

MERLIN Properties continues with positive performance achieving a net income of €475 million (+87% vs 9M16)

- Gross rents: € 352.3 million (+54% vs 9M 2016)
- Recurring EBITDA: € 297.7 million (+47% vs 9M 2016)
- Recurring FFO: € 221.6 million (+51% vs 9M 2016)
- Gross asset value: € 10.6 billion (without quarterly revaluations)
- Net asset value per share: € 12.02 (+12.3% vs 9M 2016)
- 9M17 Office Release spread: +3.3%

- During the first nine months of the year, MERLIN has contracted more than 765,000 sqm, with positive increases in rents in all asset classes.
- Most relevant acquisitions in the period is Marques de Pombal 3 in Portugal, landmark building located in the best spot within Lisbon Prime CBD. Additionally, the Company continues executing the 5 year capex program launched at the end of 2016.

Madrid, 15 November.-, MERLIN Properties has released its 9M 2017 consolidated financial statements with total revenues of € 364 million, a recurring EBITDA of € 298 million, a recurring FFO (EBITDA less interest) of € 222 million and a consolidated net profit in accordance with IFRS of € 475 million.

NAV amounted to € 5,648 million (12.02 euros per share). It is important to highlight that no new appraisal for the assets has been carried out this quarter as, in accordance with the Company's policy, new appraisals of the portfolio are carried out on a semi-annual basis.

MERLIN Properties continues the year on a positive footing, with 767,171 sqm contracted with a general uplift in rents. The portfolio occupancy rate has increased from 91.3% in December to 92.5% at the end of September.

Offices

Good performance in the 3 core markets delivering +3.3% release spread on renewals (+3.2% in Madrid, + 4.0% in Barcelona and +5.1% in Lisbon). Occupancy rate also increases from 87.9% to 88.1%.

During the third quarter, MERLIN acquired Marques de Pombal 3, a 12,460 sqm office building located in the best spot within Lisbon Prime CBD. Other refurbishments such as Puerta de las Naciones, pre-let to Ferrovial, Balmes and Torre Glòries in Barcelona are

proceeding in accordance with plans.

Shopping Centers

The shopping center portfolio has also experienced a very positive nine month period with a 2.7% increase in footfall and a release spread on renewals of 4.1%. Occupancy has also increased from 88.6% to 89.1%. MERLIN has acquired three retail units within its Shopping centers portfolio for a total amount of €16.2 million.

The works on X-Madrid have started with a 70% pre-let level

Logistics

The superb momentum experienced by this sector is represented in MERLIN's portfolio: the occupancy has increased from 95.4% to 98% and the releasing spread on renewals achieved a 13.5% uplift.

Since January, both the logistic park "MERLIN Cabanillas" with 202.600 sqm of gross lettable area and the 40,462 sqm of logistic warehouses in Madrid-Pinto have achieved 100% occupancy prior to opening.

About MERLIN Properties

MERLIN Properties SOCIMI, S.A. (MC:MRL) is the largest real estate company trading on the Spanish Stock Exchange, with a market capitalization of more than 5 billion euros, specialized in the acquisition and management of commercial property in the Iberian region. MERLIN Properties mainly invests in offices, shopping centers and logistics facilities, within the Core and Core Plus segments, forming part of the benchmark IBEX-35, Euro STOXX 600, FTSE EPRA/NAREIT Global Real Estate, GPR Global Index, GPR-250 Index, and MSCI Small Caps indices.

Please visit www.merlinproperties.com to learn more about the company.

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