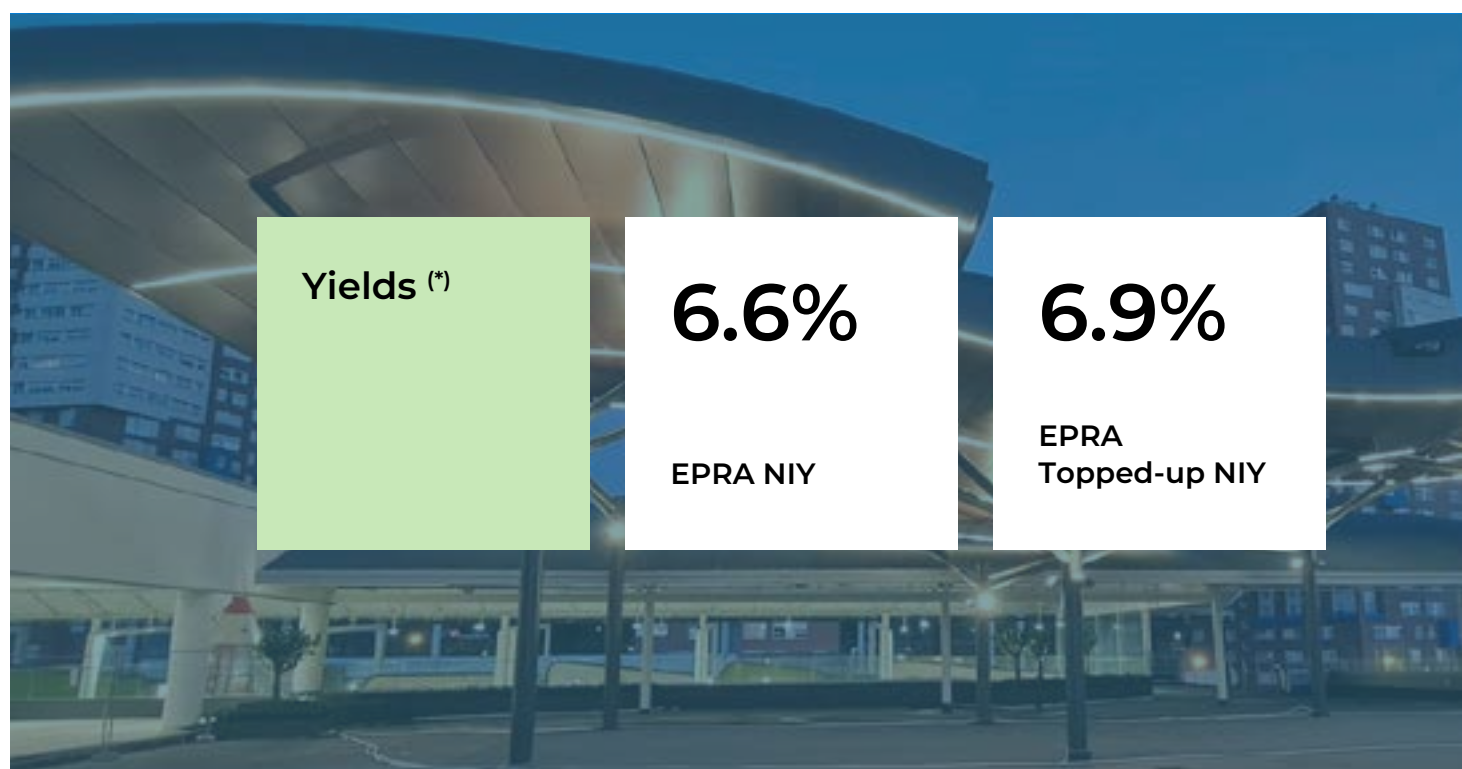
(*) When analyzing this measure it is important to take into account the dividend paid in Q2 2024 (€0.79 per share).

