RESULTS REPORT 2024

MERLIN PROPERTIES

AT A GLANCE

- **Strong operating performance** in all key metrics and all assets classes: **record high occupancy** (96.7% +58 bps YoY), **increasing rents** (+3.4% LfL) and **solid FFO generation** (+9.4% YoY)
- **Accelerated deployment of Data Centers capacity,** with 26 MW of IT in operations, 38 MW equipped, over 200 MW under construction and more than 2 GW of pipeline
- Negative Total Shareholder Return (-2.3% YoY) due to the capital increase. Valuations have remained broadly stable despite yield expansion (+21 bps YoY to 5.3%) thanks to a **strong operating performance and development gains on Data Centers**
- Approximately **50% of the dilution arising** from the capital increase has already been **recovered in 2024**
- **Around € 0.54 p.s. FFO estimated for 2025** corresponding to a similar DPS as 2024's proposal (€ 0.40 p.s.)

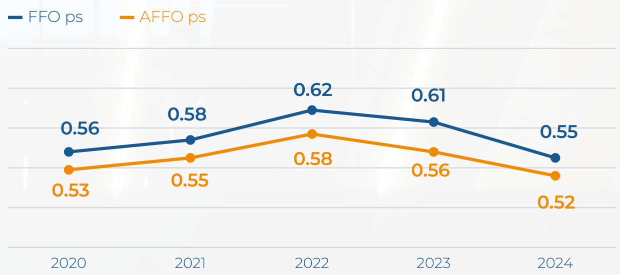
FFO PER SHARE / AFFO PER SHARE

€ 310.8m (+9.4% YoY)
FFO

€ 0.55 (-8.9% YoY)
FFO ps

€ 291.3m (+10.6% YoY)
AFFO

€ 0.52 (-7.9% YoY)
AFFO ps

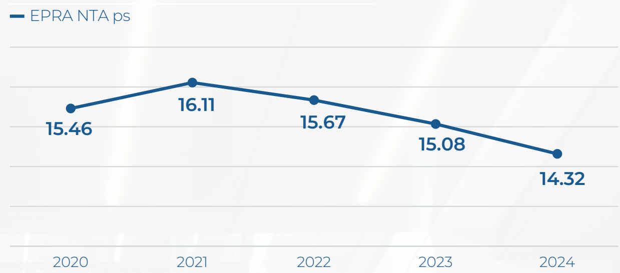


EPRA NTA PER SHARE

Negative TSR (-2.3% YoY). **EPRA NTA impacted by the cash dividend distribution and the capital increase**

€ 14.32 (-5.0% YoY)
EPRA NTA per share evolution

(-0.0%)
LfL GAV evolution

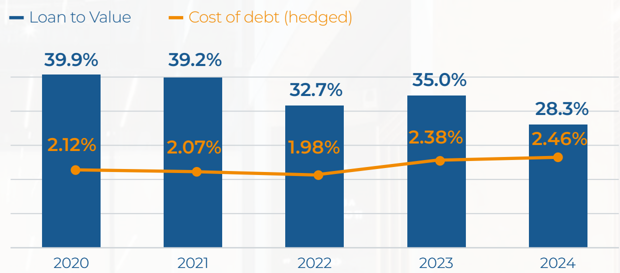


FINANCIAL DEBT

Leverage in the lower end of the European REIT universe to exploit growth opportunities

28.3%
Loan to Value

2.55% spot (2.46% hedged)
Cost of debt



Note: Per share figures calculated on TSO at 31/12/24 (563,724,899)

RESULTS REPORT 2024

MERLIN PROPERTIES

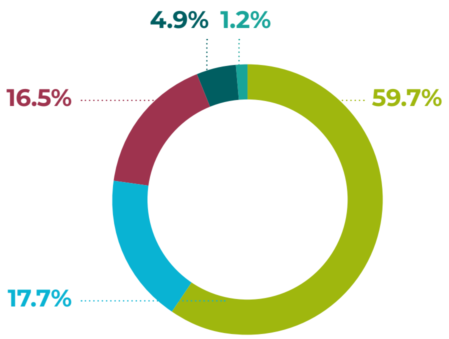
Appendix

IBEX35 STOXX® Europe 600 Global property research Solutions for customized property indices EPRA European Public Real Estate Association MSCI GRESB CDP Dow Jones Sustainability Indexes SUSTAINALYTICS

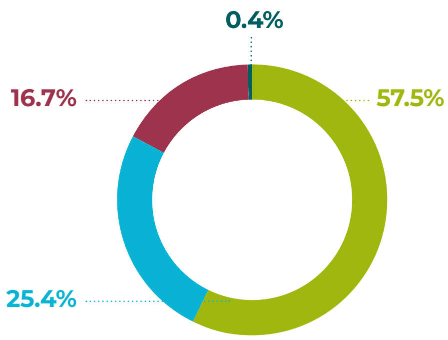
1. Business performance

Business performance

GAV PER ASSET CLASS[1]

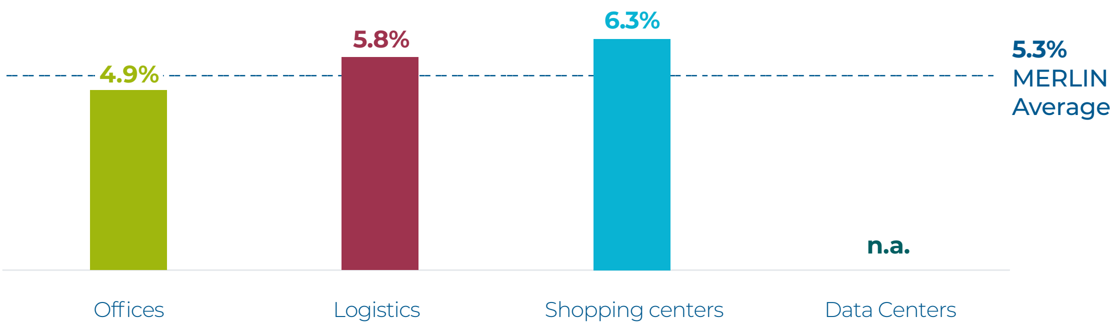


GROSS RENTS PER ASSET CLASS[2]

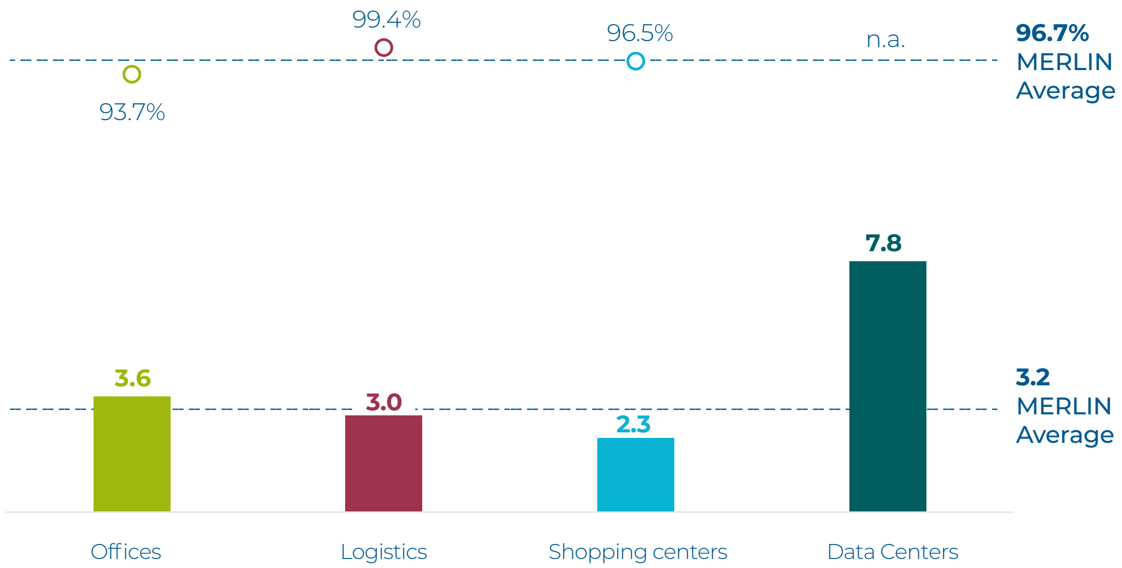


Offices Logistics Shopping centers Data centers Other

GROSS YIELD PER ASSET CLASS



OCCUPANCY AND WAULT (YEARS) PER ASSET CLASS



Note: Hotels have been reclassified into offices and shopping centers

[1] GAV of land under development and NTA of equity method included in its respective category (offices, shopping centers, logistics and Data Centers)

[2] Gross annualized rent on full consolidated assets

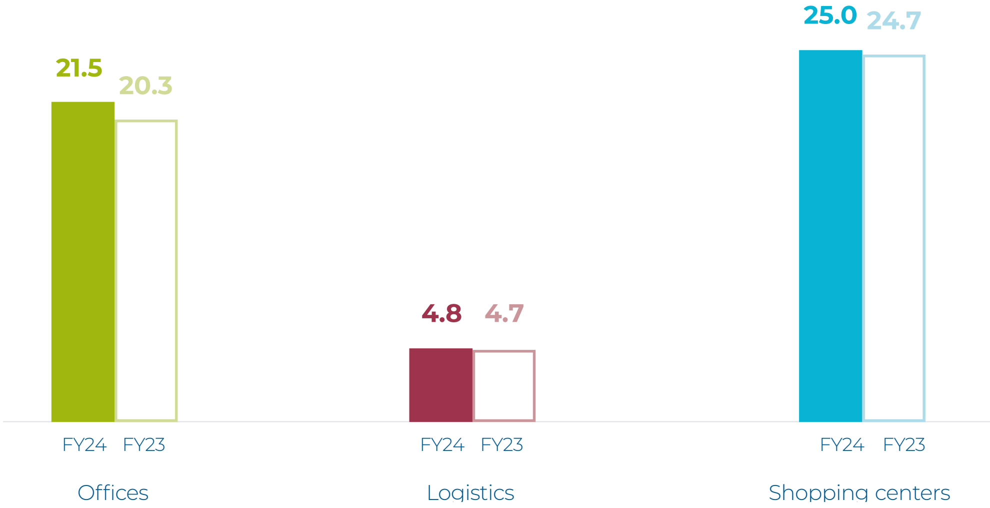
RENTS

Gross rents in the period amount to € 500,380 thousand with respect to € 475,614 thousand in FY23

GROSS RENTS BREAKDOWN

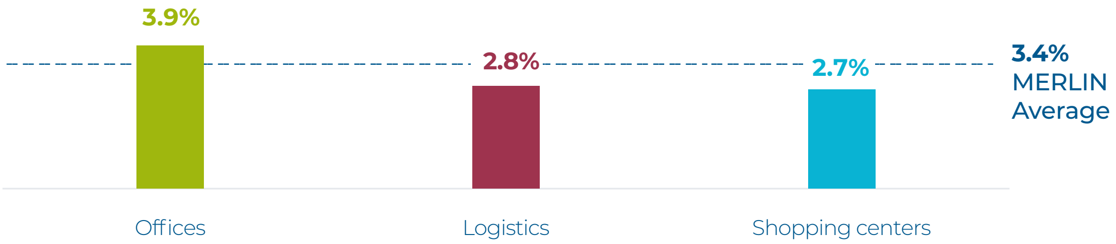
	FY24	FY23	YoY
Offices	287,673	268,021	7.3%
Logistics	83,663	80,273	4.2%
Shopping centers	126,790	126,308	0.4%
Data Centers	2,157	539	300.0%
Other	97	472	(79.5%)
Total	**500,380**	**475,614**	**5.2%**

AVERAGE PASSING RENT (€/SQM/MONTH)



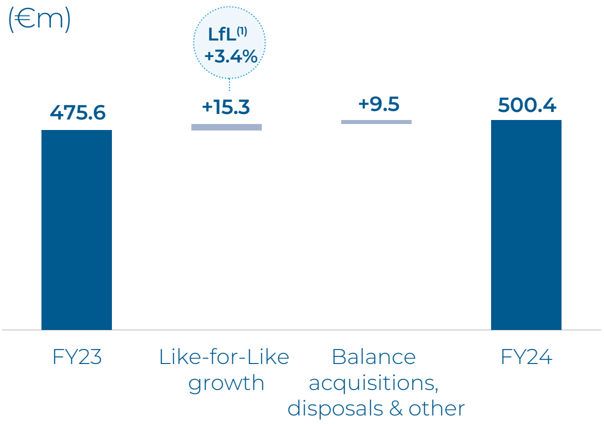
LIKE-FOR-LIKE INCREASE

Aggregate gross rents have increased by 3.4% on a like-for-like basis

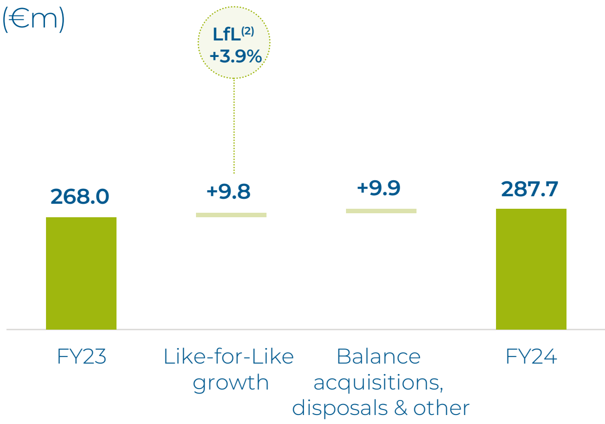


Bridge of FY23 gross rents to FY24, for MERLIN and by asset category:

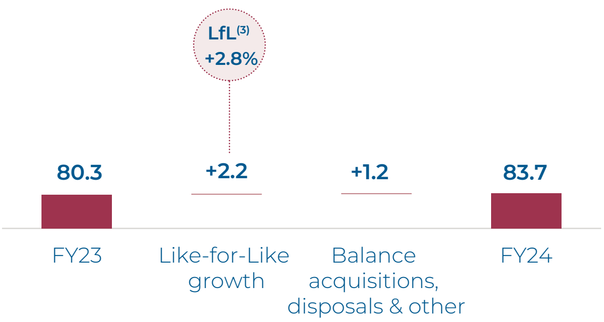
MERLIN
(€m)



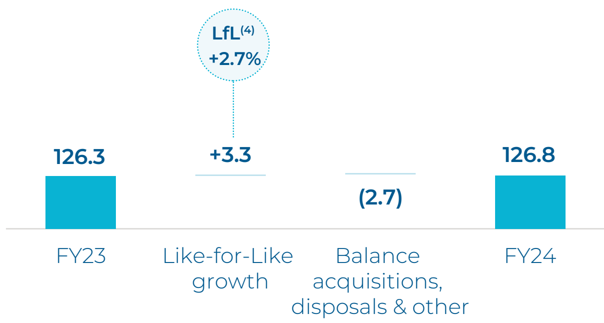
Offices
(€m)



Logistics
(€m)



Shopping centers
(€m)



[1] Portfolio in operation for FY23 (€ 453.5m of GRI) and for FY24 (€ 468.8m of GRI)
[2] Portfolio in operation for FY23 (€ 253.4m of GRI) and for FY24 (€ 263.2m of GRI)
[3] Portfolio in operation for FY23 (€ 76.7m of GRI) and for FY24 (€ 78.9m of GRI)
[4] Portfolio in operation for FY23 (€ 123.3m of GRI) and for FY24 (€ 126.6m of GRI)

