

FOR INFORMATION PURPOSES. SPANISH VERSION PREVAILS

TO THE NATIONAL SECURITIES MARKET COMMISSION

MERLIN Properties, SOCIMI, S.A. (“**MERLIN**”), in compliance with the applicable legislation, notifies the following

RELEVANT INFORMATION

MERLIN has agreed today to issue under its *Euro Medium Term Note Programme* (EMTN) and following a bookbuilding process, unsubordinated ordinary bonds in the Euromarket (the “**Notes**”) for an aggregate principal amount of 500 million Euros (the “**Issue**”).

The Notes will be issued at 99.196% of its nominal value, with a maturity of nine (9) years and an annual coupon of 1.375%, payable in arrears every year.

The press release is attached.

Madrid, on 25 May 2021.

MERLIN Properties SOCIMI, S.A.

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MERLIN Properties successfully issues € 500 million 9-year unsecured bonds

Madrid, 25 May.- MERLIN Properties Socimi, S.A., (MC:MRL), the largest real estate company listed on the Spanish Stock Exchange, specialising in the acquisition and management of commercial real estate assets in the Iberian region, has announced today the issuance of unsubordinated ordinary bonds in the Euromarket (the “Notes”) for an aggregate principal amount of 500 million Euros (the “Issue”).

The Notes have been issued with a maturity of 9 years, at an issue price of 99.196% of nominal value, and an annual coupon of 1.375%, being the MERLIN’s issuance with lowest cost to date.

The proceeds will be used to repay the bonds expiring in May 2022, bearing an annual coupon of 2.375%, 100 basis points higher than the coupon of the new bonds. The Company will not face new bonds expiries up until April 2023.

About MERLIN Properties

MERLIN Properties SOCIMI, S.A. (MC:MRL) is the largest real estate company trading on the Spanish Stock Exchange, specialized in the acquisition and management of commercial property in the Iberian region. MERLIN Properties mainly invests in offices, logistics facilities and shopping centers, 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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