



Merlin Properties Socimi SA

2025 Corporate Questionnaire Response

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CDP is a global non-profit that runs the world's only independent environmental disclosure system. As the founder of environmental reporting, we believe in transparency and the power of data to drive change. Partnering with leaders in enterprise, capital, policy and science, we surface the information needed to enable Earth-positive decisions. We helped more than 22,100 companies and over 1,000 cities, states and regions disclose their environmental impacts in 2025. Financial institutions with more than a quarter of the world's institutional assets use CDP data to help inform investment and lending decisions. Aligned with the ISSB's climate standard, IFRS S2, as its foundational baseline, CDP integrates best-practice reporting standards and frameworks in one place. Our team is truly global, united by our shared desire to build a world where people, planet and profit are truly balanced. Visit cdp.net or follow us @CDP to find out more.

Useful Information

The CDP questionnaire ([click here](#)) has been a single, integrated questionnaire since 2024, with a simplified version for SMEs. In 2025 it contained questions on five key environmental issues: climate change, forests, water security, plastics and biodiversity. Questions are aligned to international reporting standards and frameworks ([click here](#)). Disclosers see questions and environmental issues that are relevant to them, based on their sector and activities ([click here](#)). We recommend referring to CDP's reporting guidance ([click here](#)) alongside this response. Dates in this document are formatted as YYYY-MM-DD. Dates reported to CDP are stored as UTC (Coordinated Universal Time). The dates in this document may differ from dates when viewed in the CDP Portal but will never deviate by more than 24 hours. Questions with a single row and a single column may not have row labels.

Discloser Information

CDP Org ID: 58844

Field	Value
Disclosure cycle	2025 Disclosure Cycle
Questionnaire	CDP Corporate Questionnaire 2025
Discloser name	Merlin Properties Socimi SA
CDP Organization Number	58844
CDP Industry classification	Services
CDP activity group	Financial services
CDP activity	REIT
Questionnaire Pathway	Full Version
Privacy status	Public
Environmental Issues Intent to Disclose	Climate Change, Water, Biodiversity, Plastics
Commodities	
Primary Sector	Real estate

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Responses

Q1.1 In which language are you submitting your response?

English

Q1.2 Select the currency used for all financial information disclosed throughout your response.

EUR

Q1.3 Provide an overview and introduction to your organization.

Response 1:

Organization type

Publicly traded organization

Description of organization

MERLIN Properties SOCIMI, S.A. is one of the leading real estate companies listed on the Spanish Stock Exchange (IBEX-35), focused on the acquisition and management of commercial assets in the Iberian Peninsula. The Company has elected to become a SOCIMI (Spanish REIT regime). The principal activity of the Company is the acquisition, active management, operation and selective rotation of commercial real estate assets in the segment of “Core” and “Core Plus”, mainly in Spain and to a lesser extent in Portugal. The Company is focused on the office, retail and logistics. MERLIN Properties benefits from top qualified professionals leading the management of the portfolio, seeking to maximize the operational efficiency and return on assets. The company aims to remunerate the shareholders through a combination of annual dividend distribution and value enhancement of the EPRA NAV of the Company. MERLIN aims to manage responsibly its activity, ensuring the attainment of sustainable goals and the creation of shared value for its stakeholders, while at the same time guaranteeing strict compliance with the legislation as well as the international standards to which the company adheres. In this context, the commitment of MERLIN cannot be other than the achievement of sustainable profitability which guarantees the success of the business and takes into account the expectations of its stakeholders. Additionally, this growth has to be achieved without detriment to the environmental performance of the organization, minimizing the impacts that may occur on the environment and backing the integration of sustainability into the processes of development and repositioning of assets. This commitment to the responsible management of activities is reflected in the six corporate values of MERLIN: ethics and corporate responsibility; economic performance; respect for the environment and urban balance; objectivity and integrity; respect for human rights and protection of assets. Following the 2.0 °C pledge made at the COP21 Convention on Climate Change in Paris, MERLIN has the commitment to become a net zero carbon business by 2030, aligned with science-based targets (SBTi) and fully committed with the SDG goals set by the UN. The Pathway to Net Zero Carbon established by the Company is an ambitious strategy with clear actions to support the world to limit global warming to 1.5 °C. It is a roadmap that outlines the way to improve not only the performance of the Company and its assets under operational control but also the behavior of the key agents responsible for MERLIN’s emissions along its value chain, including suppliers and tenants. It is a five-pronged strategy: reducing operational carbon, reducing embodied carbon, offsetting residual emissions, reducing tenant emissions and renewable energy.

Q1.4 State the end date of the year for which you are reporting data. For emissions data, indicate whether you will be providing emissions data for past reporting years.

Response 1:

End date of reporting year

2024-12-30

Alignment of this reporting period with your financial reporting period

Yes

Indicate if you are providing emissions data for past reporting years

No

Q1.4.1 What is your organization's annual revenue for the reporting period?

516743000

Q1.5 Provide details on your reporting boundary.

Yes

Q1.7 Select the countries/areas in which you operate.

- Spain
- Portugal

Q1.15 Which real estate and/or construction activities does your organization engage in?

- Buildings management
- New construction or major renovation of buildings

Q1.24 Has your organization mapped its value chain?

Response 1:

Value chain mapped

Yes, we have mapped or are currently in the process of mapping our value chain

Value chain stages covered in mapping

- Downstream value chain
- Upstream value chain

Highest supplier tier mapped

Tier 1 suppliers

Highest supplier tier known but not mapped

All supplier tiers known have been mapped

Description of mapping process and coverage

MERLIN produced its first report in 2022 following the recommendations of the Taskforce on Climate-related Financial Disclosures (TCFD), thereby disclosing information about the risks and opportunities presented by climate change transparently and comparably for its stakeholders. Therefore, in accordance with these recommendations, it was considered to include the impact on its business, strategy, and financial planning in the supply chain and/or value chain.

In addition, during 2024, Merlin updated its value chain analysis following their update on their Double Materiality analysis.

Q1.24.1 Have you mapped where in your direct operations or elsewhere in your value chain plastics are produced, commercialized, used, and/or disposed of?

Response 1:

Plastics mapping

No, and we do not plan to within the next two years

Primary reason for not mapping plastics in your value chain

Not an immediate strategic priority

Explain why your organization has not mapped plastics in your value chain

Merlin has not mapped plastics in its value chain as it is not a material issue for the Company. Its main activity is the acquisition and management of commercial real estate assets in the Iberian Peninsula. Since its operations focus on the real estate sector and not on the production, commercialization, use, or disposal of plastics, this aspect does not have a significant impact on its business. Therefore, it is not considered relevant to conduct a detailed mapping of plastics in its value chain.

Q2.1 How does your organization define short-, medium-, and long-term time horizons in relation to the identification, assessment, and management of your environmental dependencies, impacts, risks, and opportunities?