OCCUPANCY

Stock G.L.A. of MERLIN as of 31st December 2024 amounts to 3,169,405 sqm. Stock as of 31st December 2023 amounted to 3,174,876 sqm, resulting in a net decrease of the stock during the period of 5,471 sqm. Occupancy rate as of 31st December 2024 is 96.7%[1]

	31/12/2024	31/12/2023	Change YTD Bps
Offices			
Total G.L.A. (sqm)[1]	1,224,626	1,208,926	
G.L.A. occupied (sqm)	1,148,043	1,121,647	
Occupancy rate (%)	93.7%	92.8%	+97
Logistics			
Total G.L.A. (sqm)	1,438,105	1,463,379	
G.L.A. occupied (sqm)	1,429,664	1,448,373	
Occupancy rate (%)	99.4%	99.0%	+44
Shopping centers			
Total G.L.A. (sqm)	437,200	437,246	
G.L.A. occupied (sqm)	397,624	396,784	
Occupancy rate (%)[2]	96.5%	96.3%	+21
Data Centers			
Total G.L.A. (sqm)	66,389	62,239	
G.L.A. occupied (sqm)[3]	n.a.	n.a.	
Occupancy rate (%)	n.a.	n.a.	n.m.
Other			
Total G.L.A. (sqm)	3,085	3,085	
G.L.A. occupied (sqm)	1,899	1,899	
Occupancy rate (%)	61.6%	61.6%	-
MERLIN			
Total G.L.A. (sqm)	**3,169,405**	**3,174,876**	
G.L.A. occupied (sqm)	**2,977,230**	**2,968,703**	
Occupancy rate (%)[2]	**96.7%**	**96.2%**	**+58**

Note: Hotels have been reclassified into offices and shopping centers

[1] MERLIN policy excludes buildings under complete refurbishment. Buildings excluded this period are Liberdade 195, Alfonso XI, Plaza Ruiz Picasso extension, Torre Lisboa, PE Cerro Gamos 2, 3 & 5 and Josefa Valcarcel 48

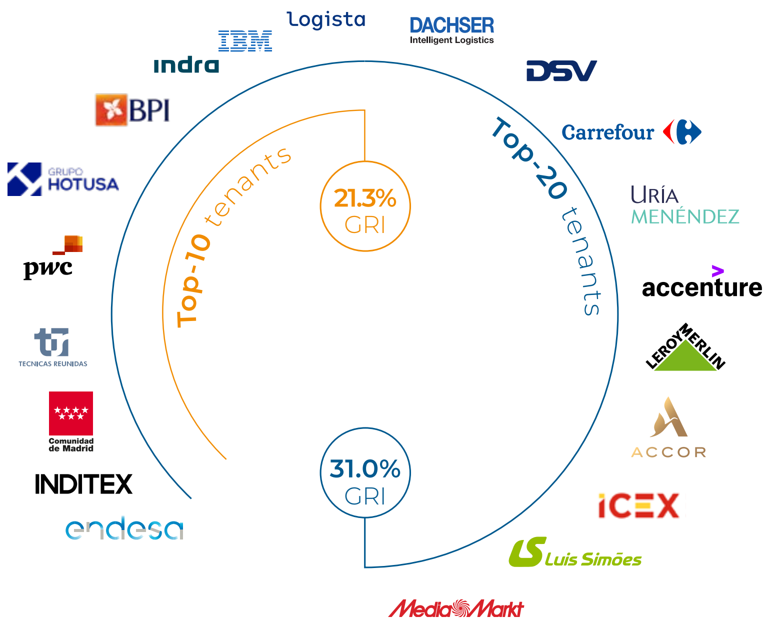
[2] Excluding vacant units acquired under refurbishment (25,142 sqm in FY24 and 25,142 sqm in FY23)

[3] Data Centers occupancy is measured in terms of IT capacity, not GLA. As of 31st December 2024, 26 MW of IT Capacity have been furnished in the assets, out of a maximum design capacity of 64 MW IT Capacity corresponding to Phase I

TENANTS

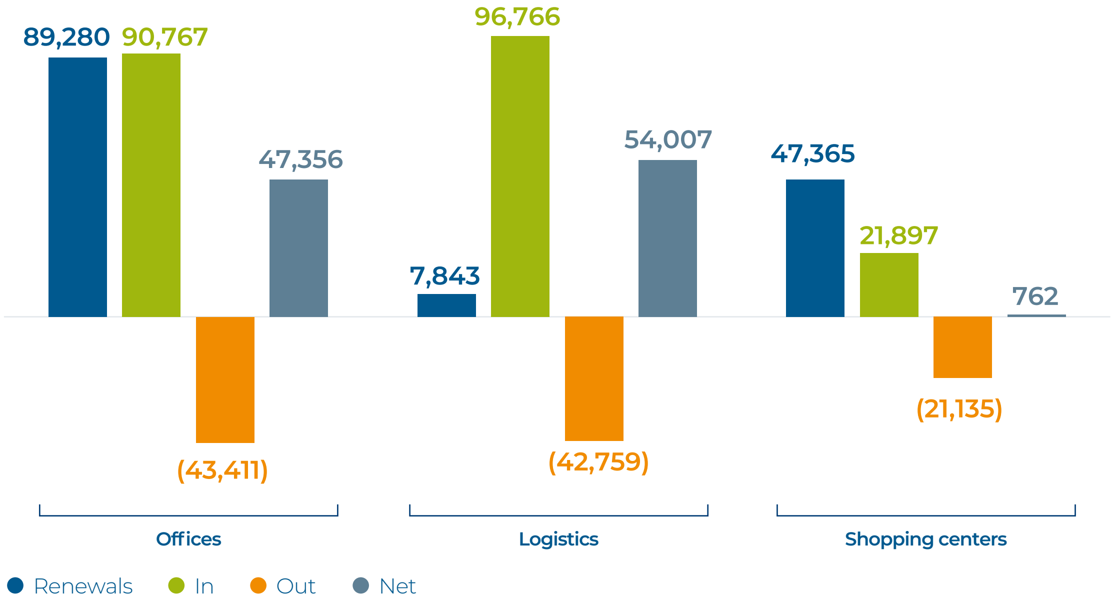
MERLIN enjoys a high quality tenant base, broadly diversified. Top 10 tenants represent a 21.3% of the gross annualized rents, while top 20 tenants represent a 31.0% of gross annualized rents

Tenant	Years as tenant
Endesa	22
Inditex	34
Comunidad de Madrid	20
Técnicas Reunidas	19
PwC	15
Hotusa	24
BPI	4
Indra	23
IBM	2
Logista	14



LEASING ACTIVITY

Since the beginning of 2024, or since the acquisition date for the assets acquired during the year, until 31st December 2024, MERLIN has signed lease agreements amounting to 353,918 sqm, out of which 209,430 sqm corresponds to new leases and 144,488 sqm to renewals

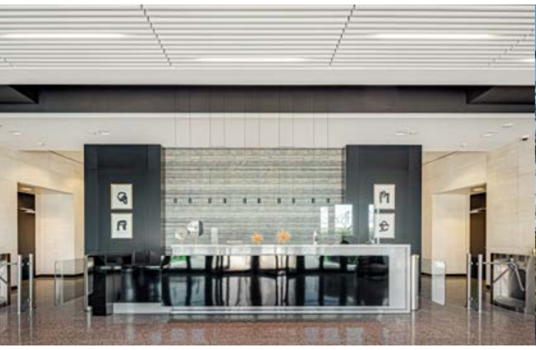


ACTIVITY BRANCHES IN DETAIL

OFFICES

Total take-up amounts to 180,047 sqm out of which 90,767 sqm correspond to new contracts and 89,280 sqm to renewals. Exits amounted to 43,411 sqm, and therefore the net take up is positive by 47,356 sqm. Main contracts signed in FY24 are the following:

Asset	Tenant	G.L.A. (sqm)
Plaza Ruiz Picasso 11	SAP, Bluetab, Seidor, Willis Tower Watson and Globant	15,412
Alcalá 38-40	Ministerio de Interior (Spanish Government)	9,315
Torre Lisboa	Floene, Luz Saude and Unit 4	7,839
Avenida de Bruselas 24	P&G	6,352
Adequa 1	PwC	6,299
Atica 1	Clínica Quirón	3,332
Torre Glòries	Webcargo, New Relic and Beazley	2,807
PE Las Tablas	Emerson	2,641
PE Alvento	UPS	2,442
PE Sanchinarro	Insud Pharma	2,259
Diagonal 514	Mango	2,216
Juan Esplandiu 11-13	IQVIA	2,112
PE Atica XIX	Pharmaceutical Research Assotiation	1,873
PE Via Norte	Grupo Serveo	1,541
PE Las Tablas	BBVA	1,504



Key metrics within the Offices division are included in the tables below

	Gross Rents FY24 (€ m)	Passing rent (€/sqm/m)	Wault (yr)
Madrid	202.9	21.5	3.4
Barcelona	49.2	21.7	3.4
Lisbon	33.2	22.5	4.6
Other	2.4	11.9	5.5
Total	**287.7**	**21.5**	**3.6**

						LTM	
sqm	**Contracted**	**Out**	**In**	**Renewals**	**Net**	**Release spread**	**# Contracts**
Madrid	135,730	(32,270)	72,718	63,012	40,448	+1.9%	83
Barcelona	27,999	(8,166)	8,776	19,223	610	+2.7%	28
Lisbon	16,318	(2,975)	9,273	7,045	6,298	+4.4%	8
Total	**180,047**	**(43,411)**	**90,767**	**89,280**	**47,356**	**+2.3%**	**119**

	Occupancy rate[1]		
	FY24	**FY23**	**Change bps**
Madrid	93.4%	91.5%	194
Barcelona	91.8%	93.2%	(135)
Lisbon	99.4%	99.9%	(43)
Other	100.0%	100.0%	-
Total	**93.7%**	**92.8%**	**97**

[1] MERLIN policy excludes buildings under complete refurbishment. Buildings excluded this period are Liberdade 195, Alfonso XI, Plaza Ruiz Picasso extension, Torre Lisboa, PE Cerro Gamos 2, 3 & 5 and Josefa Valcarcel 48


LOGISTICS

Total take-up amounts to 104,609 sqm, out of which 96,766 sqm correspond to new contracts and 7,843 sqm to renewals. Exits amounted 42,759 sqm, therefore net take-up amounts to positive 54,007 sqm. Main contracts signed in FY24 are the following:

Asset	Tenant	G.L.A. (sqm)
A2-Cabanillas Park II B	Pepco	47,429
Lisboa Park A	DSV	16,007
A2-San Fernando I	Inpost	11,193
A2-Coslada Complex	The Phone House, Satys and Transmec de Bortoli	10,564
Barcelona-PLZF	Charter Link Logistics, Transportes Ricardo Martinez, Banco de Alimentos, Tokyo-Ya and Air Go Express	8,614
Lisboa Park A	Rangel	6,578

Key metrics within the Logistics division are included in the tables below

	Gross Rents FY24 (€ m)	Passing rent (€/sqm/m)	Wault (yr)
Madrid	55.4	4.5	3.5
Barcelona	11.9	7.7	2.2
Other	16.4	4.9	2.2
Total	**83.7**	**4.8**	**3.0**

						LTM	
sqm	Contracted	Out	In	Renewals	Net	Release spread	# Contracts
Madrid	69,186	(5,560)	63,374	5,812	57,814	-	2
Barcelona	10,645	(12,421)	8,614	2,031	(3,807)	+5.0%	1
Other	24,778	(24,778)	24,778	-	-	-	-
Total	**104,609**	**(42,759)**	**96,766**	**7,843**	**54,007**	**+1.4%**	**3**

	Occupancy rate		
	FY24	FY23	Change bps
Madrid	99.7%	98.6%	+109
Barcelona	95.8%	98.6%	(288)
Other	100.0%	100.0%	-
Total	**99.4%**	**99.0%**	**+44**

SHOPPING CENTERS

Total take-up amounts to 69,262 sqm out of which 21,897 sqm correspond to new contracts and 47,365 sqm renewals. Exits amounted to 21,135 sqm, and therefore the net take-up is positive by 762 sqm. Main contracts signed in FY24 are the following:

Asset	Tenant	G.L.A. (sqm)
Marineda	Primark	5,864
Almada	Inditex (Zara, Zara Home, Oysho and Pull&Bear)	4,846
Porto Pi	H&M	2,477
X-Madrid	Ongravity	2,380
Marineda	H&M	2,199
Arenas	Mercadona	1,916
Porto Pi	Altafit	1,877
Marineda	Milbby	1,150
X-Madrid	Honna Surf	1,017
X-Madrid	El Txiringuito	1,011
Almada	Lusiadas	981
X-Madrid	Climbat	891
Saler	Kiabi	847

Footfall and tenant sales	vs 2023
Tenant sales	+5,5%
Footfall	+2,5%
OCR	11.2%

Key metrics within the Shopping Centers division are included in the tables below:

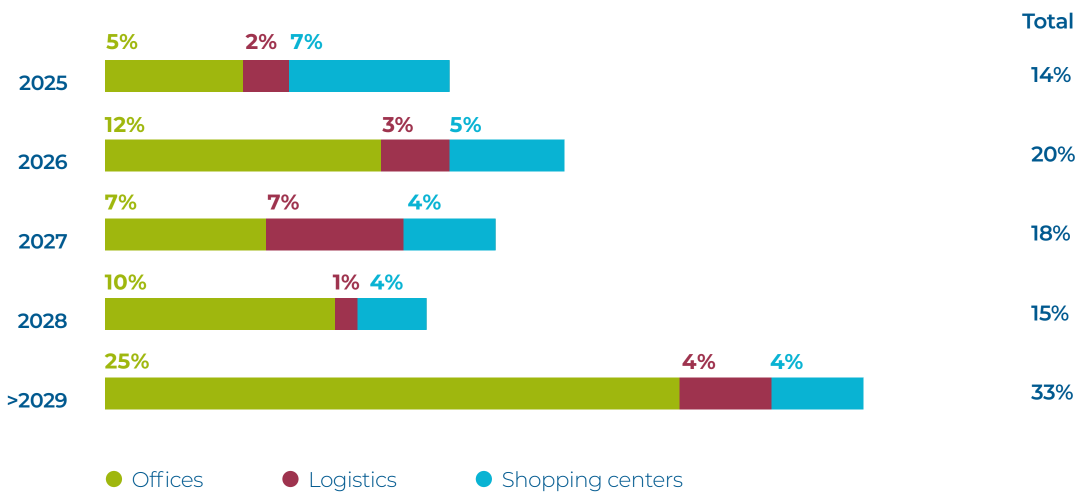
	Gross Rents FY24 (€ m)	Passing rent (€/sqm/m)	Wault (yr)
Total	126.8	25.0	2.3

						LTM	
sqm	Contracted	Out	In	Renewals	Net	Release spread	# Contracts
Total	69,262	(21,135)	21,897	47,365	762	+3.3%	144

