

MiFID II product governance / Professional investors and ECPs only target market – solely for the purposes of the manufacturer’s product approval process, the target market assessment in respect of the New Notes has led to the conclusion that: (i) the target market for the New Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “MiFID II”); and (ii) all channels for distribution of the New Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the New Notes (a “distributor”) should take into consideration the manufacturer’s target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the New Notes (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The New Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive (EU) 2016/97, as amended (the Insurance Distribution Directive), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Directive 2003/71/EC (as amended or superseded, the “Prospectus Directive”). Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “PRIIPs Regulation”) for offering or selling the New Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the New Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

Final Terms dated 5 February 2020

Merlin Properties, SOCIMI, S.A.

(Incorporated with limited liability in the Kingdom of Spain)

Legal Entity Identifier (LEI): 959800L8KD863DP30X04

Issue of €100,000,000 1.875% Notes due 4 December 2034 (the “New Notes”)

to be consolidated, form a single series and be interchangeable for trading purposes with the €500,000,000 1.875 per cent. Notes due 4 December 2034 with ISIN XS2089229806 and Common Code 208922980 (the “Existing Notes”, and together with the New Notes, the “Notes”)

under the **€5,000,000,000**

Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Base Prospectus dated 23 May 2019 (the “**Base Prospectus**”) which constitutes a base prospectus for the purposes of Directive 2003/71/EC (as amended or superseded, the “**Prospectus Directive**”). This document constitutes the Final Terms of the New Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with such Base Prospectus. Full information on the Issuer and the offer of the New Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus and the Final Terms have been published on the website of

the Luxembourg Stock Exchange at www.bourse.lu and are available for viewing during normal business hours at Paseo de la Castellana, 257, 28046 Madrid, Spain (being the registered office of the Issuer).

1. (i) Series Number: 5
(ii) Tranche Number: 2
(iii) Date on which the Notes become fungible: The New Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the Existing Notes with Series on exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 24 below which is expected to occur on or about 18 March 2020.
2. Specified Currency or Currencies: Euro (€)
3. Aggregate Nominal Amount of Notes:
(i) Series: €600,000,000
(ii) Tranche: €100,000,000
4. Issue Price: 102.011% of the Aggregate Nominal Amount of the New Notes plus accrued interest of €332,991.80
5. (i) Specified Denominations: €100,000 and integral multiples of €100,000 thereafter
(ii) Calculation Amount: €100,000
6. (i) Issue Date: 7 February 2020
(ii) Interest Commencement Date: 4 December 2019
7. Maturity Date: 4 December 2034
8. Interest Basis: 1.875 per cent. Fixed Rate (see paragraph 13 below)
9. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount
10. Change of Interest Basis: Not Applicable
11. Put/Call Options: Change of Control Put Event

Call Option
 Residual Maturity Call Option
 Substantial Purchase Event
 (see paragraphs 16, 18, 19 and 20 below)

12. Date of Board approval for issuance of New Notes obtained: Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

13. **Fixed Rate Note Provisions** Applicable
- (i) Rate of Interest: 1.875 per cent. per annum payable in arrear on each Interest Payment Date
 - (ii) Interest Payment Date(s): 4 December in each year, commencing on 4 December 2020, up to and including the Maturity Date
 - (iii) Fixed Coupon Amount: €1,875 per Calculation Amount
 - (iv) Broken Amount(s): Not Applicable
 - (v) Day Count Fraction: Actual/Actual-ICMA
 - (vi) Determination Dates: 4 December in each year
14. **Floating Rate Note Provisions** Not Applicable
15. **Zero Coupon Note Provisions** Not Applicable

PROVISIONS RELATING TO REDEMPTION

16. **Call Option** Applicable
- (i) Optional Redemption Date(s): Any day up to and including the Maturity Date
 - (ii) Optional Redemption Amount(s) of each Note: Make-Whole Amount
 - (iii) Make-whole Amount: Applicable
 - (a) Reference Note: *Bundesobligationen* of the *Bundesrepublik Deutschland* (*Bund*) due July 2034 (ISIN: DE0001135226)
 - Redemption Margin: 0.35 per cent.
 - Financial Adviser: As per Condition 7(d)
 - Quotation Time: The second Business Day preceding the Optional Redemption Date
 - (b) Discount Rate: Not Applicable
 - (c) Make-whole Exemption Period: Not Applicable
 - (iv) If redeemable in part:
 - (a) Minimum Redemption Amount: Not Applicable