Response 1: Short-term

From (years)

0

To (years)

1

How this time horizon is linked to strategic and/or financial planning

Short-term time horizon for assessing climate-related risks to be met by 2024. Merlin's risk map is updated every semester and is used as the reference to identify short-term risks for the company.

Response 2: Medium-term

From (years)

2

To (years)

3

How this time horizon is linked to strategic and/or financial planning

Medium-term horizon is defined as the one in which the company analyzes the impact of climate risks on its portfolio in a maximum term of 3 years.

Response 3: Long-term

From (years)

4

Is your long-term time horizon open ended?

Yes

How this time horizon is linked to strategic and/or financial planning

Beyond 2028, many climate-related risks and opportunities are classified as emerging due to the volatility of climate change and related policies. However, Merlin's long-term strategy is aligned with the transition towards a low-carbon economy and the defined long-term timeframe. Since its inception, MERLIN has integrated sustainability into both its activities and decision-making process, understanding its relevance not only in stakeholder relations, but also in the performance of financial metrics.

Q2.2 Does your organization have a process for identifying, assessing, and managing environmental dependencies and/or impacts?

Response 1:

Process in place

Yes

Dependencies and/or impacts evaluated in this process

Both dependencies and impacts

Q2.2.1 Does your organization have a process for identifying, assessing, and managing environmental risks and/or opportunities?

Response 1:

Process in place

Yes

Risks and/or opportunities evaluated in this process

Both risks and opportunities

Is this process informed by the dependencies and/or impacts process?

Yes

Q2.2.2 Provide details of your organization's process for identifying, assessing, and managing environmental dependencies, impacts, risks, and/or opportunities.

Response 1: Row 1

Environmental issue

Climate change

Indicate which of dependencies, impacts, risks, and opportunities are covered by the process for this environmental issue

- Dependencies
- Opportunities
- Risks
- Impacts

Value chain stages covered

- Downstream value chain
- Upstream value chain
- Direct operations

Coverage

Full

Supplier tiers covered

Tier 1 suppliers

Type of assessment

Qualitative and quantitative

Frequency of assessment

More than once a year

Time horizons covered

- Long-term
- Short-term
- Medium-term

Integration of risk management process

Integrated into multi-disciplinary organization-wide risk management process

Location-specificity used

- Site-specific
- Local

Tools and methods used

- Other: Scenario analysis
- Enterprise Risk Management: COSO Enterprise Risk Management Framework

- International methodologies and standards: IPCC Climate Change Projections
- Other: Partner and stakeholder consultation/analysis
- International methodologies and standards: Other international methodologies and standards: • Transition scenarios of the International Energy Agency (IEA) • Recommendations of the Task Force on Climate-related Financial Disclosures (TCFD)

Risk types and criteria considered

Policy: Carbon pricing mechanisms

Partners and stakeholders considered

- Customers
- Employees
- Local communities
- Suppliers
- Investors

Has this process changed since the previous reporting year?

No

Further details of process

Since its inception, MERLIN has integrated sustainability into both its activities and decision-making process, understanding its relevance not only in stakeholder relations, but also in the performance of financial metrics. In 2022, MERLIN prepared its first report following the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD), thus disclosing information on climate change risks and opportunities in a transparent and comparable manner for its stakeholders. To identify climate-related risks and opportunities, MERLIN first prepared a preliminary list of risks and opportunities based on the risks identified by the TCFD and in the Commission Delegated Regulation 2021/2139 (climate delegated act), information on competitors and an analysis of scientific and regulatory literature. Then the company has analysed MERLIN's main competitors in terms of information reported in their TCFD and CDP reports. Then, it has reviewed and analysed scientific articles related to the building sector and specific applicable regulations. The result of this work was adapted to MERLIN's reality and circumstances through interviews with the Company's main managers. The preliminary list of physical risks was analysed for the scenario in which emissions remain stable, SSP2-4.5 "Middle of the road", and the scenario where emissions are very high SSP5-8.5

"Fossil-fuelled development". Risks were assessed for the short (2021-2040), medium (2041-2060) and long term (2081-2100) for all the Company's assets. Transition risks were analysed considering the Net Zero Emissions by 2050 Scenario (NZE Scenario of the International Energy Agency). This scenario is consistent with the European target of achieving net zero emissions by the same date. For the preliminary risks and opportunities, different criteria were analysed to identify the inherent and residual risk of each asset. Finally, a cut-off has been established for the residual risk level resulting from the analysis carried out to differentiate between risks that are considered material and those that are not. Based on historical data on MERLIN's operations and business development, it seems that physical risks, mainly extreme precipitation, including snowfall, and high winds, are the most recurrent. In addition, these climate-related risks have occasionally affected some of the Company's assets, causing damage to structural elements and resulting in unforeseen expenses for repairs such as maintenance work due to leaks and waterproofing. To date, no transition risks have been identified that have had a significant impact on the Company, except for the potential mandatory installation of electric vehicle charging points (pending legislative approval). These types of events, in addition to MERLIN's commitment, have encouraged the Company to develop and implement adaptation and mitigation measures to respond to such risks. MERLIN has therefore incorporated climate-related aspects into its overall risk management system. In addition, the decarbonisation of buildings is one of the challenges facing the property sector. MERLIN has therefore taken climate-related aspects into consideration in its strategy from the very beginning. In 2024 the Company continued to make progress in this regard by

monitoring its Pathway to Net Zero.

Q2.2.7 Are the interconnections between environmental dependencies, impacts, risks and/or opportunities assessed?

Response 1:

Interconnections between environmental dependencies, impacts, risks and/or opportunities assessed

Yes

Description of how interconnections are assessed

As a sign of its commitment to sustainability and using it as a strategic tool, MERLIN has carried out a Double Materiality analysis, particularly with the expected entry into force of the CSRD. The objective is to identify and prioritize the most relevant aspects for MERLIN, based on an analysis of the Impacts that affect its environmental and socio-economic surroundings, and the Risks and Opportunities that affect the Company. These aspects have been classified following the ESG perspective and the themes proposed by ESRS.

This systemic risk induced by climate change is a holistic risk generated by the interconnection, interaction, and dynamic evolution of different types of individual risks, and its fundamental and defining characteristic is the cascade effects.

Sustainability is a factor that enters in the design phase of MERLIN' s new developments and refurbishments, which raises the value generated by the project from the initial stages. The Company also sets sustainability requirements for contractors, certifies the assets of their projects based on sustainable construction schemes, and reduces and mitigates the negative impacts associated with the construction. In this phase, the Group replaces or installs resource-efficient equipment, systems and devices.