5.3 EPRA NIY and EPRA Topped-up NIY

(Thousands of euros)	Total Shopping Centres	Total Retail Parks	Total Lar España
Completed Property Portfolio	925,502	378,783	1,304,285
Allowance for estimated purchasers costs	23,809	7,173	30,981
Gross up completed property portfolio valuation (A)	949,311	385,956	1,335,266
Annualised cash passing rental income	70,395	26,433	96,828
Property outgoings	(6,295)	(2,177)	(8,472)
Annualised net rents (B)	64,101	24,256	88,357
Notional rent expiration of rent free periods or other lease incentives	2,601	1,114	3,715
Topped-up net annualised rents (C)	66,702	25,370	92,072
EPRA NET INITIAL YIELD (B/A)	6.8%	6.3%	6.6%
EPRA TOPPED-UP NET INITIAL YIELD (C/A)	7.0%	6.6%	6.9%

Figures may not match due to rounding.

(*) The EPRA NIY and EPRA Topped-up NIY values as of 31.12.2023 were 6.5% and 6.8%, respectively.



5.4 EPRA Vacancy Rate

	ERV (Thousands of euros)	ERV Vacancy (Thousands of euros)	ERV Vacancy Rate (%)
Shopping Centres	69,064	2,694	3.9%
Retail Parks	27,289	1,180	4.3%
TOTAL LAR ESPAÑA	96,353	3,874	4.0%



(*) The EPRA Vacancy value as of 31.12.2023 was 3.0%.

5.5 EPRA Cost Ratios

(Thousands of euros)	Recurring		TOTAL	
	H1 2024	H1 2023 ⁽¹⁾	H1 2024	H1 2023
Administrative expenses	(391)	(405)	(391)	(405)
Operating costs net of recoverable income ⁽²⁾⁽⁵⁾	(7,499) ⁽³⁾	(7,019) ⁽³⁾	(9,188) ⁽⁴⁾	(10,797) ⁽⁴⁾
Administrative/operating expenses in associates	–	–	–	–
EPRA Cost (including vacancy cost) (A)	(7,890)	(7,424)	(9,579)	(11,202)
Direct vacancy costs	(769)	(1,118)	(769)	(1,172)
EPRA Cost (excluding vacancy cost) (B)	(7,121)	(6,306)	(8,810)	(10,030)
Gross Rental Income less ground rent costs-per IFRS ⁽⁶⁾	50,551	48,532	47,062	48,585
Net associated costs (net service charge) ⁽⁵⁾	(3,677)	(3,788)	(3,677)	(4,282)
Gross Rental Income (C)	46,874	44,744	43,385	44,303
EPRA COST RATIO (including direct vacancy costs) A/C	16.8%	16.6%	22.1%	25.3%
EPRA COST RATIO (excluding direct vacancy costs) B/C	15.2%	14.1%	20.3%	22.6%

(1) Excluding Rivas Futura and Vistahermosa retail parks which were divested in July 2023.

(2) Maintenance expenses are included.

(3) Includes fixed management fees.

(4) Includes both fixed and variable management fees.

(5) The sum of these two items corresponds to the "Other expenses" line item in section 4.2 Consolidated Statement of Comprehensive Income.

(6) Includes "Ordinary income" and income from leasing malls, which are included in the "Other income" line item. Both can be found in section 4.2 Consolidated Statement of Comprehensive Income.



5.6 EPRA LTV

(Thousands of euros)	Group as reported (A)	Proportionate Consolidation (B)			Combined (A+B)
		Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	
Include:					
Borrowings from Financial Institutions	70,000	–	–	–	70,000
Commercial paper	–	–	–	–	–
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	–	–	–	–	–
Bond loans	581,000	–	–	–	581,000
Foreign currency derivatives (futures, swaps, options and forwards)	–	–	–	–	–
Net payables	27,743	–	–	–	27,743
Owner-occupied property (debt)	–	–	–	–	–
Current accounts (equity characteristic)	–	–	–	–	–
Exclude:					
Cash and cash equivalents	(213,025)	(2,217)	–	–	(215,242)
NET DEBT (A)	465,718	(2,217)	–	–	463,501
Include:					
Owner-occupied property	–	–	–	–	–
Investment properties at fair value	1,304,285	–	–	–	1,304,285
Properties held for sale	–	–	–	–	–
Properties under development	–	–	–	–	–
Intangibles	1	–	–	–	1
Net receivables	11,748	–	–	–	11,748
Financial assets	–	–	–	–	–
TOTAL PROPERTY VALUE (B)	1,316,034	–	–	–	1,316,034
LTV (A/B)	35.4%	–	–	–	35.2%