



NATIONAL SECURITIES MARKET COMMISSION

In compliance with the reporting requirements under article 226 of Law 6/2023, of 17 March, on Securities Markets and Investment Services, Lar España Real Estate SOCIMI, S.A. ("**Lar España**" or the "**Company**") hereby informs the National Securities Market Commission of the following

INSIDE INFORMATION

In connection with the voluntary takeover bid for all the shares of Lar España (the "**Offer**") announced by Helios RE, S.A. (the "**Bidder**") on 12 July 2024, the Company informs of the following:

- Given that the potential authorisation of the Offer by the Comisión Nacional del Mercado de Valores (CNMV), or the authorisation of any other tender offer for the Company's shares, would trigger the right of the holders of the Company's senior unsecured green bonds due in 2026 and 2028 (the "**Bonds**") to require Lar España to repurchase all or part of the Bonds at 101% of par value, within the timeframes and on the other terms set out in the Bonds documentation, the Company, on the proposal of the Takeover Bid Monitoring Committee, has secured commitments for up to EUR 650 million in new financing (the "**New Financing**") from J.P. Morgan SE, sucursal en España ("**JP Morgan**") to cover the repurchase of the Bonds and the amounts outstanding under the financing from the European Investment Bank.
- The New Financing has been secured on attractive terms for the Company and for a term of up to three years from the signing of the financing agreements, which ensures sufficient liquidity for Lar España under different scenarios.
- The New Financing is an alternative to the refinancing of the Company's existing debt agreed by the Bidder in connection with the Offer (the "**Refinancing**") and is independent of the Refinancing. This New Financing does not limit or condition the Bidder's capacity to implement the Refinancing in the event that the Offer is successful and the Bidder becomes Lar España's controlling shareholder.
- The Company will only draw down the New Financing if the Offer is not successful and, as a result, the Bidder does not acquire effective control of the Company, either because the conditions of the Offer are not satisfied or because a competing offer is successful.
- The subscription of the New Financing complies with the restrictions imposed by article 28 of Royal Decree 1066/2007, of 27 July, on the regime of public takeover



bids for securities on the scope of action of the board of directors of the Company in the context of the Offer.

- The Company expects to enter into final financing agreements with JP Morgan in the coming weeks. A further update will be provided in due course.

Madrid, 18 September 2024

Lar España Real Estate SOCIMI, S.A.

Mr. José Luis del Valle Doblado

Chairman of the Board of Directors