Also, MERLIN focuses its sustainability efforts during the operational phase of its assets, implementing initiatives such as environmental performance monitoring with quarterly action plans, investing in equipment upgrades to improve efficiency, and including green lease clauses to promote energy-saving practices among tenants—currently applied to 160 tenants. Through its Sun Project, MERLIN has installed 15.6 MW of photovoltaic panels across 10 assets, achieving a 5.6% self-consumption rate, with the goal of equipping 100% of its assets with solar panels. Additionally, all assets under operational control use certified renewable electricity, and the company promotes circular economy practices by optimizing material use, reducing waste, and installing sorting systems in offices and shopping centres.

With regard to biodiversity in developments and refurbishments, MERLIN studies the ecological value of the environment and proposes measures to preserve it, with priority given to native plant species in landscaped areas around our assets, avoiding exotic species. Likewise, although implicit in its expansion strategy, the Group avoids deforestation in its developments and refurbishments by acquiring land in urban settings or with previous uses.

MERLIN also seeks synergies among its assets to minimize and reuse waste generated during refurbishment. It is worth highlighting the reuse of building materials or building installations, or the reuse of the raised floor and carpeting in Plaza Ruiz Picasso 11, which had to be lifted based on the needs of two customers, and which have been moved to Partenon 16-18 (around 900sqm), and Las Tablas (around 350sqm).

Q2.3 Have you identified priority locations across your value chain?

Response 1:

Identification of priority locations

No, but we plan to within the next two years

Primary reason for not identifying priority locations

Judged to be unimportant or not relevant

Explain why you do not identify priority locations

MERLIN Properties has not identified any priority locations in or near ecologically sensitive areas, such as those important for biodiversity or where substantive nature-related dependencies, impacts, risks, or opportunities have been observed. While the company remains committed to addressing nature-related issues and ensuring operational stability, no specific locations currently meet the criteria that would warrant prioritization. MERLIN continues to monitor its portfolio to ensure that, should such areas be identified in the future, appropriate actions can be taken to mitigate risks and enhance positive environmental outcomes. As a starting point, the Group's strategy is to prioritize the location of assets in urban environments as this in and of itself ensures that not ecologically critical or endangered areas will be affected. MERLIN is therefore committed to ensuring that: 100% of office and shopping center assets are located within 10 minutes/1 km of public transport and that 100% of assets are located outside protected or ecologically critical areas.

Q2.4 How does your organization define substantive effects on your organization?

Response 1: Risks

Type of definition

- Qualitative
- Quantitative

Indicator used to define substantive effect

Revenue

Change to indicator

% decrease

% change to indicator

1-10

Metrics considered in definition

- Frequency of effect occurring
- Likelihood of effect occurring
- Time horizon over which the effect occurs

Application of definition

A substantive financial or strategic impact on our business is defined in our risk management process as follows: A risk is considered to have a substantive financial impact if its effect on gross income is greater than 3% (Offices: 8,70 M; Shopping Centres: 3,8M; Logistics: 2,5M)

Response 2: Opportunities

Type of definition

- Qualitative
- Quantitative

Indicator used to define substantive effect

Revenue

Change to indicator

% increase

% change to indicator

1-10

Metrics considered in definition

- Likelihood of effect occurring
- Time horizon over which the effect occurs
- Frequency of effect occurring

Application of definition

A substantive financial or strategic impact on our business is defined in our risk management process as follows: An opportunity is considered to have a substantive financial impact if its effect on gross income is greater than 3% (Offices: 8,70 M; Shopping Centres: 3,8M; Logistics: 2,5M)

Q2.5 Does your organization identify and classify potential water pollutants associated with its activities that could have a detrimental impact on water ecosystems or human health?

Response 1:

Identification and classification of potential water pollutants

Yes, we identify and classify our potential water pollutants

How potential water pollutants are identified and classified

Regarding cover for potential environmental risks, the Group has third-party liability insurance that expressly covers any third-party liability arising from contamination or pollution of the atmosphere, soil or water, provided that these harmful actions occurred because of an accidental, sudden, unforeseeable, unexpected and unintentional cause. This insurance also covers the costs of removal, cleaning or disposal of contaminating substances for which MERLIN is legally liable due to contamination of third-party sites or facilities. In 2024, following an analysis, the Group did not consider it necessary to make provisions for potential environmental risks. Also, MERLIN has implemented a sampling and analysis protocol for liquid discharges at its Complejo Princesa asset. The laboratory testing includes a wide range of parameters to identify potential water pollutants, such as pH, electrical conductivity, suspended solids, total detergents, oils and greases, total nitrogen, nitrites, nitrates, total phosphorus, and total iron.

Q2.5.1 Describe how your organization minimizes the adverse impacts of potential water pollutants on water ecosystems or human health associated with your activities.

Response 1: Row 1

Water pollutant category

Other synthetic organic compounds

Description of water pollutant and potential impacts

MERLIN has implemented a sampling and analysis protocol for liquid discharges at its Complejo Princesa asset. The laboratory testing includes a wide range of parameters to identify potential water pollutants, such as pH, electrical conductivity, suspended solids, total detergents, oils and greases, total nitrogen, nitrites, nitrates, total phosphorus, and total iron. These measurements allow the company to assess compliance with environmental regulations and proactively manage risks related to water contamination, reinforcing its commitment to responsible resource management and environmental stewardship.

Value chain stage

Direct operations

Actions and procedures to minimize adverse impacts

Assessment of critical infrastructure and storage condition (leakages, spillages, pipe erosion etc.) and their resilience

Please explain

MERLIN has implemented a sampling and analysis protocol for liquid discharges at its Complejo Princesa asset, aimed at monitoring the quality of wastewater generated on-site. This study involves the collection of composite samples based on flow rate, ensuring a representative analysis of the effluent. The laboratory testing includes a wide range of parameters to identify potential water pollutants, such as pH, electrical conductivity, suspended solids, total detergents, oils and greases, total nitrogen, nitrites, nitrates, total phosphorus, and total iron. These measurements allow the company to assess compliance with environmental regulations and proactively manage risks related to water contamination, reinforcing its commitment to responsible resource management and environmental stewardship.

Q3.1 Have you identified any environmental risks which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future?

Response 1: Climate change

Environmental risks identified

Yes, both in direct operations and upstream/downstream value chain

Response 2: Water

Environmental risks identified

Yes, both in direct operations and upstream/downstream value chain

Response 3: Plastics

Environmental risks identified

No

Primary reason why your organization does not consider itself to have environmental risks in your direct operations and/or upstream/downstream value chain

Environmental risks exist, but none with the potential to have a substantive effect on our organization

Please explain

The use of plastics has no substantive effect in our activity.

Q3.1.1 Provide details of the environmental risks identified which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future.