	Occupancy rate		
	FY24	FY23	Change bps
Total	96.5%	96.3%	+21

LEASE MATURITY PROFILE

The chart of lease contracts maturity (next break) shows a balanced profile. In aggregated terms, in the following three years, the gross rents that have a break option amount to 14% in 2025, 20% in 2026 and 18% in 2027



2. Investments, divestments and capex

Investments, divestments and Capex

- **€ 73.0m in non-core divestments at a low double digit premium to latest appraisal value. Further € 53.0m signed** to be executed in 2025
- **Mutted acquisitions during FY24,** limited to consolidating 100% ownership in Plaza Ruiz Picasso extension, a c. 4,500 sqm building adjacent to our Plaza Ruiz Picasso asset and increasing the strategic Data Center Landbank (Bilbao-Arasur DC campus and purchase options in Navalmoral de la Mata and Valdecaballeros)
- **CreaMNN** (14.46% owned by MERLIN) **has acquired the landplots of Madrid Nuevo Norte,** the largest urban regeneration project in Europe with c. 2.7m sqm of buildability rights of which 1.2m sqm are owned by CreaMNN
- Capex efforts continue focused on **Digital Infrastructure** Plan (Mega) and Best II & III

	Offices	Retail	Logistics	Data Centers	€ million
Acquisitions	Plaza Ruiz Picasso extension			Bilbao (Data Center) Landbank	22.8
Greenfield development			A2-Cabanillas Park II Lisboa-Park	Bilbao-Arasur (Data Center) Madrid-Getafe (Data Center) Barcelona-PLZF (Data Center) Lisboa-VFX (Data Center)	176.7
Refurbishments	Plaza Ruiz Picasso PE Cerro Gamos Josefa Valcarcel 48 Torre Lisboa	Callao 5 Marineda			73.7
Incremental lettable space[1]					12.3
Non incremental lettable space					61.4
Tenant incentives					-
Other material non-allocated types of expenditure					-
Like-for-like portfolio (Defensive Capex)[2]					24.7
Capitalised interest (interest if applicable)					-
Total					**297.9**

[1] Where expenditure is spent on both existing and incremental space, MERLIN classifies an expenditure as "incremental lettable space" where available lettable space is increased by at least 10% compared to the total lettable area of the asset. In FY24, only Plaza Ruiz Picasso is included within this category

[2] € 19.6m are capitalized in balance sheet and € 5.1m are expensed in P&L

DEVELOPMENTS / WORK IN PROGRESS (WIP)

LOGISTICS DEVELOPMENTS

MERLIN continues expanding its logistics footprint trough the developments / WIP program in logistics. As of 31st December 2024, the main KPIs of the logistics developments are the following:

Logistics development program (as of 31/12/2024)

- **525k sqm delivered** to date achieving a YoC at delivery of **7.8%**
- **584k sqm of Landbank (511k) and WIP (73k),** all of which has now reached ready to build status, distributed among selected locations in Madrid, Lisboa, Valencia, Vitoria and Seville
- Within the Landbank, **155k sqm is pre-let and 77k sqm with HoT signed**
- All committed projects except for one[1] are expected to be delivered by 1H26

	GLA (sqm)	Pending Capex (€m)	GRI (€m)	YoC[2] (%)	YoC Capex (%)
Commited	339,858	171.0	19.6	7.5%	11.5%
Of which pre-let or HoT	232,021	111.9	13.2		
Non-Commited[3]	244,190	121.1	13.8	±7.0%	11.4%
Total	**584,048**	**292.0**	**33.4**		

DATA CENTERS

- **MAD01-GET, BCN01-PLZF and BIO03-ARA** Data Centers with 26 MW in operation. As of FY24, 19.2 MW are leased and further 2 MW optioned by tenants
- **BIO02-ARA** Data Center with license and power. Construction works underway
- **LIS01-VFX Data Center** with license and power. Land preparation works underway
- Agreement with the regional government of Extremadura to promote **2 AI campus of 1 GW IT capacity each in Navalmoral de la Mata and Valdecaballeros.** Development pace of the facilities will depend on commercialization

[1] 68K sqm in Lisbon Park to be delivered in 2H27
[2] Including land cost
[3] To be developed on a pre-let basis

Phase I (64 MW IT capacity)

Installed capacity (MW)	Maximum IT Capacity (MW)	Pending Capex (€m)	Expected Stabilized GRI (€m)	Stabilized GRI YoC (%)	Stabilized NOI YoC (%)
26	64	ca. 227[1]	88	14.5%	>10%

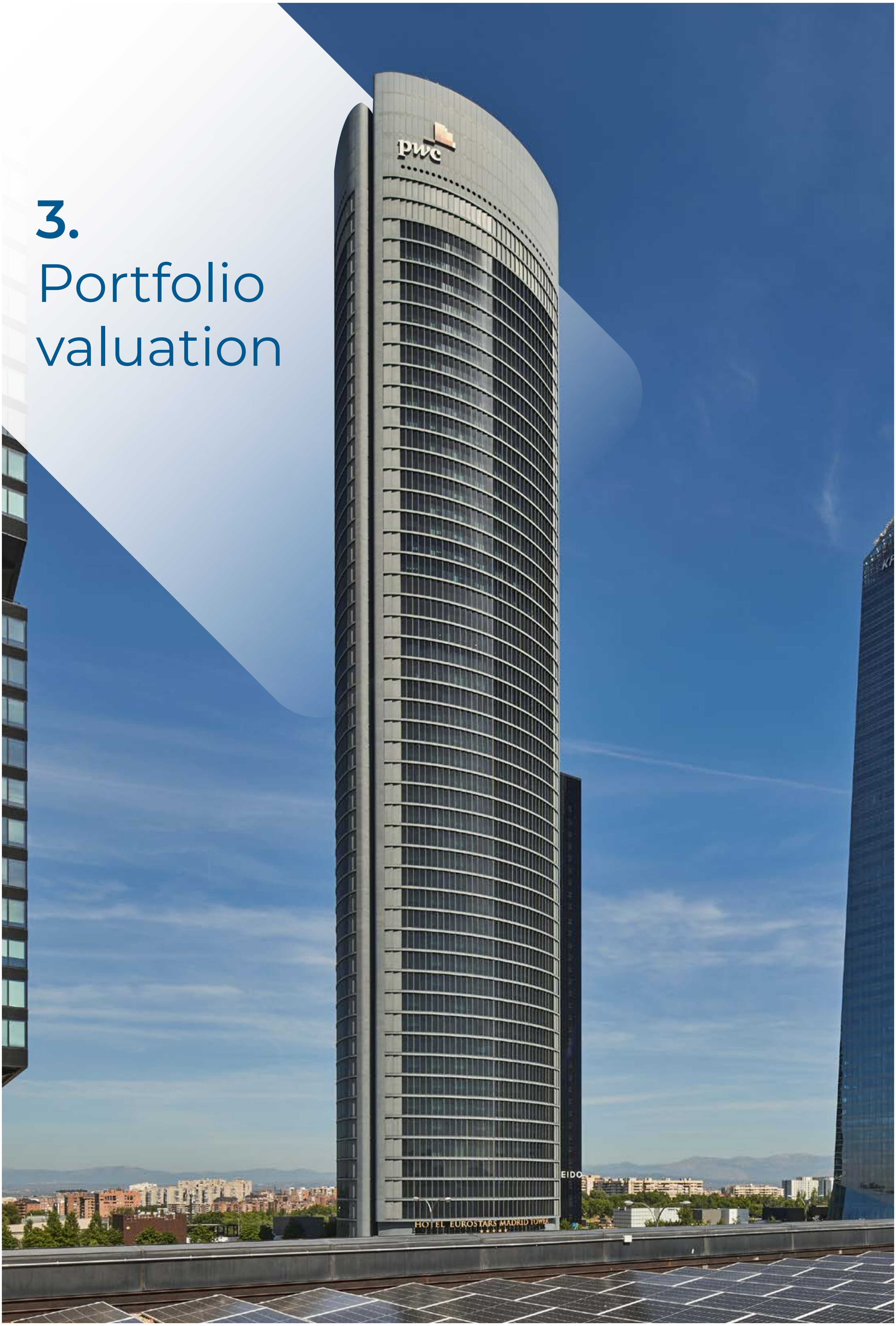
Phase II (203 MW IT capacity)

Maximum IT Capacity (MW)	Pending Capex (€m)	Expected Stabilized GRI (€m)	Stabilized GRI YoC (%)	Stabilized NOI YoC (%)
203	ca. 2,079[1]	313	ca. 14.2%	>10%

Future pipeline (2.4 GW capacity)

		MW
Arasur Strategic Landbank	Land ownership. Power granting process underway	180
Lisbon Park Strategic Landbank	Land ownership. Power partially granted	200
Navalmoral de la Mata	Long term purchase option. Ready to build status. Power access requested	1,000
Valdecaballeros	Long term purchase option. Urban planning pending	1,000
	Total	**2,380**

3.
Portfolio valuation



Portfolio valuation

MERLIN portfolio has been appraised by CBRE, Savills and JLL, for a total GAV of € 11,540m. GAV breakdown is the following:

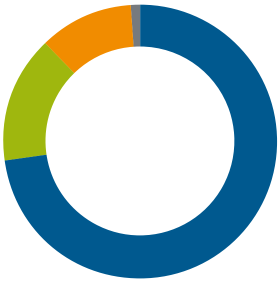
	GAV (€ m)	LfL Growth	Gross yield	Yield expansion/ (compression)[1]
Offices	6,488	(0.1%)	4.9%	20
Logistics	1,392	(2.4%)	5.8%	26
Shopping centers	2,014	(0.9%)	6.3%	19
Logistics WIP & Office landbank	314	n.a.	n.a.	
Data Centers	516	16.9%[2]	n.m.	n.a.
Data Centers WIP & Landbank	44	n.a.	n.a.	n.a.
Others	52	n.m	n.m	n.m
Equity method	720	0.7%	n.a.	
Total	**11,540**	**(0.0%)**	**5.3%**	**+21**

[1] Bps based on passing rent
[2] Including promote

A broader analysis of the asset portfolio by valuation in the different categories is shown below:

OFFICES (BY GAV)

By geography



- Madrid **73%**
- Barcelona **15%**
- Lisbon **11%**
- Other Spain **1%**

By location

- Prime + CBD **58%**
- NBA **34%**
- Periphery **8%**

By product

- Multi tenant **74%**
- Single tenant **26%**

LOGISTICS (BY GAV)

By geography

- Madrid **60%**
- Catalonia **27%**
- Seville **5%**
- Basque Country **1%**
- Other **7%**

By reach

- National **50%**
- Ports **31%**
- Regional **16%**
- Production related **3%**

By tenant type

- 3PL mono-client **39%**
- 3PL multi-client **37%**
- End user **24%**

SHOPPING CENTERS (BY GAV)

By geography

- Madrid **23%**
- Lisbon **22%**
- Galicia **16%**
- Valencia **10%**
- Catalonia **8%**
- Andalusia **7%**
- Other **14%**

By type

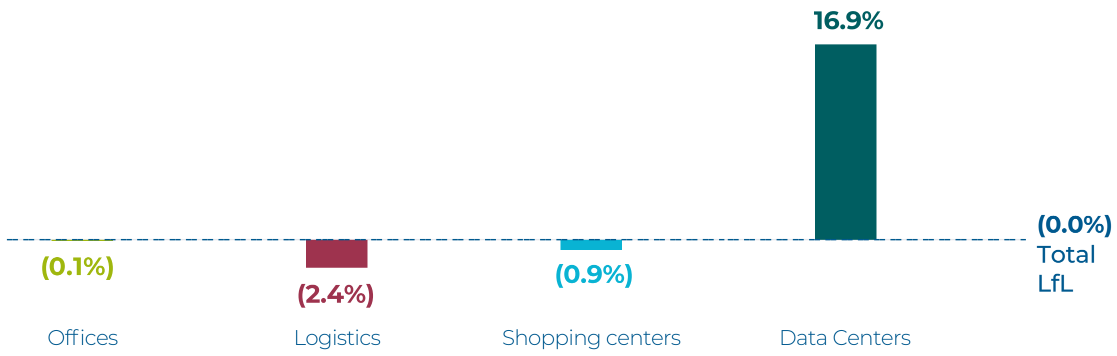
- Urban **56%**
- Dominant **41%**
- Secondary **3%**

By size

- Extra-large **37%**
- Large **32%**
- Medium **20%**
- Small **11%**

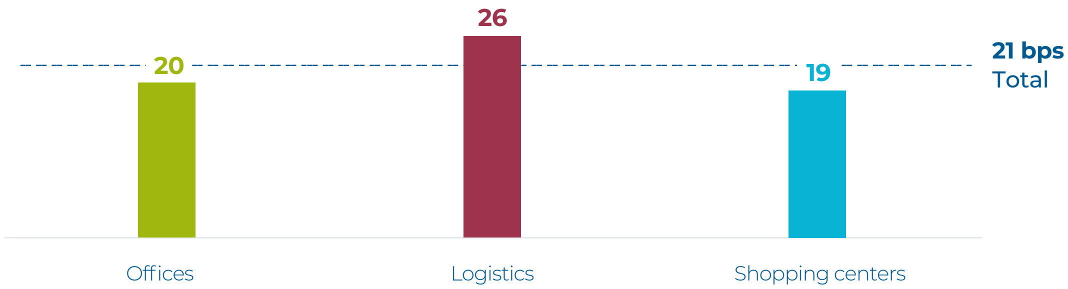
GAV EVOLUTION

GAV has increased by € 270m, increasing from a GAV of € 11,270m as of 31st December 2023 to € 11,540m as of 31st December 2024. The like-for-like increase of GAV from 31st December 2023 is 0.0%

