

FOR INFORMATION PURPOSES. SPANISH VERSION PREVAILS.

Right to information: As from the date of publication of the call notice, shareholders will be entitled to examine and obtain a copy of the following documents at the registered office of the Company (Paseo de la Castellana 257, Madrid (Spain)) and to request the delivery or sending thereof, immediately and free of charge: (i) the separate and consolidated financial statements, and separate and consolidated directors' reports, of Merlin Properties, SOCIMI, S.A. (and its subsidiaries) for the fiscal year ended December 31, 2025, and the relevant audit reports and directors' declaration of responsibility in relation to the financial statements; (ii) the non-financial information statement of Merlin Properties, SOCIMI, S.A. for the year ended December 31, 2025, which forms part of the consolidated directors' report; (iii) the proposed resolutions with respect to each and every item on the agenda; (iv) the Annual Report on Directors' Compensation (which includes the relevant Statistical Appendix as a schedule), for the year ended December 31, 2025, which will be submitted (along with its Statistical Appendix) to a consultative vote; (v) the proposal and reports referred to in article 529 *decies* of the Revised Capital Companies Law on directors whose ratification, appointment or reelection is submitted to the Shareholders' Meeting, as well as a document indicating their identity, résumé and category of director; (vi) the Annual Corporate Governance Report (together with its Statistical Schedule) for the year ended December 31, 2025; (vii) the explanatory report and proposed amendment issued by the Board of Directors in relation to item Six on the agenda (viii) the report issued by the Board of Directors on the occasion of the capital increase, with exclusion of the preemptive subscription right, formalized on March 25, 2026; as well as any other documentation (of any kind) to be made available to the shareholders, on the occasion of the holding of this Shareholders' Meeting, at the registered office for its examination and/or to be sent immediately and free of charge if requested. All of the above documents may also be consulted and downloaded on the Company's website (www.merlinproperties.com).

In addition, and notwithstanding any other rights to information granted by the applicable legislation, up until the fifth day prior to the date on which the Shareholders' Meeting is scheduled to be held (the Shareholders' Meeting is scheduled to be held on second call, that is, on April 29, 2026), shareholders may ask the directors for any information and clarification they consider necessary regarding the items included on the agenda, or submit in writing the questions they consider pertinent. Likewise, and also up to the fifth day prior to the date on which the Shareholders' Meeting is scheduled to be held (the Shareholders' Meeting is scheduled to be held on second call, that is, on April 29, 2026), shareholders may ask the directors, in writing, for any clarification they consider necessary regarding the information accessible to the public that Merlin Properties, SOCIMI, S.A. has provided to the Spanish National Securities Market Commission since the last Shareholders' Meeting was held and regarding the audit report. With respect to all the above aspects, shareholders may also request from the directors, orally and while the Shareholders' Meeting is being held, any information or clarifications and raise any questions they see fit. The directors shall be obliged to provide the information requested, on the terms and in the time periods established by the applicable legislation. Valid requests for information, clarifications or questions submitted in writing and the replies provided in writing by the directors shall be posted on the corporate website.

Shareholders wishing to exercise their right to information may do so by delivering or sending by postal correspondence or an equivalent courier service to the registered office (Paseo de la Castellana 257, Madrid (Spain)) a written request with a handwritten signature, attaching a photocopy of a valid personal identity document; in addition, requests for information may also be made by e-mail to the following address juntaacionistas@merlinprop.com, in which case and in order to ensure the process adequately guarantees the authenticity and identity of the shareholder exercising their right to information, the e-mail must indicate their full name (or corporate name), taxpayer identification number and the number of shares they hold. The request must state the address to which the requesting shareholder wants the information to be sent (an e-mail address may be included for such purpose).

Pursuant to article 11 *quater* of the Revised Capital Companies Law, in order to answer any query or request by electronic means, such means will be deemed acceptable for the answer if, in the context of the query, the shareholder has included an e-mail address and has not expressly rejected the use of electronic means for the sending of the query or request. If it has been rejected, the answer or information will be sent by post to the address indicated in the communication (a postal address must be indicated if the shareholder does not agree to the delivery by electronic means or does not include an e-mail address).