Response 1: Climate change

Risk identifier

Risk1

Risk types and primary environmental risk driver

Policy: Carbon pricing mechanisms

Value chain stage where the risk occurs

Direct operations

Country/area where the risk occurs

- Portugal
- Spain

Organization-specific description of risk

Carbon pricing schemes are becoming more frequent and varied globally (<https://carbonpricingdashboard.worldbank.org/>). These schemes may involve taxes or emission rights trading. To decarbonise the economy more efficiently, carbon taxes or trading emissions schemes might extend to other sectors. A recent example is the EU ETS' s expansion to fuel suppliers in the building and transportation sectors. Similar schemes could be established for sectors with lesser greenhouse gas emissions contributions, potentially affecting MERLIN' s activities. The operation of emission schemes implies a progressive rise in carbon emission prices, influenced by regulation-set minimum prices and the reduction of total carbon credits issued. An increase in greenhouse gas emission prices could result in higher operational expenses and increased competition from substitute products. These indirect costs will partially transfer to customers. For MERLIN, the applicability of carbon pricing could increase direct costs. MERLIN has three types of assets: Offices, Logistics Centres, and Shopping Centres, divided into single-tenant and multi-tenant assets. In single-tenant assets, tenants control all fuel (if used for air conditioning) and electricity consumption. In most multi-tenant assets, tenants partially control the electricity consumed. The cost of CO2 emissions from fuel or electricity consumption not transferred to the tenant will be a cost for MERLIN.

Primary financial effect of the risk

Increased direct costs

Time horizon over which the risk is anticipated to have a substantive effect on the organization

Long-term

Likelihood of the risk having an effect within the anticipated time horizon

About as likely as not

Magnitude

Low

Anticipated effect of the risk on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case.

Potential medium-to long-term financial impact from the application of carbon pricing to direct greenhouse gas emissions from MERLIN's assets, as well as to indirect upstream and downstream emissions across its value chain.

Are you able to quantify the financial effect of the risk?

Yes

Anticipated financial effect figure in the long-term - minimum (currency)

140000

Anticipated financial effect figure in the long-term - maximum (currency)

210000

Explanation of financial effect figure

Merlin has developed two scenario analysis (STEPS and NZE) for assessing this risk in the long-term horizon (2026 onwards) established by Merlin. Through this analysis it is assessed the CO2 emissions that Merlin could have under each scenario also considering that no mitigation measure is taken, and also calculating the cost needed to assume if any of these scenarios become a reality in 2030 and 2050. STEPS scenario contemplates a 7.99% decrease of CO2 emissions in the real estate sector in 2030 and 15.20% decrease in 2050 (2019 baseline year), on the other hand, NZE scenario contemplates a 38.49% decrease of CO2 emissions in the real estate sector in 2030 and -95.85% decrease in 2050 (2019 baseline year). Merlin direct emissions (scope 1 and scope 2 market based) estimated with the base year of 2020 according each of the scenarios will be as follows: STEPS: - Estimated Emissions in 2030 are 2,823.79 tons of CO2e - Estimated Emissions in 2050 are 2,602.51 tons of CO2e NZE: - Estimated Emissions in 2030 are 1,887.74 tons of CO2e - Estimated Emissions in 2050 are 127.36 tons of CO2e. Each of the scenarios contemplates different carbon prices in each of the years. These are as follows: STEPS: A carbon pricing of, 65 USD in 2030, and 90 USD in 2050 in the European Union NZE: A carbon pricing of, 130 USD in 2030, and 250 USD in 2050 in advanced economies Taking into account the estimated emissions of Merlin, the financial implications according to each of the scenarios will be as follows: STEPS: - 183,546.15 USD in 2030 - 234,226.08 USD in 2050 NZE: - 245,406.45 USD in 2030 - 31,840.88 USD in 2050. The data reported includes an average cost from each of the scenarios, considering NZE the minimum potential financial implications and STEPS scenario for the maximum potential financial implications Minimum potential financial impact (245,406.45 31,840.88) / 2 138,623.66 USD 123,440.48 Maximum potential financial impact (183,546.15 234,226.08) / 2 208,886.11 USD 186,007.23 EUR 1 USD 1.113USD Exchange rate as 31st December 2023 with an estimated approximate uncertainty of 2%.

Primary response to risk

Policies and plans : Develop a climate transition plan

Cost of response to risk

14000000

Explanation of cost calculation

The cost of this actions is expressed as follows: 1. Project Sun requires an investment of 30.4 million. This has been annualized considering that the investment will be executed through 10 years. This results in a cost of 3,000,000. 2. Renewal of heating and cooling systems yearly incurs a cost of 1.260.000,00 (this takes into account the average of previous years) 3. Electric installations yearly incurs a cost of 40,000.00 (this takes into account the average of previous years) 4. LED installations yearly incurs a cost of 370,000.00 (this takes into account the average of previous years) 5. Procurement of 100% renewable electricity 9,620,000.00 (cost of Merlin from renewable electricity (0.0989/kwh) kwh of electricity consumed)

Description of response

Merlin has already announced its commitment to become a Net-Zero carbon business by 2030, aligned with science-based targets (SBTi) and fully committed with the SDG goals set by the UN. Action: The company has developed a Pathway to Net Zero Carbon. It is an ambitious strategy with clear actions to support the world to limit global warming to 1.5 C. The main actions of this strategy include 100% renewable electricity procurement, on-site solar energy generation (Project Sun), Renewal of heating and cooling systems, Energy efficiency optimization (LED, BMS). These measures and strategies are expected to mitigate the analyzed risk almost completely. Result: Merlin has decreased its scope 1 and scope 2 market-based carbon footprint by 4,53% compared to 2020. (3,069 tco2 in 2020 and 2,930 tco2 in 2024)

Response 2: Water

Risk identifier

Risk3

Risk types and primary environmental risk driver

Acute physical: Flooding (coastal, fluvial, pluvial, groundwater)

Value chain stage where the risk occurs

Direct operations

Country/area where the risk occurs

- Spain
- Portugal

River basin where the risk occurs

Other: Jucar basin

Organization-specific description of risk

For Merlin Properties, the physical climate-related risk of extreme precipitation and flooding refers to the increasing frequency and intensity of heavy rainfall events that can overwhelm urban drainage systems and natural waterways. This can result in direct damage to buildings, underground facilities, and technical systems, as well as temporary inaccessibility of assets and disruption of tenant activities. Such events may also lead to higher operational costs due to emergency repairs, insurance claims, and the need for flood resilience investments, particularly in assets located in flood-prone urban or coastal zones.

Primary financial effect of the risk

Increased direct costs

Time horizon over which the risk is anticipated to have a substantive effect on the organization

Long-term

Likelihood of the risk having an effect within the anticipated time horizon

Likely

Magnitude

Medium-high

Anticipated effect of the risk on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case. The calculated values are orders of magnitude and not precise values that can be used in their translation to MERLIN' s financial statements.

Are you able to quantify the financial effect of the risk?