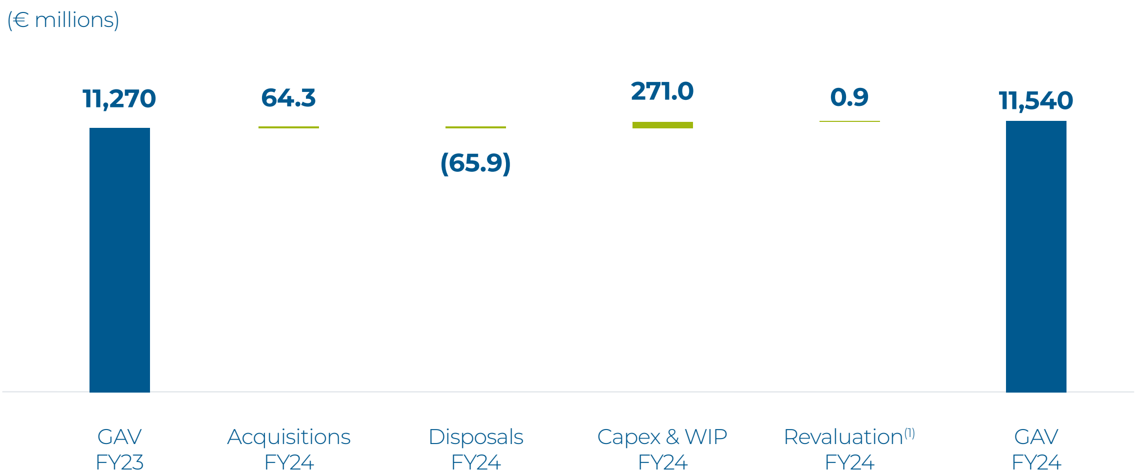


YIELD EXPANSION

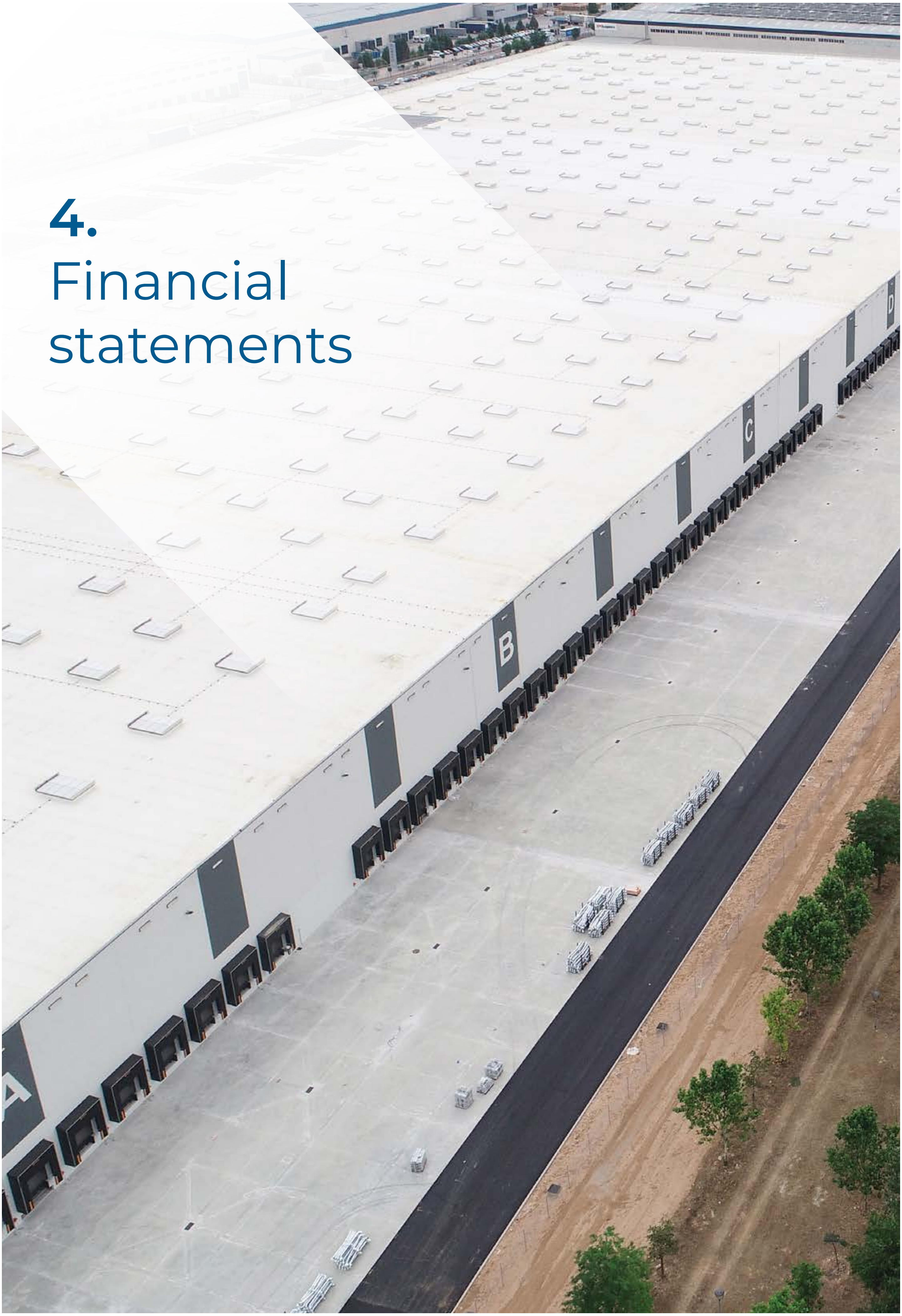
Passing yields have expanded by 21 bps since December 2023



GAV BRIDGE



(1) € 0.9m revaluation FY24 = - € 1.1m P&L devaluation + € 4.0m equity method revaluation and - € 2.1m IFRS 16 adjustment



4.
Financial statements

Financial statements

CONSOLIDATED INCOME STATEMENT

(€ thousand)	31/12/2024	31/12/2023
Gross rents	**500,380**	**475,614**
Offices	287,673	268,021
Logistics	83,663	80,273
Shopping centers	126,790	126,308
Data Centers	2,157	539
Other	97	472
Other income	**16,363**	**12,654**
Total Revenue	**516,743**	**488,268**
Incentives	(29,790)	(28,407)
Total Operating Expenses	**(116,687)**	**(98,461)**
Propex	(52,481)	(43,500)
Personnel expenses	(33,361)	(31,759)
Opex general expenses	(21,932)	(17,651)
Opex non-overheads	(6,109)	(2,747)
LTIP Provision	(2,804)	(2,804)
Accounting EBITDA	**370,266**	**361,400**
Depreciation	(4,350)	(2,075)
Gain / (losses) on disposal of assets	5,351	(7,023)
Provisions	5,337	(7,411)
Change in fair value of investment property	(1,067)	(335,984)
EBIT	**375,537**	**8,907**
Net financial expenses	(84,519)	(109,185)
Debt amortization costs	(8,081)	(8,405)
Gain / (losses) on disposal of financial instruments	20	-
Change in fair value of financial instruments	(1,076)	(6,232)
Share in earnings of equity method instruments	14,073	39,923
PROFIT BEFORE TAX	**295,954**	**(74,992)**
Income taxes	(12,195)	(8,505)
PROFIT (LOSS) FOR THE PERIOD RECURRING OPERATIONS	**283,759**	**(83,497)**
Minorities	-	-
PROFIT (LOSS) FOR THE PERIOD ATTRIBUTABLE	**283,759**	**(83,497)**
Stapled shares as of December 31st	563,724,899	469,770,750
EARNINGS PER SHARE	**0.50**	**(0.18)**

NOTES TO THE CONSOLIDATED INCOME STATEMENT FY24

Gross rents (€ 500,380 thousand) less incentives of € 29,790 thousand equals to gross rents net of incentives of € 470,590 thousand. After deducting porfolio operating expenses not recharged to the tenants & collection loss (€ 52,481 thousand) the resulting amount is € 418,109 thousand of net rents. The total amount of operating expenses of the Company in the period is € 64,206 thousand, with the following breakdown:

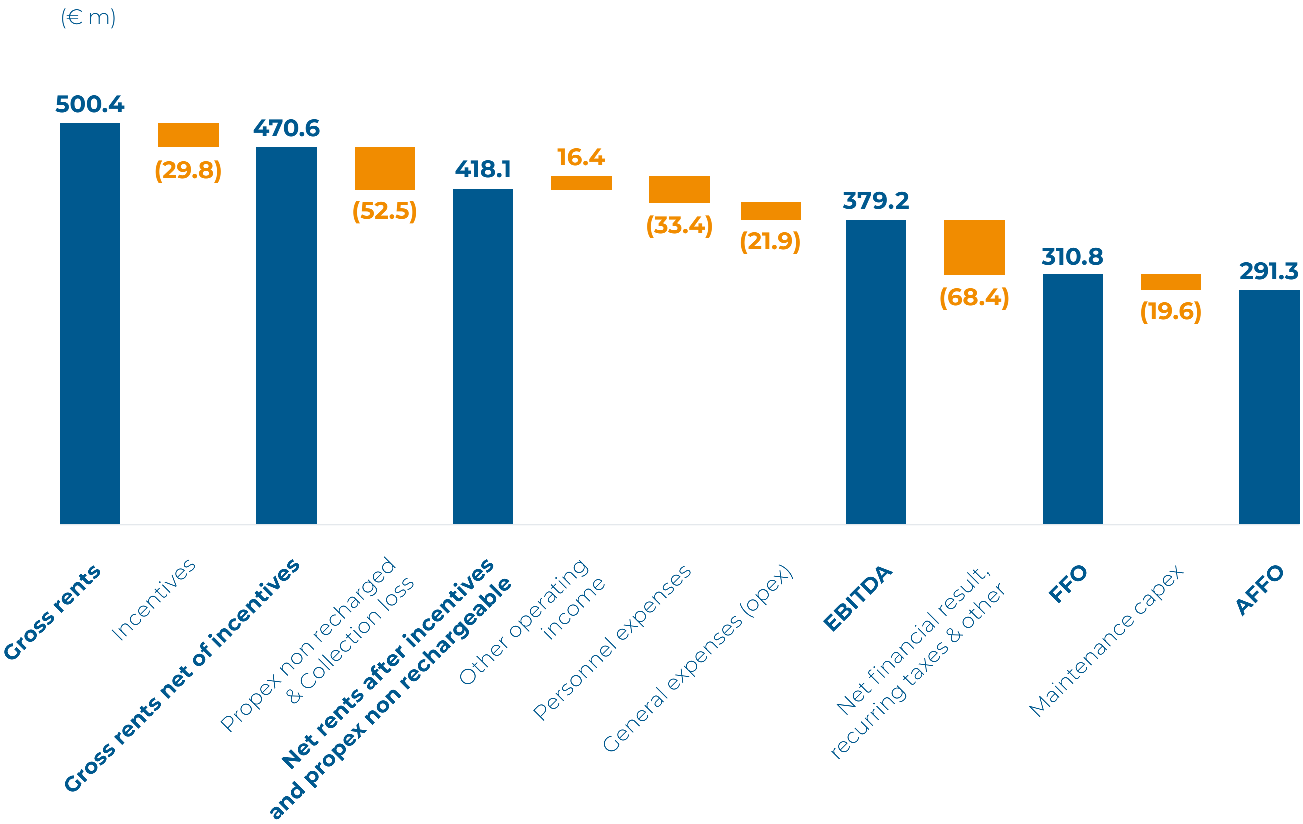
i. € 33,361 thousand correspond to personnel expenses.

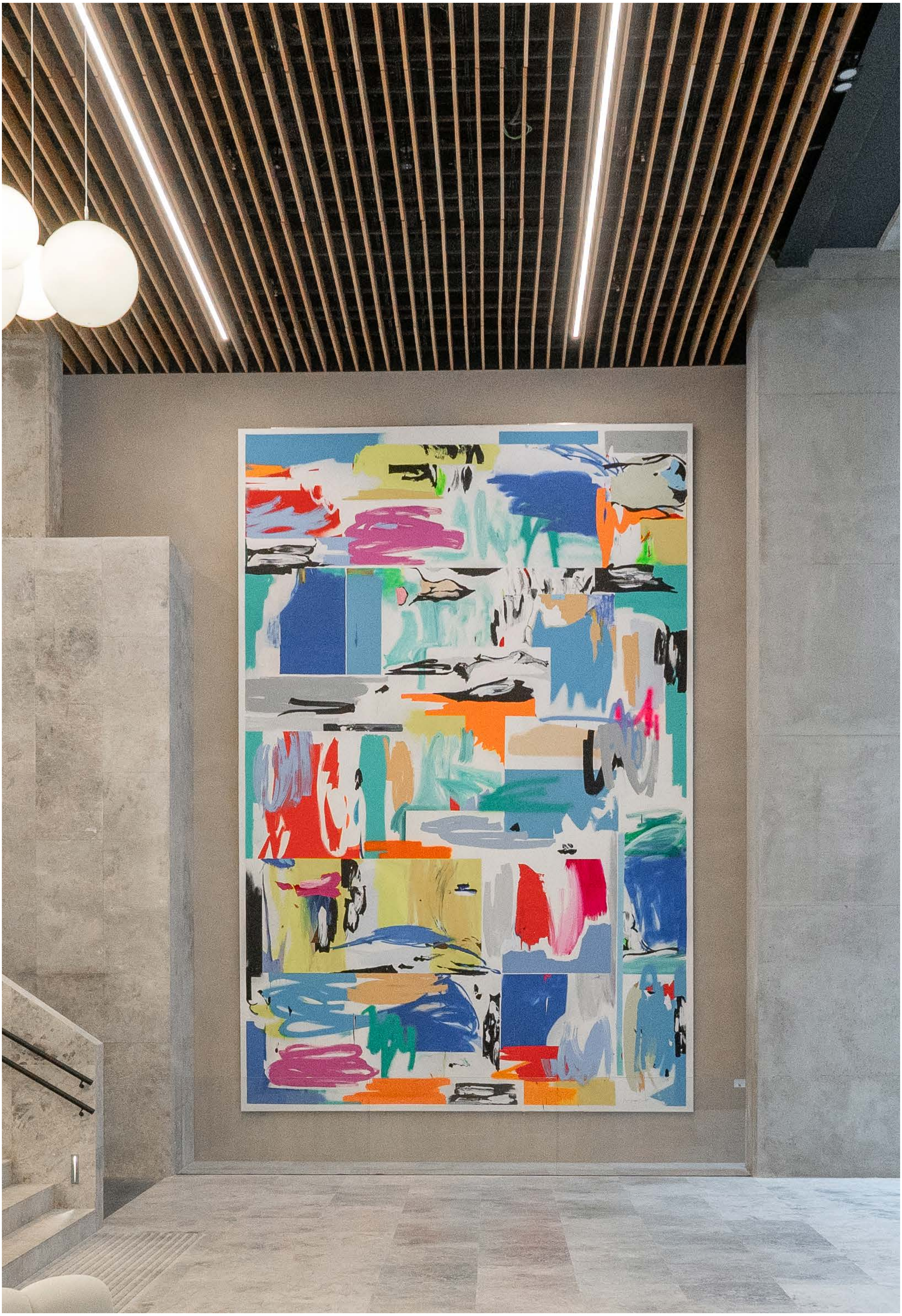
ii. € 21,932 thousand of Opex general expenses.

iii. € 2,804 thousand corresponding to the long-term incentive plan (LTIP).

iv. € 6,109 thousand of Opex non-overheads operating expenses.

