

MERLIN Properties, SOCIMI, S.A.
DECLARATION OF RESPONSIBILITY FOR THE 2025 FINANCIAL STATEMENTS

The members of the Board of Directors of Merlin Properties, SOCIMI, S.A. declare that, to the best of their knowledge, the individual financial statements of Merlin Properties, SOCIMI, S.A. and the consolidated financial statements with its subsidiaries, for the year ended December 31, 2025, prepared (*formuladas*) (in English) by the Board of Directors at the meeting held on February 26, 2026, in accordance with the applicable accounting principles and in single electronic format, offer a true and fair view of the net worth, financial situation and results of Merlin Properties, SOCIMI, S.A. and of the subsidiaries included in the consolidated group, taken as a whole, and that the directors' reports accompanying the individual and consolidated financial statements (along with their attachments and supplementary documentation including the Statement of Non-Financial Information as part of the Consolidated Directors' Report) include a true analysis of the business performance, results and position of Merlin Properties, SOCIMI, S.A. and of the subsidiaries included in the consolidated group, taken as a whole, and a description of the main risks and uncertainties they face.

Signatories:

Mr. José Luis de Mora Gil-Gallardo
Chairman

Mr. Ismael Clemente Orrego
Vice-Chairman

Mrs. Francisca Ortega Hernández-Agero
Member

Mr. Fernando López Muñoz
Member

Mrs. María Luisa Jorda Castro
Member

Mrs. Pilar Caveró Mestre
Member

Mr. Juan María Aguirre Gonzalo
Member

Mr. Miguel Ollero Barrera
Member

Mrs. Inès Archer Toper
Member

Mr. Fernando Javier Ortiz Vaamonde
Member

Mrs. Julia Bayón Pedraza
Member

Mr. George Donald Johnston
Member

In Madrid, on February 26, 2026