Yes

Anticipated financial effect figure in the long-term - minimum (currency)

113000000

Anticipated financial effect figure in the long-term - maximum (currency)

339000000

Explanation of financial effect figure

Merlin Properties holds a diversified real estate portfolio with a gross asset value (GAV) exceeding €11.3 billion, including office buildings, shopping centers, logistics warehouses, hotels, and other assets 1. During the October 2024 DANA event, Valencia and surrounding areas experienced catastrophic flooding, with over €12 billion in insured assets affected and estimated insurance losses ranging from €1.5 to €2.5 billion 2. The Spanish catastrophe insurance system (CCS) received over 138,000 claims, with €3.5 billion expected to be covered by CCS alone 3.

Assuming that between 1% and 3% of Merlin Properties' €11.3 billion asset portfolio is located in flood-prone areas like Valencia, the estimated financial exposure to extreme weather events such as the October 2024 DANA would range from approximately €113 million to €339 million. This estimate reflects the potential value of assets at risk of structural damage, operational disruption, and associated recovery costs due to severe flooding.

Given the scale of the DANA event and the concentration of claims in the region, the company may face short-to medium-term and long-term financial impacts through repair costs, operational disruptions, and future resilience investments.

Primary response to risk

Policies and plans : Increase insurance coverage

Cost of response to risk

75000000

Explanation of cost calculation

In response to these risks, Merlin Properties will most likely strengthen its insurance coverage, expanding protection against structural damage and liabilities arising from severe meteorological phenomena. Property

damage and business interruption insurance policy covers damage caused by external weather events to Merlin Properties' assets, either through the insurer itself or through the Spanish Insurance Compensation Consortium, as applicable.

Description of response

MERLIN has realized a detailed analysis of physical and transition risks and opportunities in accordance with the Task Force on Climate-related Financial Disclosures (TCFD) methodology. This analysis included the use of climate change scenarios developed by the Intergovernmental Panel on Climate Change (IPCC) and the International Energy Agency (IEA). With regard to cover for potential environmental risks, the Group has third-party liability insurance that expressly covers any third-party liability arising from contamination or pollution of the atmosphere, soil or water, provided that these harmful actions occurred as a result of an accidental, sudden, unforeseeable, unexpected and unintentional cause. Additionally, the company considers the physical climate-related risk of extreme precipitation and river flooding under this insurance framework, recognizing that such events—especially those caused by sudden and severe weather phenomena—can result in environmental damage and liability exposures that fall within the scope of the policy. This insurance covers property damage and business interruption insurance policy covers up to 100,000,000.00 €.

Response 3: Climate change

Risk identifier

Risk2

Risk types and primary environmental risk driver

Reputation: Increased partner and stakeholder concern or negative partner and stakeholder feedback

Value chain stage where the risk occurs

Direct operations

Country/area where the risk occurs

- Spain
- Portugal

Organization-specific description of risk

Interest from the financial community in climate change management by investees is growing. The European Sustainable Finance Disclosure Regulation (SFDR), aligned with the European taxonomy regulation, mandates investors to gather and disclose information from their invested companies. Financial entities also rely on external platforms like Sustainalytics and MSCI, which require publicly available, reliable, and relevant non-financial information for evaluations. A company's inability to meet these transparency demands could harm its reputation and funding access. MERLIN's green bonds and most bank debt adhere to the green financing framework. At the end of 2024 the Group's financial debt amounted to 4,914 MM made up of corporate financing without mortgage collateral (loans and bonds) and mortgages as of December 2024. Reputational issues could pose a risk, potentially limiting access to such financing. Within this framework, MERLIN commits to issuing green or other ESG bonds in the future. This Green Financing Framework has received positive feedback from Sustainalytics, deeming it aligned with the four main components of the ICMA Green Bond Principles 2021 and LMA Green Lending Principles 2021.

Primary financial effect of the risk

Decreased access to capital

Time horizon over which the risk is anticipated to have a substantive effect on the organization

Long-term

Likelihood of the risk having an effect within the anticipated time horizon

Unlikely

Magnitude

Low

Anticipated effect of the risk on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case. The calculated values are orders of magnitude and not precise values that can be used in their translation to MERLIN' s financial statements.

Are you able to quantify the financial effect of the risk?

Yes

Anticipated financial effect figure in the long-term - minimum (currency)

3150000

Anticipated financial effect figure in the long-term - maximum (currency)

3930000

Explanation of financial effect figure

The main financial impact that could cause to MERLIN is that if the reputation is damaged due to the difficulty of corresponding the increasing stakeholder' s concerns related to climate management, MERLIN could face the situation of not being able to renew its green debt. According to the paper The Green Corporate Bond Issuance Premium, developed by John Caramichael and Andreas C. Rapp in May 2022 as part of the International Finance Discussion Papers, states that on average green bonds have a yield spread that is 8 basis points lower relative to conventional bonds, meaning that the interest to be paid with a green bond is approximately 0.08% lower. Given that the green bond and debt that MERLIN has is of 4,914 million euros, it is assumed that if MERLIN was not able to renew this loan with green criteria, this would represent an interest 0.08% higher- 3,930,000 (0.08%x4,914M).

Primary response to risk

Policies and plans : Participation in environmental collaborative industry frameworks, initiatives and/or commitments

Cost of response to risk

12000000

Explanation of cost calculation

The cost per year for managing these risks include maintaining all of the actions described in the case study presented above. This represents a cost of 12,000,000 € including the annual cost of the pathway to net zero, cost of participating in sustainability indexes, cost auditing MERLIN' s Non-Financial Statement in order to provide reliable non-financial data, cost on human resources (internal and external) dedicated to Climate

Change Issues. Main tasks include developing and executing strategy, consultancy related-costs, collection and reporting of ESG data.

Description of response

MERLIN is aware of the importance of disclosing relevant non-financial information and climate-change management in order to maintain a good reputation and green financing. In order to mitigate this risk, MERLIN has implemented the following actions: Action: 1) Commitment to become a net zero company by 2023, with its targets being validated by the Science-Based Targets Initiative (SBTI), MERLIN has developed a pathway to achieve this. 2) MERLIN has realized a detailed analysis of physical and transition risks and opportunities in accordance with the Task Force on Climate-related Financial Disclosures (TCFD) methodology. This analysis included the use of climate change scenarios developed by the Intergovernmental Panel on Climate Change (IPCC) and the International Energy Agency (IEA). 3) Implemented green clauses in new leases with pioneering initiatives such as rent reduction for tenants who certify that their operations are net zero. 4) Participation in six sustainability indexes, three of which consist of a questionnaire, GRESB (real estate), CDP (climate change) and S&P Global (general), and the other three are based on the Group's public information, Sustainalytics (ESG risks), Bloomberg (general) and Vigeo Eiris (general). Result: As a result of this actions, three milestones are worth highlighting: The inclusion of MERLIN Properties in one of the world's most prestigious sustainability ratings, the Dow Jones Sustainability Index. The exponential improvement in the Sustainalytics rating, which places MERLIN in the top 1% of the world's best valued companies. Near, long-term and net zero target approval by SBTI.