The reconciliation between gross rents of the period and FFO is as follows:





CONSOLIDATED BALANCE SHEET

(€ thousand)

ASSETS	31/12/2024	EQUITY AND LIABILITIES	31/12/2024
NON CURRENT ASSETS	**11,758,405**	**EQUITY**	**7,500,980**
Intangible assets	1,025	Subscribed capital	563,725
Property, plant and equipment	22,132	Share premium	4,259,670
Investment property	10,865,480	Reserves	2,529,381
Investments accounted by the equity method	586,513	Treasury stock	(14,450)
Non-current financial assets	229,934	Other shareholder contributions	540
Deferred tax assets	53,321	Interim dividend	(101,234)
		Profit for the period	283,759
		Valuation adjustments	(20,411)
		NON-CURRENT LIABILITIES	**5,117,962**
		Long term debt	4,499,010
		Long term provisions	11,390
		Deferred tax liabilities	607,562
CURRENT ASSETS	**1,700,790**	**CURRENT LIABILITIES**	**840,253**
Trade and other receivables	60,102	Short term debt	633,124
Short term investments in group companies and associates	4,313	Trade and other payables	196,285
Short-term financial assets	7,346	Other current liabilities	10,844
Cash and cash equivalents	1,552,676		
Other current assets	76,353		
TOTAL ASSETS	**13,459,195**	**TOTAL EQUITY AND LIABILITIES**	**13,459,195**

NOTES TO THE CONSOLIDATED BALANCE SHEET

Fair value of the portfolio corresponds to the appraisal value delivered by CBRE, Savills and JLL as of 31st December. The referred appraisal value is reflected in the following accounting Items:

€ million	Notes	
Investment property	7	10,865.5
Equity method[1]	9	570.1
Non current financial assets[2]	10	94.0
Non-current assets	n.a.	0.9
Inventory[3]	n.a.	7.0
Total balance sheet items		**11,537.5**
IFRS-16 (concessions)	n.a.	(54.0)
Equity method adjustment	n.a.	55.9
Non-current assets adjustment[4]	n.a.	0.3
Total valuation		**11,539.8**

FINANCIAL DEBT

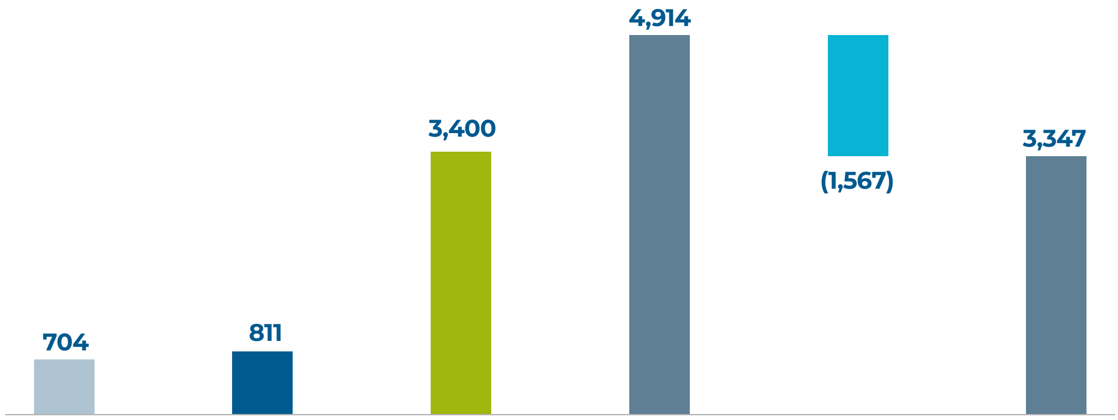
FINANCIAL DEBT BREAKDOWN

€ Thousand	Long term	Short term	Total
Financial debt	4,313,644	600,656	4,914,300
Loan arrangement costs	(30,338)	-	(30,338)
Debt interest expenses	-	25,389	25,389
Mark-to-market of interest-rate hedging contracts	19,319	(282)	19,037
Other financial liabilities (i.e. legal deposits)	181,379	7,639	189,018
Total debt	**4,484,004**	**633,402**	**5,117,406**

[1] Including Silicius at amortized cost (€ 74.8m) net of derivatives impact (vs € 91.2m in Balance Sheet)
[2] DCN loan
[3] Net value paid by MERLIN. Excludes both amounts not paid yet and pre-sold inventory. Total inventory amounts to € 38.7m as of FY24
[4] MtM of the non-current assets

MERLIN's net financial debt as of 31st December is € 3,347,174 thousand. This implies a Loan To Value of 28.3% including transfer costs, which represents a decrease of -674 bps since 31/12/2023 (35.0%). The breakdown of MERLIN's debt is the following:

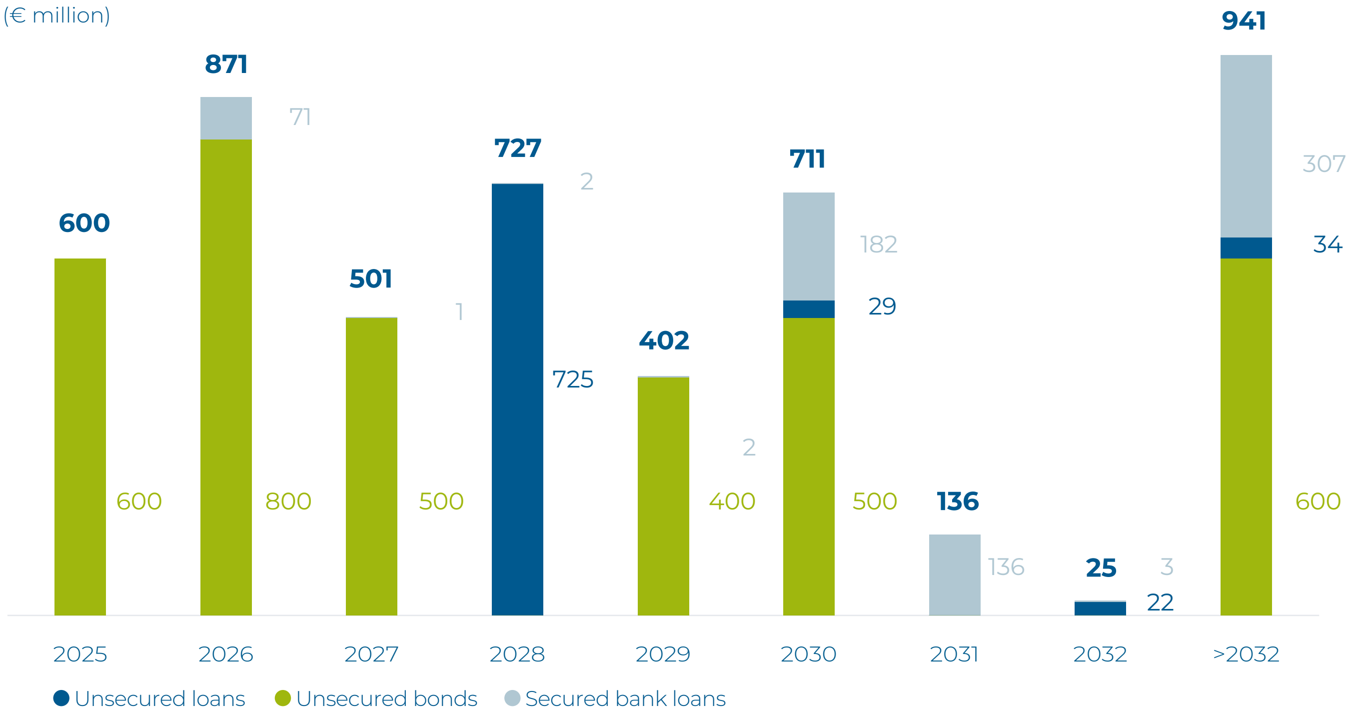
(€ million)



	Secured bank loans	Unsecured loans	Unsecured bonds	**Total Gross Debt**	Cash[1]	**Total Net Debt**
% Gross financial debt	14.3%	16.5%	69.2%	**100.0%**		
Average cost (%)	3.68%	3.69%	1.91%	**2.46%**		
% interest rate hedged	99.7%	100.0%	100.0%	**99.7%**		

MERLIN'S debt has an average maturity period of 4.3 years. The chart showing debt maturity profile is the following

(€ million)



[1] Including treasury stock

MERLIN's debt as of 31st December has an average hedged cost of 2.46% (spot 2.55% less derivatives cost). Nominal debt with interest rate hedged amounts to 100.0%. Key debt ratios are shown below:

(€ million)	31/12/2024	31/12/2023
Gross financial debt	4,914	4,526
Cash and equivalents[1]	(1,567)	(477)
Net financial debt	3,347	4,050
GAV	11,540	11,270
LTV (Inc. TC)	28.3%	35.0%
Av. Interest rate	2.46%	2.38%
Hedged debt	100.0%	99.7%
Av. Maturity (years)	4.3	5.1
Liquidity[2]	2,364	1,309
Non-mortgage debt	85.7%	90.4%

MERLIN is currently covered by two rating agencies

S&P Global	BBB+	Stable
Moody's	Baa1	Stable

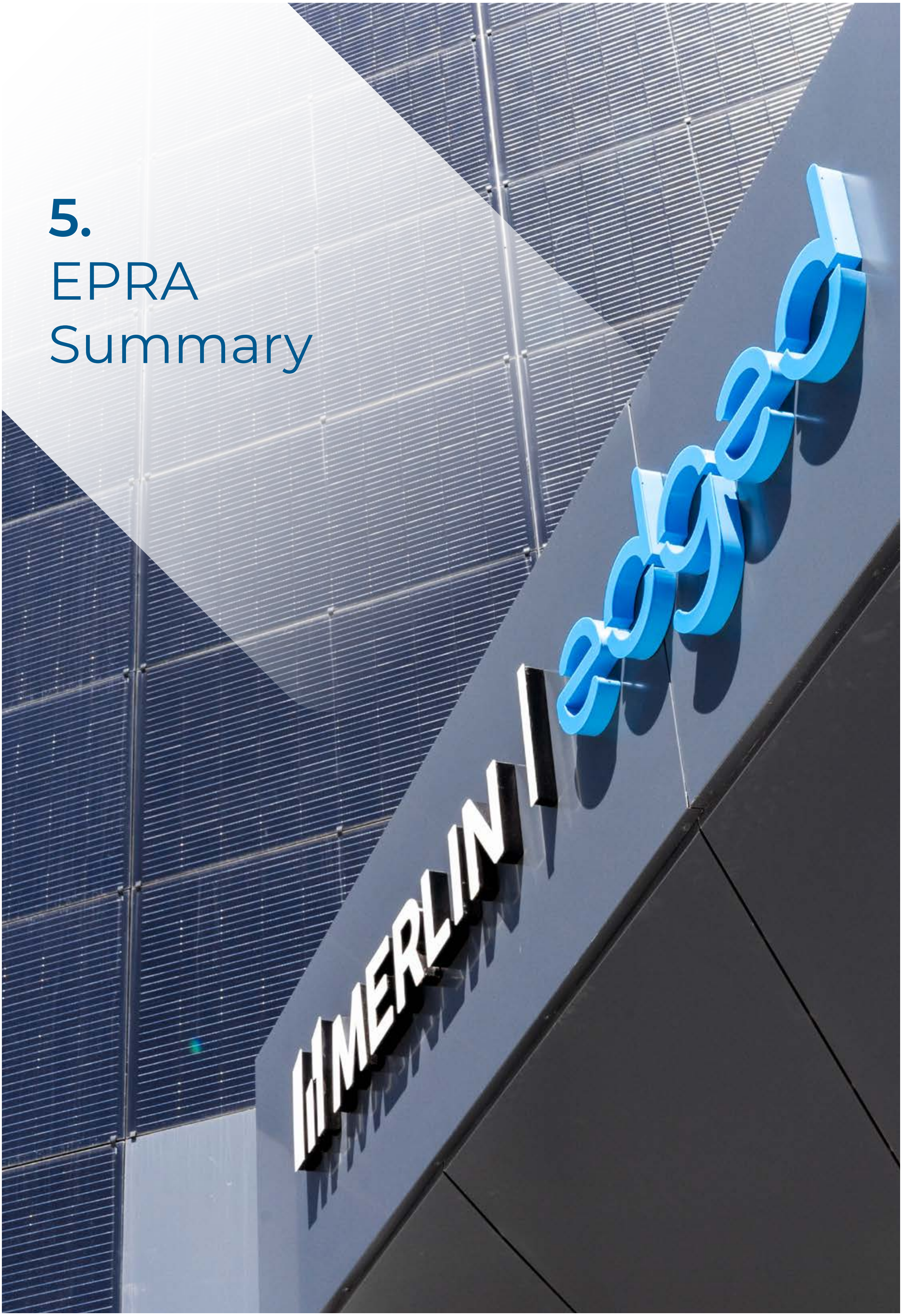
SHAREHOLDERS RETURN

The Shareholder Return for a given period is equivalent to the sum of (a) the change in the EPRA NTA per share of the Company during such period; and (b) the total dividends per share (or any other form of remuneration or distribution to the Shareholders) that are paid in such period (the "Shareholder Return"). The Shareholder Return Rate is defined as the Shareholder Return for a given period divided by the EPRA NTA per share of the Company at the beginning of period (the "Shareholder Return Rate"). In accordance with these definitions, the Shareholder Return for FY24 amounts to € -0.34 per share (or € 160m of value destroyed in absolute terms) and the Shareholder Return Rate amounts to -2.3%

	Per share (€)	€ million
EPRA NTA 31/12/2023	**15.08**	**7,083**
NTA growth in FY24[3]	(0.76)	(374)
Capital increase adjustment		**1,362**
EPRA NTA 31/12/2024	14.32	8,071
DPS paid in 2024	**0.42**	**214**
NTA growth + DPS (Shareholder Return)	**(0.34)**	**(160)**
Shareholder Return Rate	**(2.3%)**	**(2.3%)**

[1] Includes cash and treasury stock (€ 14.4m) in FY24 and cash and treasury stock (€ 14.5m) in FY23
[2] Includes available cash plus treasury stock and undrawn credit facilities (€ 797m RCF and EIB loan) in FY24 and cash plus treasury stock and undrawn credit facilities (€ 832m RCF and EIB loan) in FY23
[3] Excluding the capital increase

5.
EPRA Summary



EPRA Summary

EPRA SUMMARY TABLE

EPRA Performance Measure		
EPRA Earnings	Earnings from core operational activities	294,825
EPRA Earnings per Share		0.58
EPRA NAVs		
EPRA Net Reinstatement Value (EPRA NRV)	EPRA Net Reinstatement Value: assumes that entities never sell assets and aims to represent the value required to rebuild the entity	14.90
EPRA Net Tangible Assets (EPRA NTA)	EPRA Net Tangible Assets: assumes that entities buy and sell assets, thereby crystallizing certain levels of unavoidable deferred tax	14.32
EPRA Net Disposal Value (EPRA NDV)	EPRA Net Disposal Value: represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax	13.69
EPRA Net Initial Yield (NIY)	Annualized rental income based on the cash passing rents at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased with acquisition costs	4.5%
EPRA 'topped-up' NIY	Adjustment to the EPRA Net Initial Yield in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents)	4.8%
EPRA Vacancy Rate	Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio	6.7%
EPRA Cost Ratios		
EPRA Cost Ratio (including direct vacancy costs)	Running costs of the Company divided by recurring rents including direct vacancy costs	28.4%
EPRA Cost Ratio (excluding direct vacancy costs)	Running costs of the Company divided by recurring rents excluding direct vacancy costs	26.3%
EPRA LTV	Debt divided by market value of the property. The EPRA LTV's aim is to assess the gearing of the shareholder equity within a real estate company	31.7%

MERLIN Properties has been awarded by EPRA with the gold award of best practices in financial reporting. It is the highest recognition for an outstanding compliance with the best practices.