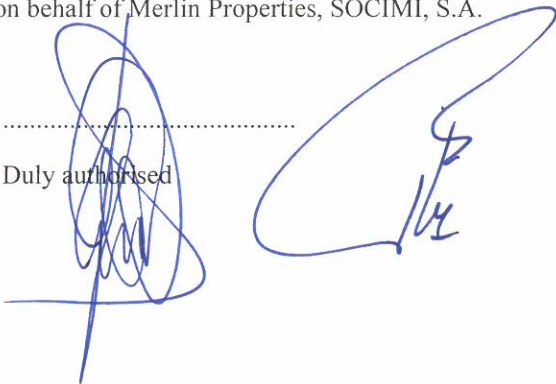
(b) Maximum Redemption Amount:	Not Applicable
(v) Notice period	As per Condition 7(d)
17. Put Option	Not Applicable
18. Change of Control Put Option	Applicable
19. Residual Maturity Call Option	Applicable
20. Substantial Purchase Event	Applicable
21. Acquisition Event	Not Applicable
22. Final Redemption Amount of each Note	€100,000 per Calculation Amount
23. Early Redemption Amount	
Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default or other early redemption and/or the method of calculating the same (if required or if different from that set out in the Conditions):	As per Conditions
GENERAL PROVISIONS APPLICABLE TO THE NOTES	
24. Form of Notes:	Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
25. New Global Note:	Yes
26. Financial Centre(s):	Not Applicable
27. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature):	No

Signed on behalf of Merlin Properties, SOCIMI, S.A.

By:

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Duly authorised



PART B – OTHER INFORMATION

1 LISTING AND ADMISSION TO TRADING

- (i) Admission to listing and trading: Application has been made by the Issuer (or on its behalf) for the New Notes to be admitted to listing on the official list of the Luxembourg Stock Exchange with effect from 7 February 2020
- Application has been made by the Issuer (or on its behalf) for the New Notes to be admitted to trading on the regulated market of the Luxembourg Stock Exchange with effect from 7 February 2020
- The Existing Notes were admitted to listing on the official list and to trading on the regulated market of the Luxembourg Stock Exchange on 4 December 2019
- (ii) Estimate of total expenses related to admission to trading: €7,350

2 RATINGS

- Ratings: The Existing Notes have been rated:
- S&P: BBB
- Moody's: Baa2
- Each of Standard & Poor's Credit Market Services Europe Limited and Moody's Investors Service, Inc. is established in the EU and registered under Regulation (EC) No 1060/2009 as amended by Regulation (EC) No. 513/2011 (the "**CRA Regulation**"). A list of registered credit rating agencies is published at the European Securities and Market Authority's website: www.esma.europa.eu

3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for (i) any fees payable to the Manager and (ii) so far as the Issuer is aware, no person involved in the issue/offer of the New Notes has an interest material to the offer. The Manager and its affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for the Issuer and any of its affiliates in the ordinary course of the business for which they may receive fees.

4 Fixed Rate Notes only – YIELD

- Indication of yield: 1.72 per cent. per annum.

5 OPERATIONAL INFORMATION

ISIN:	XS2114199032 (40-day temporary ISIN for the New Notes) XS2089229806 (Existing Notes)
Common Code:	211419903 (40-day temporary Common Code for the New Notes) 208922980 (Existing Notes)
Any clearing system(s) other than Euroclear Bank SA/NV and number(s) and Clearstream Banking, S.A. and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of initial Paying Agent(s):	Société Générale Luxembourg 28-32 Place de la gare L-1616 Luxembourg
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation “yes” simply means that the New Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the New Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.

6 DISTRIBUTION

(i) Method of distribution:	Non-syndicated
(ii) If syndicated:	
(A) Names of Managers:	Not Applicable
(B) Stabilisation Manager(s) (if any):	Not Applicable

(iii) If non-syndicated, name of Dealer:

HSBC France

(iv) US Selling Restrictions:

Reg. S Compliance Category 2;
TEFRA D