Q3.1.2 Provide the amount and proportion of your financial metrics from the reporting year that are vulnerable to the substantive effects of environmental risks.

Response 1: Climate change

Financial metric

Assets

Amount of financial metric vulnerable to transition risks for this environmental issue (unit currency as selected in 1.2)

188

% of total financial metric vulnerable to transition risks for this environmental issue

100%

Amount of financial metric vulnerable to physical risks for this environmental issue (unit currency as selected in 1.2)

0

% of total financial metric vulnerable to physical risks for this environmental issue

Less than 1%

Explanation of financial figures

All assets in Merlin's portfolio are exposed to the risk of rising operating expenses driven by energy price volatility. This fluctuation can disrupt project development timelines and lead to supply shortages from energy providers, potentially affecting the continuity and efficiency of operations.

Response 2: Water

Financial metric

Assets

Amount of financial metric vulnerable to transition risks for this environmental issue (unit currency as selected in 1.2)

4

% of total financial metric vulnerable to transition risks for this environmental issue

1-10%

Amount of financial metric vulnerable to physical risks for this environmental issue (unit currency as selected in 1.2)

0

% of total financial metric vulnerable to physical risks for this environmental issue

Less than 1%

Explanation of financial figures

Merlin Properties holds a diversified real estate portfolio with a gross asset value (GAV) exceeding €11.3 billion, including office buildings, shopping centers, logistics warehouses, hotels, and other assets 1. During the October 2024 DANA event, Valencia and surrounding areas experienced catastrophic flooding, with over €12 billion in insured assets affected and estimated insurance losses ranging from €1.5 to €2.5 billion 2. The Spanish catastrophe insurance system (CCS) received over 138,000 claims, with €3.5 billion expected to be covered by CCS alone 3.

Assuming that between 1% and 3% of Merlin Properties’ €11.3 billion asset portfolio is located in flood-prone areas like Valencia, the estimated financial exposure to extreme weather events such as the October 2024 DANA would range from approximately €113 million to €339 million. This estimate reflects the potential value of assets at risk of structural damage, operational disruption, and associated recovery costs due to severe flooding.

Given the scale of the DANA event and the concentration of claims in the region, the company may face short-to medium-term and long-term financial impacts through repair costs, operational disruptions, and future resilience investments.

Q3.2 Within each river basin, how many facilities are exposed to substantive effects of water-related risks, and what percentage of your total number of facilities does this represent?

Response 1: Row 1

Country/Area & River basin

Spain: Other: Jucar basin

Value chain stages where facilities at risk have been identified in this river basin

Direct operations

Number of facilities within direct operations exposed to water-related risk in this river basin

4

% of your organization's total facilities within direct operations exposed to water-related risk in this river basin

1-25%

% organization's total global revenue that could be affected

1-10%

Please explain

Merlin Properties has four facilities located within the Júcar River Basin, near the city of Valencia, a region highly exposed to water-related climate risks. In late October 2024, Spain experienced the most devastating DANA (Depresión Aislada en Niveles Altos) event in its history, resulting in over 227 fatalities and precipitation levels exceeding 700 mm per square meter in less than 24 hours, particularly in low-lying and valley areas. Given the location of these assets, Merlin Properties faces significant climate vulnerability to extreme precipitation and both pluvial and fluvial flooding. While natural ecosystems play a vital role in buffering the severity of such events, the scale and intensity of this DANA far exceeded the capacity of natural defenses. The company recognizes that extreme weather events are expected to become more frequent and intense under ongoing climate change. Moreover, these phenomena are not limited to the Júcar Basin; they pose a growing threat across the entire Mediterranean region, where similar climatic conditions prevail. As such, Merlin is committed to enhancing climate resilience not only in Valencia but also across its broader portfolio, anticipating future risks and adapting its operations accordingly.

Q3.3 In the reporting year, was your organization subject to any fines, enforcement orders, and/or other penalties for water-related regulatory violations?

Response 1:

Water-related regulatory violations

No

Comment

No, we have not been fined.

Q3.5 Are any of your operations or activities regulated by a carbon pricing system (i.e. ETS, Cap & Trade or Carbon Tax)?

No, and we do not anticipate being regulated in the next three years

Q3.6 Have you identified any environmental opportunities which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future?

Response 1: Climate change

Environmental opportunities identified

Yes, we have identified opportunities, and some/all are being realized

Response 2: Water

Environmental opportunities identified

No

Primary reason why your organization does not consider itself to have environmental opportunities

Opportunities exist, but none anticipated to have a substantive effect on organization

Please explain

This thematic is not expected to have a potential opportunity in our company.

Q3.6.1 Provide details of the environmental opportunities identified which have had a substantive effect on your organization in the reporting year, or are anticipated to have a substantive effect on your organization in the future.

Response 1: Climate change

Opportunity identifier

Opp1

Opportunity type and primary environmental opportunity driver

Resource efficiency: Move to more energy/resource efficient buildings

Value chain stage where the opportunity occurs

Direct operations

Country/area where the opportunity occurs

- Spain
- Portugal

Organization specific description

The real estate sector faces the challenge of adapting buildings to be more efficient, driven by regulations promoting net-zero buildings and increasing interest from stakeholders like customers and investors. This shift presents an opportunity for MERLIN, as it can reduce operational costs and increase customer satisfaction, given that tenants share part of the energy costs. Climate change management and environmental performance were highlighted as crucial in MERLIN's materiality analysis. MERLIN has 1,145 tenants, and the energy consumed in its buildings is attributed to these tenants, thus included in their carbon footprints. Annually, MERLIN implements energy efficiency measures that help tenants reduce emissions, enhancing MERLIN's competitive advantage. These measures include installing active polarization filters, LED lighting, automated lighting systems, astronomical clocks, condensing boiler replacements, and modernized escalators. Historical data indicates that these energy efficiency measures save approximately 0.189 per KWH. MERLIN invested in 76 energy efficiency measures in Spain and Portugal. MERLIN offices also strive for excellence in energy efficiency through LEED and BREEAM certifications.

Primary financial effect of the opportunity

Reduced indirect (operating) costs

Time horizon over which the opportunity is anticipated to have a substantive effect on the organization

Short-term

Likelihood of the opportunity having an effect within the anticipated time horizon

Very likely (90-100%)

Magnitude

Medium-low

Anticipated effect of the opportunity on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case. The calculated values are orders of magnitude and not precise values that can be used in their translation to MERLIN's financial statements.

Are you able to quantify the financial effects of the opportunity?