EPRA EARNINGS

	Notes	(€ thousand)
Earnings per IFRS income statement		**283,759**
Adjustments to calculate EPRA Earnings, exclude:		(11,066)
(i) Changes in value of investment properties, development properties held for investment and other interests	Income statement	(1,067)
(ii) Profits or losses on disposal of investment properties, development properties held for investment and other interests	Income statement	5,371
(iii) Profits or losses on sales of trading properties including impairment charges in respect of trading properties	-	-
(iv) Tax on profits or losses on disposals	n.a.	-
(v) Negative goodwill / goodwill impairment	n.a.	-
(vi) Changes in fair value of financial instruments and associated close-out costs[1]	n.a.	(3,138)
(vii) Acquisition costs on share deals and non-controlling joint venture interests	n.a.	-
(viii) Adjustments related to funding structure	n.a.	-
(ix) Adjustments related to non-operating and exceptional items	n.a.	-
(x) Deferred tax in respect of EPRA adjustments	n.a.	(5,907)
(xi) Adjustments (i) to (x) above in respect of joint ventures (unless already included under proportional consolidation)	Income statement	-
(xii) Non-controlling interests in respect of the above[2]	-	(6,326)
EPRA Earnings	-	**294,825**
Basic average number of shares	-	510,843,602
EPRA Earnings per Share (EPS)	-	**0.58**
Company specific adjustments:	-	16,007
(a) LTIP provision	18 c	2,804
(b) Opex non-overheads	18 b and c	6,109
(c) Debt formalization costs	Income statement	8,081
(d) Amortization	Income statement	4,350
(e) Provisions (surpluss)/deficit	Income statement	(5,337)
Company specific Adjusted Earnings	-	**310,833**
Company specific Adjusted EPS	-	**0.61**

[1] Change in fair value of financial instruments (Consolidated income statement) + IFR16 adjustment
[2] Difference between the share in earnings of equity method instruments (Consolidated income statement) and the attributable EPRA Earnings of the subsidiaries

EPRA NRV, NTA AND NDV

(€ million)

EPRA Net Asset Value Metrics	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	7,501.0	7,501.0	7,501.0
Include / Exclude:			
i) Hybrid instruments	-	-	-
Diluted NAV	**7,501.0**	**7,501.0**	**7,501.0**
Include:			
ii.a) Revaluation of IP (if IAS 40 cost option is used)	-	-	-
ii.b) Revaluation of IPUC1 (if IAS 40 cost option is used)	-	-	-
ii.c) Revaluation of other non-current investments	56.3	56.3	56.3
iii) Revaluation of tenant leases held as finance leases	-	-	-
iv) Revaluation of trading properties	-	-	-
Diluted NAV at Fair Value	**7,557.2**	**7,557.2**	**7,557.2**
Exclude:			
v) Deferred tax in relation to fair value gains of IP	554.2	526.1	-
vi) Fair value of financial instruments	(11.3)	(11.3)	-
vii) Goodwill as a result of deferred tax	-	-	-
viii.a) Goodwill as per the IFRS balance sheet		-	-
viii.b) Intangibles as per the IFRS balance sheet		(1.0)	
Include:			
ix) Fair value of fixed interest rate debt			162.3
x) Revaluation of intangibles to fair value	-		
xi) Real estate transfer tax	301.7	-	-
NAV	**8,401.9**	**8,071.0**	**7,719.6**
Fully diluted number of shares	563,724,899	563,724,899	563,724,899
NAV per share	**14.90**	**14.32**	**13.69**

EPRA NET INITIAL YIELD (NIY) AND EPRA "TOPPED UP" NET INITIAL YIELD

(€ million)		Offices	Logistics	Shopping Centers	Data Centers	Others	Total
Investment property – wholly owned		6,581	1,613	2,014	560	52	10,820
Investment property – share of JVs/Funds		-	-	-	-	-	-
Trading property (including share of JVs)		-	-	-	-	-	-
Less: *developments*		(563)	(221)	-	(560)	(49)	(1,392)
Completed property portfolio		6,018	1,392	2,014	-	3	9,427
Allowance for estimated purchasers' costs		181	38	42	-	0	261
Gross up completed property portfolio valuation	**B**	**6,199**	**1,430**	**2,056**	**-**	**3**	**9,688**
Annualised cash passing rental income		294	80	127	-	0	501
Property outgoings		(44)	(7)	(17)	-	(0)	(68)
Annualised net rents	**A**	**250**	**73**	**110**	**-**	**(0)**	**433**
Add: notional rent expiration of rent free periods or other lease incentives		22	2	5	-	-	29
Topped-up net annualised rent	**C**	**272**	**75**	**115**	**-**	**(0)**	**462**
EPRA NIY	**A/B**	**4.0%**	**5.1%**	**5.4%**	**-**	**(1.9%)**	**4.5%**
EPRA "topped-up" NIY	**C/B**	**4.4%**	**5.2%**	**5.6%**	**-**	**(1.9%)**	**4.8%**

EPRA VACANCY RATE

		Offices	Logistics	Shopping Centers	Data Centers	Others	Total
Estimated Rental Value of vacant space (€ million)	A	16.1	1.1	7.5	12.6	0.2	37.4
Estimated Rental Value of the whole portfolio (€ million)	B	308.9	83.4	125.5	37.9	0.2	555.9
EPRA Vacancy Rate (%)	**A/B**	**5.2%**	**1.3%**	**5.9%**	**33.2%**	**80.1%**	**6.7%**

EPRA COST RATIOS

	Notes	(€ thousand)
Include:		
(i) Administrative/operating expense line per IFRS income statement	18	132,787
(ii) Net service charge costs/fees		
(iii) Management fees less actual/estimated profit element		
(iv) Other operating income/recharges intended to cover overhead expenses less any related profits		
(v) Share of Joint Ventures expenses		
Exclude (if part of the above):		
(vi) Investment property depreciation		
(vii) Ground rent costs		
(viii) Service charge costs recovered through rents but not separately invoiced		
EPRA Costs (including direct vacancy costs)	**A**	**132,787**
(ix) Direct vacancy costs		9,972
EPRA Costs (excluding direct vacancy costs)	**B**	**122,815**
(x) Gross Rental Income less ground rents – per IFRS[1]		466,785
(xi) Less: service fee and service charge costs components of Gross Rental Income (if relevant)		
(xii) Add: share of Joint Ventures (Gross Rental Income less ground rents)		
Gross Rental Income	**C**	**466,785**
EPRA Cost Ratio (including direct vacancy costs)	**A/C**	**28.4%**
EPRA Cost Ratio (excluding direct vacancy costs)	**B/C**	**26.3%**

MERLIN's has a policy of not capitalising any overhead or operating expenses
[1] Gross Rental income (€ 498.1m) - incentives (€ 29.8m) - ground lease rents (€ 3.8m)

EPRA LTV METRIC FY24

(€ million)		Proportionate consolidation			
	Group as reported	Share of Joint Ventures	Share of Material Associates	Non-controlling Interests	Combined
Include:					
Borrowings from financial institutions[1]	1,518.0	-	164.8	-	1,682.8
Commercial paper	-	-	-	-	-
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	-	-	-	-	-
Bond loans[2]	3,421.7	-	-	-	3,421.7
Foreign currency derivatives (futures, swaps, options and forwards)	-	-	-	-	-
Net payables[3]	66.7	-	89.5	-	160.6
Owner-occupied property (debt)	-	-	-	-	-
Current accounts (equity characteristic)	-	-	-	-	-
Exclude:					
Cash and cash equivalents	(1,552.7)	-	(13.2)	-	(1,565.9)
Net Debt (a)	**3,453.7**	**-**	**241.0**	**-**	**3,699.2**
Include:					
Owner-occupied property[4]	1.2	-	-	-	1.2
Investment properties at fair value	10,865.5	-	697.8	-	11,563.3
Properties held for sale	-	-	-	-	-
Properties under development	-	-	-	-	-
Intangibles	-	-	-	-	-
Net receivables	-	-	-	-	-
Financial assets[5]	94.1	-	-	-	94.1
Total Property Value (b)	**10,960.7**	**-**	**697.8**	**-**	**11,658.5**
EPRA LTV (a/b)	**31.5%**	**-**	**-**	**-**	**31.7%**
Real Estate Transfer Taxs (RETTS) (c)	**301.7**	**-**	**15.2**	**-**	**317.0**
EPRA LTV (incl. RETTS) (a/(b+c))	**30.7%**	**-**	**-**	**-**	**30.9%**
Company specific Property Value adjustments:	**-**	**-**	**-**	**-**	**-**
Total Property Value including company specific adjustments (d)	**10,960.7**	**-**	**-**	**-**	**11,658.5**
Company specific EPRA LTV (a/d)	**31.6%**	**-**	**-**	**-**	**31.7%**
Company specific EPRA LTV (incl. RETTS) (a/(c+d))	**30.7%**	**-**	**-**	**-**	**30.9%**

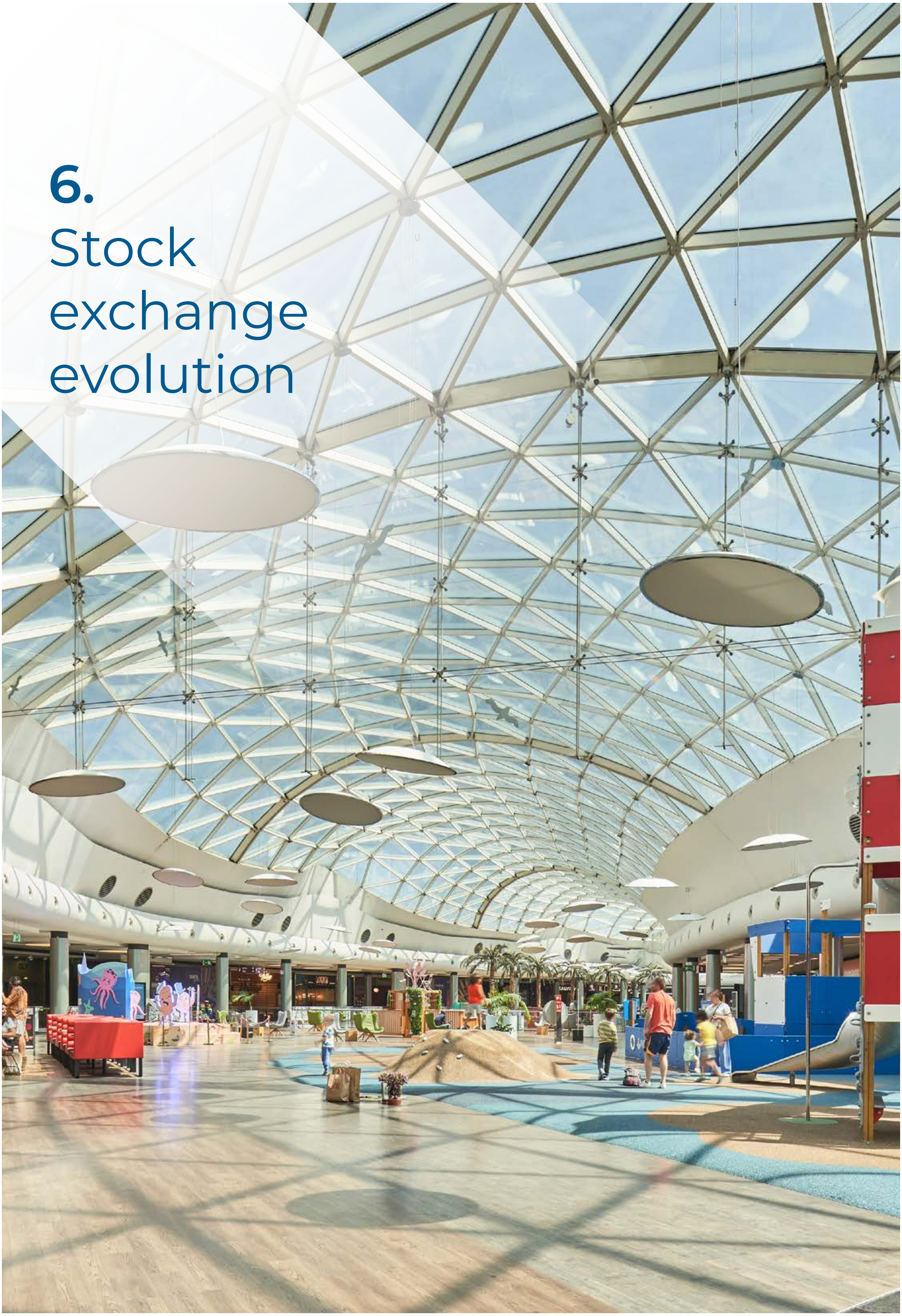
(1) Including notional amount (€ 1,514.3m) and accrued interest (€ 3.7m). Please refer to Note 14 of the Annual Accounts for further details
(2) Including notional amount (€ 3,400.0m) and accrued interest (€ 21.7m). Please refer to Note 14 of the Annual Accounts for further details
(3) Considering the net result between payables (Trade and other payables, Other current liabilities, Short term periodifications and Current income tax liabilities) and receivables (Trade and other receivables, Inventories, Other current assets and Other current financial assets). Please note that accrued interests are included within borrowings from financial institutions and bond loans
(4) Fair value of the owner-occupied property. Book value at amortized cost of € 0.9m and MtM adjustment of € 0.3m
(5) Amortized cost of the loan granted to Desarrollos Urbanísticos Udra, S.A.U., secured against a 10% stake in Madrid Crea Nuevo Norte, S.A. Please refer to Note 10 of the Annual Accounts for further details
Note: please refer to Note 9 of the Annual Accounts for further detail regarding minority stakes. MERLIN considers material associates the following companies: ZAL Port (Centro Intermodal de Logística, S.A.), Tres Aguas (Paseo Comercial Carlos III, S.A.), CreaMNN (Crea Madrid Nuevo Norte S.A.) and Silicius (Silicius Real Estate SOCIMI, S.A.)