Information and documentation available on the Company's website (www.merlinproperties.com): As from the date of the call notice and until the Shareholders' Meeting is held, the following documents, among others, will be available for consultation, downloading and printing on the Company's website (www.merlinproperties.com):

- 1) the full text of the call notice of the Shareholders' Meeting;
- 2) the total number of shares and voting rights on the date of the call notice for the Shareholders' Meeting;
- 3) the separate financial statements and separate directors' report of Merlin Properties, SOCIMI, S.A. for the year ended December 31, 2025, with the related audit report;
- 4) the consolidated financial statements and consolidated directors' report of Merlin Properties, SOCIMI, S.A. and its subsidiaries for the year ended December 31, 2025, with the related audit report;
- 5) the auditor report referring to "information relating to the internal control of financial reporting (ICFR) system" of Merlin Properties SOCIMI, S.A., for fiscal year 2025;
- 6) the non-financial information statement of Merlin Properties, SOCIMI, S.A. for the year ended December 31, 2025, which forms part of the consolidated directors' report, together with the independent assurance report;
- 7) the directors' declaration of responsibility in relation to the financial statements (separate and consolidated);
- 8) the full texts of the proposed resolutions relating to each and every one of the items on the agenda; proposed resolutions submitted by the shareholders will also be included as and when they are received;
- 9) a document indicating the identity, résumé and category of the directors whose reelection and/or appointment is submitted to the Shareholders' Meeting under item Four on the agenda, as well as the proposals and reports referred to in article 529 *decies* of the Revised Capital Companies Law;
- 10) the Annual Report on Directors' Compensation (including the relevant Statistical Appendix as a schedule (Schedule III)) for the year ended December 31, 2025;
- 11) the Annual Corporate Governance Report (together with its Statistical Schedule) for the year ended December 31, 2025;
- 12) the explanatory report and proposed amendment issued by the Board of Directors in relation to item Six on the agenda
- 13) the Activity Report by the Appointments and Compensation Committee for fiscal year 2025;
- 14) the Activity Report by the Audit and Control Committee for fiscal year 2025;

- 15) the Report by the Audit and Control Committee on the independence of the external auditor;
- 16) the Report by the Audit and Control Committee on related-party transactions;
- 17) the Report issued by the Board of Directors on the occasion of the capital increase, with exclusion of the preemptive subscription right, formalized on March 25, 2026;
- 18) the current revised texts of the Bylaws, the Shareholders' Meeting Regulations, the Board Regulations and the other pertinent documents comprising the Corporate Governance System;
- 19) a document describing the requirements and procedures to evidence the ownership of shares, the right to attend the meeting (in person and virtually) and the rules and procedure applicable to attendance (in-person and virtual), proxies and voting using means of distance communication;
- 20) the forms or cards for proxies and distance voting;
- 21) the operating rules for the Shareholders' Electronic Forum;
- 22) a document setting out the right to information available to shareholders; and

any other documentation which, although not listed above, must be published as a result of the holding of this Annual Shareholders' Meeting on the corporate website of Merlin Properties, SOCIMI, S.A. (www.merlinproperties.com) at the same time as the call notice, for its consultation, downloading and printing.

Regarding the above-mentioned documents, shareholders shall also have the right to examine and receive them at the registered office (Paseo de la Castellana 257, Madrid (Spain)) and to request the delivery or sending of such documents immediately and free of charge.

It is placed on record that, although the additional information and documentation available on the corporate website (www.merlinproperties.com) includes the proposed resolutions submitted by the Board of Directors to the Shareholders' Meeting on each of the items on the agenda, the Board of Directors reserves the right to amend the contents of those proposals on justified grounds. In such case, this circumstance would be reported as soon as practicable by way of the appropriate notification of relevant information, with full and complete disclosure of the amendments.

It is also placed on record that an audiovisual recording will be made of Annual Shareholders' Meeting and live streamed using the means established by the Company and will be available to the public on the corporate website (www.merlinproperties.com), notwithstanding any technical incidents beyond the Company's control.

For any clarification on the delivery of documentation and other aspects of this call notice, shareholders can write to the offices of Merlin Properties, SOCIMI, S.A. (Paseo de la Castellana 257, Madrid (Spain)), call the shareholder helpline at (+34) 91 769 19 00, Monday to Friday, from 9 a.m. to 7 p.m., or send an email to juntaaccionistas@merlinprop.com.