Yes

Anticipated financial effect figure in the short-term - minimum (currency)

1932825

Anticipated financial effect figure in the short-term - maximum (currency)

2011705

Explanation of financial effect figures

The figure reported is an estimate of the energy that will be saved based, taking into account 2023 consumption and the current price of energy (/kWh paid by Merlin Properties in 2023). Merlin has had 23,194,250 cost of 107,903,000 kWh consumed in 2023, Furthermore in this year it has also invested 1,032,791.57 in energy efficiency measures (cost to realize opportunity). According to historical data from energy efficiency measures implemented in Merlin it has been estimated that Merlin saves 0.189 from kwh avoided. The measures (76) invested in this year are estimated to avoid 802.710,81 kWh. In order to calculate the potential financial impact, it has been estimated the energy cost that Merlin would incur with or without these energy efficiency measures. This has been calculated for 13 years as it is the life-time estimated per initiative. Situation in 13 years if Merlin would have not invested in energy efficiency measures: - Energy cost in 2023 * estimated life-time of initiative 23,194,250 * 13 h 301,525,250 Situation in 13 years with the investment realized in 2023 in energy efficiency measures: - (Estimated cost in 13 years without energy efficiency measures - (kwh saved per year * estimated life-time of the initiative * estimated /kwh saved) (301,525,250 - (802.710,81 kWh * 13 * 0.1819) 299,552,989.54 Potential financial impact figure: 301,525,250 - 299,552,989 1,972,260 with an estimated approximate uncertainty of 2%.

Cost to realize opportunity

1032791.57

Explanation of cost calculation

The cost to realize opportunity consists of the energy efficiency measures invested by Merlin in 2023. This year MERLIN has invested in 78 energy efficiency measures constituting a total cost of 1,032,791.57. Among other measures these energy efficiency measures include: Installation of active polarization filters, led lighting,

automation of lights by presence, astronomical clock, condensing boiler replacement and modernization escalators among others.

Strategy to realize opportunity

The real estate sector is faced with the challenge of adapting buildings into more efficient ones, this is driven by regulatory waves fomenting net zero efficient buildings, and increasing interest by stakeholders, such as customers and investors. This need to move to more efficient buildings is translated into an opportunity for MERLIN, as it helps reduce operational costs as well as increase the level of satisfaction from its customers, given that part of the energy costs are paid by them. Action: Work is being performed to reduce electricity consumption through efficiency measures. Among other measures these energy efficiency measures include: Installation of active polarization filters, led lighting, automation of lights by presence, astronomical clock, condensing boiler replacement and modernization escalators among others.

Response 2: Climate change

Opportunity identifier

Opp2

Opportunity type and primary environmental opportunity driver

Energy source: Use of low-carbon energy sources

Value chain stage where the opportunity occurs

Direct operations

Country/area where the opportunity occurs

- Portugal
- Spain

Organization specific description

Use of lower-emission sources of energy through self-generated photovoltaic electricity constitutes an opportunity to reduce the dependency on external suppliers, reducing the costs, as well as gaining competitive advantage with an improved perception by stakeholders. In line with its sustainability roadmap, MERLIN continues to install photovoltaic panels on assets in Spain in its strategic portfolios (offices, shopping centers and logistics assets) as part of the Project SUN, through which it aims to position itself as an essential player in the energy transition as the largest developer of self-generated energy in its sector. Significant efforts have been made with the achievement of last year's targets, the project amounts to 15.6 MW installed capacity at a total of 10 assets (4 offices, 2 shopping centres, 4 logistics warehouses), which achieves a total self-consumption rate of 5.6%. Following the completion of Phase I of the Sun Project, the peak installed capacity is expected to be 39.8 MW.

Primary financial effect of the opportunity

Returns on investment in low-emission technology

Time horizon over which the opportunity is anticipated to have a substantive effect on the organization

Short-term

Likelihood of the opportunity having an effect within the anticipated time horizon

Very likely (90-100%)

Magnitude

Low

Anticipated effect of the opportunity on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case. The calculated values are orders of magnitude and not precise values that can be used in their translation to MERLIN' s financial statements.

Are you able to quantify the financial effects of the opportunity?

Yes

Anticipated financial effect figure in the short-term - minimum (currency)

3040000

Anticipated financial effect figure in the short-term - maximum (currency)

3040000

Explanation of financial effect figures

Project SUN represents an investment of 30.4 million until 2027, and a profit of above 10% is expected, for this reason the number included in the annual potential financial impact figure is 3,040,000, this is a conservative approach as it is the minimum that Merlin expects. The profitability takes into account the sale of energy to Merlin tenant' s (with discount in respect to the market), selling the energy to the network, as well as using the produced energy for the common areas of the building (lowering the community expenses of the property which is mostly paid by Merlin). This profitability forecast is made with very conservative assumptions of energy prices.

Cost to realize opportunity

30400000

Explanation of cost calculation

The cost to realize the opportunity is the required investment for implementing the Project Sun 30.4 million

Strategy to realize opportunity

Generation of renewable energy for self-consumption in assets under operational control in 2024 was 5,720 kWh; 2,516 kWh at office assets, 2,450 kWh at shopping centres, and 359 at logistics assets and 395 MWh at Data Centers. In addition, 582 kWh produced at logistics buildings (546 kWh) and at office buildings (36 kWh) were fed into the grid. These assets are included in Project SUN, with the number of photovoltaic generation facilities expected to increase in the coming years. The cost to realize the opportunity is the required investment for implementing the Project Sun 30.4 million.

Response 3: Climate change

Opportunity identifier

Opp3

Opportunity type and primary environmental opportunity driver

Products and services: Development of new products or services through R&D and innovation

Value chain stage where the opportunity occurs

Direct operations

Country/area where the opportunity occurs

- Portugal
- Spain

Organization specific description

Opportunities arise for Merlin to differentiate from competitors through the development of low-carbon and efficient buildings. Consumer preferences are already shifting, demonstrated by the fact that more and more certifications are required by its customers (BREEAM, LEED).

Primary financial effect of the opportunity

Increased revenues resulting from increased demand for products and services

Time horizon over which the opportunity is anticipated to have a substantive effect on the organization

Short-term

Likelihood of the opportunity having an effect within the anticipated time horizon

Very likely (90-100%)

Magnitude

Medium

Anticipated effect of the opportunity on the financial position, financial performance and cash flows of the organization in the selected future time horizons

The economic quantification of the potential impacts of climate risks is reflected in two ways: i. By identifying assets subject to physical or transition climate risk, according to the guidelines of the European Financial Reporting Advisory Group (EFRAG). ii. By calculating the potential economic impact of physical or transition climate risk, indicating the assumptions used in each case. The calculated values are orders of magnitude and not precise values that can be used in their translation to MERLIN' s financial statements.

Are you able to quantify the financial effects of the opportunity?