EPRA LTV METRIC: SHARE OF MATERIAL ASSOCIATES FY24

(€ million)	ZAL Port	Tres Aguas	CreaMNN	Silicius	Share of Material Associates[1]
Include:					
Borrowings from financial institutions	123.7	73.3	209.1	211.4	164.8
Commercial paper	-	-	-	-	-
Hybrids (including convertibles, preference shares, debt, options, perpetuals)	-	-	-	-	-
Bond loans	-	-	-	-	-
Foreign currency derivatives (futures, swaps, options and forwards)	-	-	-	-	-
Net payables	11.8	1.3	571.5	2.5	89.5
Owner-occupied property (debt)	-	-	-	-	-
Current accounts (equity characteristic)	-	-	-	-	-
Exclude:					
Cash and cash equivalents	(11.0)	(11.7)	-	(11.4)	(13.2)
Net Debt (a)	**124.5**	**63.0**	**780.6**	**202.5**	**241.0**
Include:					
Owner-occupied property	-	-	-	-	-
Investment properties at fair value	730.3	122.7	1,227.7	584.8	697.8
Properties held for sale	-	-	-	-	-
Properties under development	-	-	-	-	-
Intangibles	-	-	-	-	-
Net receivables	-	-	-	-	-
Financial assets	-	-	-	-	-
Total Property Value (b)	**730.3**	**122.7**	**1,227.7**	**584.8**	**697.8**

[1] Proportional share based on the ownership in each associate: ZAL Port (48.5%), Tres Aguas (50%), CreaMNN (14.46%) and Silicius (17.91%)

6.
Stock exchange evolution

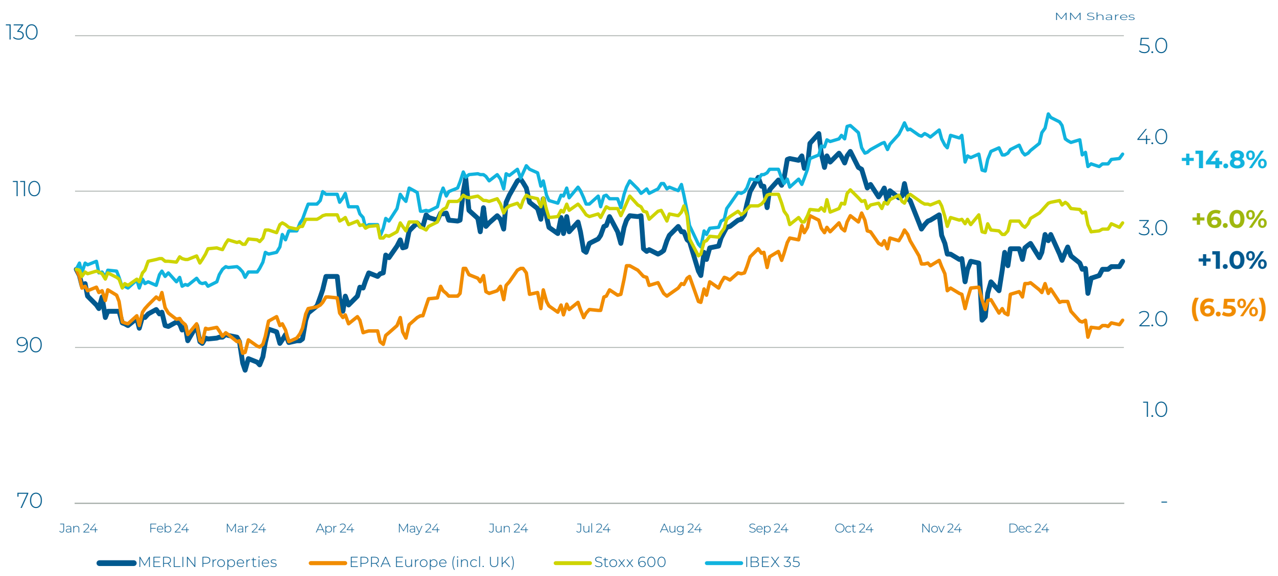


Stock exchange evolution

MERLIN shares closed on 31st December 2024 at € 10.16, an increase of 1.0% versus 31st December 2023 closing price (€ 10.06)

MERLIN SHARE PRICE PERFORMANCE[1] VS REFERENCE INDEXES

From 31st December 2023 to 31st December 2024, Rebased to 100

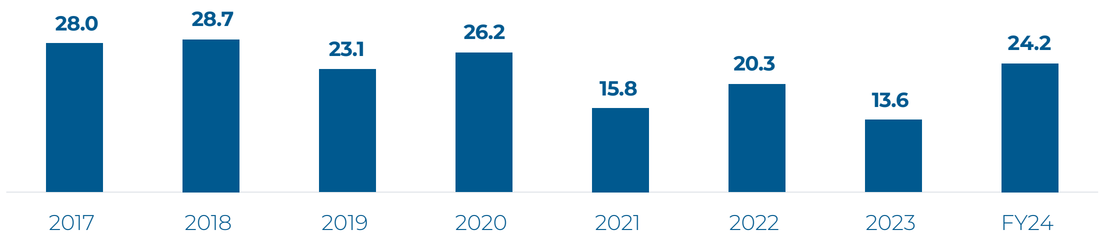


Source: Bloomberg

[1] Adjusted for any equity dilutive transactions

AVERAGE DAILY TRADING VALUE (€ M)

Average daily trading volume during the period has been € 24.2 million

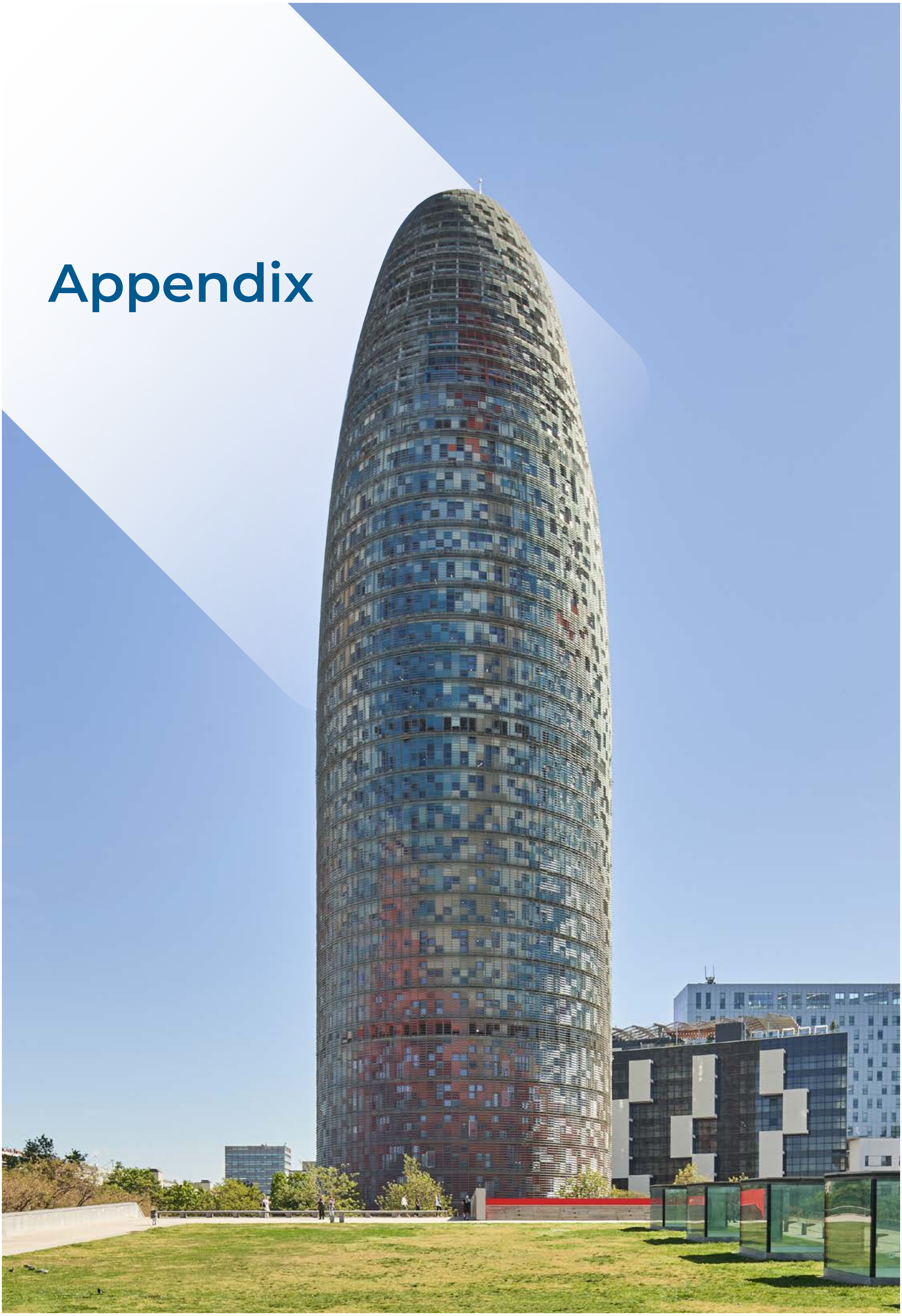


As of the date of this report, MERLIN is covered by a wide variety of 25 equity research houses. Consensus target price is € 13.39

TARGET PRICES AND ANALYST RECOMMENDATIONS

Broker	Report date	Recommendation	Target Price
Goldman Sachs	27-01-2025	Buy	15.20
BANK OF AMERICA	15-01-2025	Buy	15.00
BERNSTEIN SOCIETE GENERALE GROUP	08-12-2024	Buy	15.00
renta4	23-01-2025	Buy	15.00
BARCLAYS	05-02-2025	Buy	14.60
ALANTRA	18-11-2024	Buy	14.25
JBCapitalMarkets	21-11-2024	Buy	14.20
J.P.Morgan	23-01-2025	Buy	14.00
kutxabank	21-11-2024	Buy	14.00
EXANE BNP PARIBAS	23-01-2025	Buy	13.70
GVC Gaesco	25-11-2024	Buy	13.70
CaixaBank	27-01-2025	Buy	13.25
Sabadell	27-01-2025	Buy	13.12
Deutsche Bank	28-01-2025	Buy	13.00
ODDO BHF ASSET MANAGEMENT	09-01-2025	Buy	13.00
UBS	28-01-2025	Buy	13.00
Santander	05-07-2024	Buy	12.70
Kempen	14-01-2025	Buy	12.50
bankinter.	25-07-2024	Buy	12.20
intermoney valores sv	04-12-2024	Buy	12.00
Jefferies	06-01-2025	Buy	12.00
Kepler Cheuvreux	15-11-2024	Buy	12.00
Morgan Stanley	10-12-2024	Neutral	12.00
citi	14-02-2025	Neutral	11.90
Green Street Advisors			Not public
Total average			**13.39**

Appendix



Alternative performance measures

In accordance with the recommendations issued by the European Securities and Markets Authority (ESMA), the alternative performance measures ("APM") are described as follows

GLOSSARY

Average debt maturity (years)

This APM represents the average debt duration of the Company until maturity

It is a relevant metric as it provides the investor with the relevant information about the repayment commitments of the financial liabilities

It is calculated as the addition of the pending years to maturity of each loan multiplied by its outstanding loan amount and divided by the total outstanding amount of all loans

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements but the main information is available in the consolidated financial statements

Average passing rent

It represents the rent per square meter per month at which an asset or category of assets are rented at a moment in time

The average passing rent is a relevant performance metric as it shows the implied rents of all the prevailing lease contracts of the company at a moment in time per square meter and per month enabling the comparison with market rents

Given the nature of the metric, it is not possible to reconcile it with the financial statements

Release spread

Difference between the new rent signed and the old prevailing rent on renewals (same space, same tenant) or relets (same space, different tenant) during last twelve months

The release spread provides the investor with a view on the prospective rental behaviour when negotiating with the tenants

It is calculated on a lease by lease basis and therefore it is not possible to reconcile it with the financial statements

Rents Like-for-like

Amount of the gross rents comparable between two periods. It is calculated on an asset by asset basis excluding from both periods the rents derived from acquisitions or disposals executed in such periods as well as other adjustments like early termination penalties from lease contracts

We consider the rental like-for-like growth a relevant metric to understand the evolution of rents of an asset or an asset category

It is calculated on an asset by asset basis and therefore it is not possible to reconcile it with the financial statements

Gross annualized rents

Passing rent as of the balance sheet date multiplied by 12

We consider the gross annualized rents a relevant performance metric as it represents the total amount of rents of the prevailing lease contracts at a given time enabling the calculation of the return of each asset (Gross yield)

Given the nature of the metric, it is not possible to reconcile it with the financial statements

GAV

The GAV is the Gross Asset Value as of the latest available valuation report plus the advanced payments of turn-key projects and developments at cost

The GAV is a standard valuation metric for comparison purpose, recognized on a global basis in the real estate sector, and performed by an independent external appraisal

The reconciliation with the financial statements appears in Section 5 of this report (Notes to the consolidated balance sheet)

Gross yield

It represents the return of an asset or category of assets. It is calculated by dividing the annualized gross rent between the latest available GAV

Wault

Weighted average unexpired lease term, calculated as the number of years of unexpired lease term, as from the date balance sheet, until the lease contract first break weighted by the gross rent of each individual contract

We consider the Wault a relevant metric as it provides the investor with the average term of secured leases and gives a sense of risk or opportunity to renegotiate the prevailing lease contracts

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements

Revenues

Is the addition of the total gross rent income, and the other operating income excluding extraordinaries

The reconciliation with IFRS appears in the table thereafter

Accounting EBITDA

The accounting EBITDA is calculated as the net operating income before net revaluations, amortizations, provisions, interest and taxes.

The accounting EBITDA is a performance metric widely used by investors to value companies, as well as the rating agencies and creditors to evaluate the level of indebtedness

The reconciliation with IFRS metrics appears in the table hereafter

EBITDA

The EBITDA is calculated as the Accounting EBITDA deducting the "non-overheads" costs and the LTIP Provision

The EBITDA is a very useful metric as it excludes the impact of atypical costs incurred in the period. The atypical costs or "non-overheads" costs are the ones related to the acquisition and disposal of assets and indemnities among others (as described in the IPO prospectus)

The reconciliation with IFRS metrics appears in the table hereafter

Accounting FFO and FFO

Accounting FFO or Accounting Funds From Operations is calculated as EBITDA less debt interest expenses and recurring taxes (excluding taxes from disposals or other extraordinary events)

FFO is calculated deducting the non-overheads costs of the company from the Accounting FFO

It is a relevant performance and liquidity metric recognized on a global basis in the real estate sector

MERLIN Properties, as a member of EPRA (European Public Real Estate Association), follows EPRA's best practices reporting standards which enables the investor to better compare certain performance metrics that are specific to the real estate sector. This metrics are released on a semi-annual basis and detailed in the management report.

EPRA costs

It is calculated as total operating costs of the company divided by the gross rents net of incentives

This performance metric shows the operating efficiency on a recurring basis

The reconciliation with the Financial Statements appears in the Appendix of this report

EPRA Earnings

Earnings from core operational activities as per EPRA's recommendations

The reconciliation with the Financial Statements appears in the Appendix of this report

EPRA NRV, EPRA NTA and EPRA NDV

EPRA Net Reinstatement Value: Assumes that entities never sell assets and aims to represent the value required to rebuild the entity

EPRA Net Tangible Assets: Assumes that entities buy and sell assets, thereby crystallizing certain levels of unavoidable deferred tax

EPRA Net Disposal Value: Represents the shareholders' value under a disposal scenario, where deferred tax, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax

EPRA Yields

Net Initial Yield: Annualized rental income based on the passing rents at the balance sheet date, less non recoverable property operating expenses, divided by the market value of the property (GAV) increased with acquisition costs

EPRA "Topped-up" NIY: Adjustment to the EPRA Net Initial Yield in respect of the expiration of rent free periods (or other unexpired lease incentives such as discounted rent periods and step rents)

These are two relevant performance metrics widely used to compare the return of the real estate assets in the portfolio, based on the prevailing lease contracts at a given date regardless of the financial structure of the company as per EPRA's recommendations

The calculation is provided in the Appendix of this report

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements

EPRA Vacancy Rate

Estimated Market Rental Value (ERV) of vacant space divided by ERV of the whole portfolio

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements

Loan-to-value ratio (LTV)

The loan-to-value ratio is calculated as the net debt divided by the fair value of the assets of the company (GAV + transaction costs)

The LTV is a performance metric widely used by investors to assess the level of risk, as well as the rating agencies and creditors to evaluate the level of indebtedness

The reconciliation with IFRS metrics appears in the table hereafter

Leverage ratio

The leverage ratio is calculated as the net debt divided by the net debt plus the equity

The leverage ratio is a performance metric widely used by investors to assess the level of risk, as well as the rating agencies and creditors to evaluate the level of indebtedness

The reconciliation with IFRS metrics appears in the table hereafter

Financial debt

The financial debt is calculated as the sum of any amount owed by the Group in the short and long-term as a result of loans, credits, bonds, debentures, and in general any instrument of a similar nature

The financial debt is a performance metric widely used by investors to assess the level of risk, as well as the rating agencies and creditors to evaluate the level of indebtedness

The reconciliation with IFRS metrics appears in the table hereafter

Percentage of debt at a fixed rate or with interest rate hedges

The percentage of debt at a fixed rate or with interest rate hedges is calculated as the sum of fixed-rate financial debt and variable-rate financial debt with associated interest rate change hedging transactions in relation to the Group's financial debt

The percentage of debt at a fixed rate or with interest rate hedges is a performance metric widely used by investors to assess the level of risk, as well as the rating agencies and creditors to evaluate the company exposure to interest rate movements

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements but the main information is available in the consolidated financial statements

Average cost of debt

The average cost of debt is calculated as the ratio between the passing interest cost including derivatives corresponding to interest bearing debt and the Group's financial debt

The average cost of debt is a performance metric widely used by investors to assess the cost of borrowed funds, as well as the rating agencies and creditors to evaluate the capacity to fulfill interest obligations.

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements but the main information is available in the consolidated financial statements

Liquidity position

The liquidity position is calculated as the sum of the Group's cash plus the amount corresponding to receivables from corporate transactions, the treasury stock position at market value, and the undrowned credit facilities available

The liquidity position is a performance metric widely used by investors to assess the level of financial flexibility, as well as the rating agencies and creditors to evaluate the capacity to meet debt maturities

The reconciliation with IFRS metrics appears in the table hereafter

Net debt

The net debt is calculated as the financial debt less cash and cash equivalents (e.g. disposal receivables or treasury stock)

The net debt is a performance metric widely used by investors to assess the level of risk, as well as the rating agencies and creditors to evaluate the level of indebtedness

The reconciliation with IFRS metrics appears in the table hereafter

Investment in energy efficiency improvements

The investment in energy efficiency improvements is defined as investments aimed at measuring, controlling, or directly or indirectly reducing, energy consumption or carbon footprint in all assets over which we have operational control

This performance metric, although not widely used by investors, rating agencies or creditors, is provided to assess the level of investments in ESG (environmental, social and corporate governance) measures

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements, but the main information is available in the consolidated financial statements

Total tax contribution

Total Tax Contribution (TTC) measures the contribution made by a company or group of companies to the different governments. In general, both taxes borne, and taxes collected are imputed to each fiscal year, on a cash basis

- Taxes borne are those taxes that have entailed an effective cost for the companies, such as taxes on profits, social security contributions payable by the company, and certain environmental taxes
- Taxes collected are those that have been paid as a consequence of the company's economic activity, without entailing a cost for the companies other than managing them, such as withholding taxes levied on employees

This performance metric, although not widely used by investors, rating agencies or creditors, is provided to assess the amount of taxes collected or paid by the company

Given the nature of the metric, it is not possible to reconcile it with the Group financial statements

RECONCILIATION OF THE ALTERNATIVE PERFORMANCE MEASURES WITH CONSOLIDATED FINANCIAL STATEMENTS

(€ thousand)	**Notes**	**FY24**	**FY23**
Total revenues	6	494,572	464,779
Other operating income	Consolidated income statement	8,428	4,790
Subsidies	6	52	
Personel expenses	18	(36,199)	(34,845)
Other operating expenses	18	(96,588)	(73,325)
Accounting EBITDA		**370,265**	**361,400**
Costs related to acquisition, disposals and financing	18	*5,971*	*2,166*
Other costs	18	*104*	*300*
Severances	18	*34*	*282*
Non-overhead costs		6,109	2,747
Long term incentive plan	18	2,804	2,804
EBITDA		**379,179**	**366,952**
Financial expenses excluding debt arrangement costs	Consolidated income statement	(84,519)	(109,185)
Equity method attributable FFO	n.a	20,399	19,458
IFRS16 Adjustement	n.a	2,062	14,751
Discontinued operations	n.a	-	-
Current taxes	n.a	(6,288)	(7,737)
FFO		**310,833**	**284,239**
Non-overhead costs	n.a.	(6,109)	(2,747)
Long term incentive plan		(2,804)	(2,804)
Accounting FFO		**301,920**	**278,687**

(€ thousand)			
Gross rental income	Consolidated income statement	500,380	475,614
Revenue from rendering of services	6	23,983	17,572
Other net operating income	n.a	(7,621)	(4,918)
Revenues		**516,743**	**488,268**

	(€ m)	Notes	FY24	FY23
A	GAV	Section 3 Results Report	11,540	11,270
B	Transaction costs	n.a	302	299
C=A+B	GAV + transaction costs		11,842	11,569
N	Net debt	Section 4 Results Report	3,347	4,050
D= N/C	**LTV**		**28.3%**	**35.0%**
E	Net debt	Section 4 Results Report	3,347	4,050
F	Equity	Balance sheet	7,501	6,539
G=E+F	Total capital		10,848	10,589
H=E/G	**Leverage ratio**		**30.9%**	**38.2%**
I	**Financial debt**	Section 4 Results Report	**4,914**	**4,526**
J= K+L+M	Cash and cash equivalents		1,567	477
K	Cash	Balance sheet	1,553	461
L	Receivables	Balance sheet	-	-
M	Treasury stock	Balance sheet	14	15
N=I-J	**Net debt**		**3,347**	**4,050**
J	Cash and cash equivalents		1,567	477
O	Undrawn credit facilities	14.1	797	832
P= J+O	**Liquidity position**		**2,364**	**1,309**

LIST OF ASSETS

		In operations		WIP	
Asset	**Location**	**GLA (sqm)**	**# Assets**	**GLA (sqm)**	**# Assets**
Castellana 85	Madrid	16,474	1	-	-
Castellana 93	Madrid	11,621	1	-	-
Castellana 259	Madrid	53,190	2	-	-
Castellana 278	Madrid	14,468	1	-	-
Castellana 280	Madrid	16,853	1	-	-
Princesa-Plaza España Complex	Madrid	50,948	5	-	-
Plaza Ruiz Picasso	Madrid	36,558	1	-	-
Juan Esplandiu 11-13	Madrid	28,008	1	-	-
Churruca business park	Madrid	17,747	4	-	-
Santiago de Compostela 94	Madrid	13,130	1	-	-
Principe de Vergara 187	Madrid	11,710	1	-	-
Alfonso XI	Madrid	-	-	9,945	1
Alcala 40	Madrid	9,315	1	-	-
Eucalipto 25	Madrid	7,368	1	-	-
Eucalipto 33	Madrid	7,301	1	-	-
Pedro de Valdivia 10	Madrid	6,738	1	-	-
Plaza Ruiz Picasso II	Madrid	-	-	4,479	1
Total Madrid Prime + CBD		**301,429**	**23**	**14,424**	**2**
Adequa business park	Madrid	75,545	5	47,902	2
Via Norte business park	Madrid	37,224	6	-	-
Avenida de Bruselas 33	Madrid	33,718	1	-	-
Las Tablas business park	Madrid	27,184	3	-	-
Avenida de Europa	Madrid	23,101	2	-	-
Torre Chamartin	Madrid	18,295	1	-	-
Sanchinarro business park	Madrid	17,191	2	-	-
Maria de Portugal T2	Madrid	17,140	3	-	-
Aquamarina	Madrid	10,685	1	-	-
Avenida de Bruselas 24	Madrid	9,163	1	-	-
Avenida de Bruselas 26	Madrid	8,895	1	-	-
Elipse	Madrid	7,515	1	-	-
Avenida de Burgos 208-210	Madrid	7,376	2	-	-
Arturo Soria 343	Madrid	6,621	1	-	-
Fuente de la Mora	Madrid	4,482	1	-	-
Total Madrid NBA A1		**304,134**	**31**	**47,902**	**2**

		In operations		WIP	
Asset	**Location**	**GLA (sqm)**	**# Assets**	**GLA (sqm)**	**# Assets**
Ribera del Loira 60	Madrid	54,960	1	-	-
Puerta de las Naciones business park	Madrid	39,150	4	-	-
Alvento business park	Madrid	32,922	2	-	-
Josefa Valcarcel 48	Madrid	-	-	19,893	1
Partenon 12-14	Madrid	19,609	1	-	-
Partenon 16-18	Madrid	18,345	1	-	-
Cristalia	Madrid	11,712	1	-	-
Arturo Soria 128	Madrid	3,226	1	-	-
Total Madrid NBA A2		**179,925**	**11**	**19,893**	**1**
Atica business park	Madrid	36,365	6	-	-
Cerro de los Gamos business park	Madrid	10,814	1	25,291	4
Alvia business park	Madrid	23,567	3	-	-
Atica XIX business park	Madrid	15,411	3	5,014	1
Total Madrid Periphery		**86,158**	**13**	**30,305**	**5**
Total Madrid		**871,645**	**78**	**112,524**	**10**
Diagonal 199	Barcelona	21,266	2	-	-
Diagonal 211 (Glories Tower)	Barcelona	37,614	1	-	-
Diagonal 458	Barcelona	4,174	1	-	-
Diagonal 514	Barcelona	10,263	1	-	-
Diagonal 605	Barcelona	15,117	1	-	-
PE Poble Nou 22@	Barcelona	31,337	4	-	-
Vilanova 12-14	Barcelona	16,494	1	-	-
Balmes 236-238	Barcelona	6,187	1	-	-
E-Forum	Barcelona	5,190	1	-	-
Plaza de Cataluña 9	Barcelona	3,026	1	-	-
Pere IV	Barcelona	2,018	1	-	-
Total Barcelona Prime + CBD		**152,686**	**15**	**-**	**-**
WTC	Barcelona	29,059	2	-	-
Av. Parc Logistic 10-12 (PLZF Office use)	Barcelona	22,265	2	-	-
Total NBA WTC		**51,323**	**4**	**-**	**-**

		In operations		WIP	
Asset	**Location**	**GLA (sqm)**	**# Assets**	**GLA (sqm)**	**# Assets**
Sant Cugat I	Barcelona	15,377	1	-	-
Sant Cugat II	Barcelona	10,008	1	-	-
Total Periphery		**25,385**	**2**	**-**	**-**
Total Barcelona		**229,394**	**21**	**-**	**-**
Monumental	Lisbon	25,358	1	-	-
Art	Lisbon	22,150	1	-	-
Liberdade 195	Lisbon	-	-	17,351	1
Torre Lisboa	Lisbon	-	-	13,715	1
Marques de Pombal 3	Lisbon	12,461	1	-	-
Central Office	Lisbon	10,310	1	-	-
Torre Zen	Lisbon	10,207	1	-	-
TFM	Lisbon	7,837	1	-	-
Lisboa Expo	Lisbon	6,740	1	-	-
Total Lisbon Prime + CBD		**95,062**	**7**	**31,066**	**2**
Nestle	Lisbon	12,260	1	-	-
Total Lisbon NBA		**12,260**	**1**	**-**	**-**
Total Lisbon		**107,322**	**8**	**31,066**	**2**
Sevilla - Borbolla	Andalusia	13,037	1	-	-
Lerida - Mangraners	Catalonia	3,228	1	-	-
Total Other		**16,265**	**2**	**-**	**-**
TOTAL OFFICES		**1,224,626**	**109**	**143,589**	**12**

		In operations		WIP	
Asset	**Location**	**GLA (sqm)**	**# Assets**	**GLA (sqm)**	**# Assets**
Marineda	Galicia	105,771	1	18,232	-
Tres Aguas[1]	Madrid	67,940	1	-	-
Almada	Lisbon	60,089	1	-	-
X-Madrid	Madrid	47,120	1	-	-
Larios	Andalusia	37,956	1	-	-
Porto Pi	Mallorca	32,888	1	-	-
Arenas	Catalonia	31,905	1	-	-
Saler	Valencian C.	28,953	1	-	-
Artea	Basque Country	25,922	1	-	-
La Vital	Valencian C.	20,878	1	-	-
Centro Oeste	Madrid	10,867	1	-	-
Callao 5	Madrid	3,640	1	6,910	-
Arturo Soria	Madrid	6,069	1	-	-
TOTAL SHOPPING CENTERS		**479,997**	**13**	**25,142**	**-**
Barcelona-ZAL Port[2]	Catalonia	764,925	52		
A2-Cabanillas Park I	Castilla-La Mancha	315,236	9	-	-
A2-Cabanillas Park II	Castilla-La Mancha	94,640	2	114,070	3
Lisbon Park	Lisbon	45,171	1	134,695	3
Sevilla ZAL	Andalusia	139,218	11	12,802	3
Barcelona-PLZF	Catalonia	132,100	9	-	-
A2-San Fernando III	Madrid	-	-	100,184	2
A2-Azuqueca II	Madrid	96,810	1	-	-
Valencia-Betera	Valencian C.	-	-	95,082	4
Vitoria-Jundiz I	Basque Country	-	-	72,717	1
A2-Cabanillas I	Castilla-La Mancha	70,134	1	-	-
A2-Meco II	Madrid	59,814	1	-	-
A4-Pinto II	Madrid	58,990	1	-	-
A2-Azuqueca III	Castilla-La Mancha	-	-	54,498	1
A4-Getafe (Gavilanes)	Madrid	39,591	2	-	-
A2-Alovera	Castilla-La Mancha	38,763	1	-	-
A2-Coslada Complex	Madrid	36,234	1	-	-
A2-Meco I	Madrid	35,285	1	-	-
Valencia-Ribarroja	Valencian C.	34,992	1	-	-
A2-San Fernando II	Madrid	33,592	1	-	-
A4-Seseña	Castilla-La Mancha	28,731	1	-	-

[1] 50% stake
[2] 48.5% stake

		In operations		WIP	
Asset	**Location**	**GLA (sqm)**	**# Assets**	**GLA (sqm)**	**# Assets**
A2-Coslada	Madrid	28,491	1	-	-
Vitoria-Jundiz II	Basque Country	26,774	2	-	-
Valencia-Almussafes	Valencian C.	26,613	1	-	-
A2-Cabanillas III	Castilla-La Mancha	21,879	1	-	-
Zaragoza-Pedrola	Zaragoza	21,579	1	-	-
A4-Getafe (Cla)	Madrid	16,100	1	-	-
A2-Cabanillas II	Castilla-La Mancha	15,078	1	-	-
A2-San Fernando I	Madrid	11,193	1	-	-
A4-Pinto I	Madrid	11,099	1	-	-
TOTAL LOGISTICS		**2,203,030**	**106**	**584,048**	**17**
MAD-GET	Madrid	22,508	1	-	-
BIO-ARA 3	Basque Country	21,750	1	-	-
BIO-ARA 2	Basque Country	-	-	25,999	1
BCN-PLZF	Catalonia	22,131	1	-	-
LIS-VFX	Lisbon	-	-	32,982	1
TOTAL DATA CENTERS		**66,389**	**3**	**58,981**	**2**
Yunque	Madrid	1,780	1		
Rambla Salvador Sama 45-47-49	Catalonia	1,140	1		
Torre Madrid residencial	Madrid	120	1		
Bizcargi 1 1D	Basque Country	46	1		
Parking Palau(1)	Valencian C.	-	1		
TOTAL OTHER		**3,085**	**5**	**-**	**-**

(1) Below ground surface has not been taken into account for G.L.A. purposes

MERLIN PROPERTIES

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