Yes

Anticipated financial effect figure in the short-term - minimum (currency)

19040000

Anticipated financial effect figure in the short-term - maximum (currency)

23800000

Explanation of financial effect figures

Buildings with environmental certifications have a better performance (in terms of carbon emission, energy use, water consumption, etc.) than usual ones. A CBRE analysis of 20,000 U.S office buildings found that average rent of those with LEED certification, which denotes a high degree of energy efficiency and environmental responsiveness, is 31% higher than that of non-LEED-certified buildings. When the effects of building location, age and renovation history of a building are accounted for, LEED-certified buildings still command an average 4-5% rent premium (Green is Good: The Enduring Rent Premium of LEED-Certified U.S. Office Buildings). The potential financial impact range was calculated as an increase of 4-5% of gross rents in FY23 (476 million euros as reported in Results Report FY23). In addition, MERLIN purchases Renewable Energy Certificates (RECs) for some assets in the framework of their LEED and BREEAM certifications. Thanks to this green energy purchase mechanism, in 2024, the Group acquired a total of 1,627 GJ, worth approximately USD 1,447.

Cost to realize opportunity

9134658

Explanation of cost calculation

The cost to realize opportunity consists of all costs related to LEED and BREEAM certifications (2012 to 2023). Calculation was as follows: Average cost per certificate (39,037) x Number of certificates (234).

Strategy to realize opportunity

As part of the certification plan introduced by the Group in 2016, at the end of 2024, 90% of MERLIN's strategic portfolio, measured in terms of GAV (including Data Centers), had been certified under one of these two international benchmark standards for sustainable construction, LEED and BREEAM. MERLIN has thus positioned itself as a benchmark REIT in this area and has nearly achieved its goals having 95% of offices, 100% of shopping centres, and 87% of logistics assets, measured in terms of GAV, certified. Data Centers are not certified at this stage.

Q3.6.2 Provide the amount and proportion of your financial metrics in the reporting year that are aligned with the substantive effects of environmental opportunities.

Response 1: Climate change

Financial metric

Assets

Amount of financial metric aligned with opportunities for this environmental issue (unit currency as selected in 1.2)

188

% of total financial metric aligned with opportunities for this environmental issue

100%

Explanation of financial figures

The transition towards energy-efficient assets and the reduction of the carbon footprint using renewable energy sources and the installation of photovoltaic panels represents an opportunity for all assets in Merlin's portfolio.

Q4.1 Does your organization have a board of directors or an equivalent governing body?

Response 1:

Board of directors or equivalent governing body

Yes

Frequency with which the board or equivalent meets

More frequently than quarterly

Types of directors your board or equivalent is comprised of

- Independent non-executive directors or equivalent
- Executive directors or equivalent

Board diversity and inclusion policy

Yes, and it is publicly available

Briefly describe what the policy covers

The Corporate Governance Policy establishes the regulatory framework and principles that govern the actions of the Company and its subsidiaries. It seeks to maximize long-term economic value, promote loyalty, good faith and transparency, and ensure diversity and the prevention of conflicts of interest. The general principles include the incorporation of good governance recommendations, maximization of long-term economic value with attention to the social interest, loyalty and transparency, diversity in the Company's bodies, prevention of conflicts of interest, compliance with reporting obligations and the application of ethical practices. The policy will be communicated to all stakeholders and reviewed periodically to ensure that it is in line with best practices. This policy was approved on January 29, 2020 and is essential for the good governance and transparency of the Company.

Attach the policy (optional)

2.-CN-MERLIN-Política-General-de-Gobierno-Corporativo_def-Enero-2020.pdf

Q4.1.1 Is there board-level oversight of environmental issues within your organization?

Board-level oversight of this environmental issue	
Climate change	Yes
Water	Yes
Biodiversity	Yes

Q4.1.2 Identify the positions (do not include any names) of the individuals or committees on the board with accountability for environmental issues and provide details of the board's oversight of environmental issues.

Response 1: Climate change

Positions of individuals or committees with accountability for this environmental issue

Board-level committee

Positions' accountability for this environmental issue is outlined in policies applicable to the board

Yes

Policies which outline the positions' accountability for this environmental issue

- Board mandate
- Board Terms of Reference
- Individual role descriptions

Frequency with which this environmental issue is a scheduled agenda item

Scheduled agenda item in some board meetings - at least annually

Governance mechanisms into which this environmental issue is integrated

- Overseeing and guiding acquisitions, mergers, and divestitures
- Overseeing and guiding major capital expenditures
- Overseeing and guiding the development of a climate transition plan
- Reviewing and guiding annual budgets
- Monitoring the implementation of a climate transition plan
- Reviewing and guiding the assessment process for dependencies, impacts, risks, and opportunities
- Overseeing the setting of corporate targets
- Monitoring progress towards corporate targets
- Overseeing and guiding scenario analysis
- Approving and/or overseeing employee incentives

Please explain

The climate-related strategy, objectives and transition plan are taken into account at meetings of the Board of Directors.

It is supported by several committees appointed for the practical implementation of the sustainability guidelines and strategy, such as The Sustainability and Innovation Committee which presents to the Board of Directors the activities carried out by the company in the areas of sustainability and innovation, as well as the internal organization for the achievement of the main objectives in these areas. In the area of risks, the Audit and Control Committee, in fiscal year 2024, has reviewed the list of the most significant financial and non-financial risks and the tolerance level established for each one based on the information provided by management and the head of internal audit management, identifying risks related to climate change within the '\ long-term\' category and the mitigation measures implemented in risk management as a result of their identification.

Response 2: Water

Positions of individuals or committees with accountability for this environmental issue

Board-level committee

Positions' accountability for this environmental issue is outlined in policies applicable to the board

Yes

Policies which outline the positions' accountability for this environmental issue

Other policy applicable to the board: Sustainability and social responsibility policy

Frequency with which this environmental issue is a scheduled agenda item

Scheduled agenda item in some board meetings - less than annually

Governance mechanisms into which this environmental issue is integrated

- Reviewing and guiding annual budgets
- Reviewing and guiding the assessment process for dependencies, impacts, risks, and opportunities
- Overseeing and guiding scenario analysis
- Overseeing and guiding major capital expenditures

Please explain

The climate-related strategy, objectives and transition plan are taken into account at meetings of the Board of Directors.

It is supported by several committees appointed for the practical implementation of the sustainability guidelines and strategy, such as The Sustainability and Innovation Committee which presents to the Board of Directors the activities carried out by the company in the areas of sustainability and innovation, as well as the internal organization for the achievement of the main objectives in these areas. In the area of risks, the Audit and Control Committee, in fiscal year 2024, has reviewed the list of the most significant financial and non-financial risks and the tolerance level established for each one based on the information provided by management and the head of internal audit management, identifying risks related to water management and the mitigation measures implemented in risk management as a result of their identification.

Response 3: Biodiversity

Positions of individuals or committees with accountability for this environmental issue

Board-level committee

Positions' accountability for this environmental issue is outlined in policies applicable to the board

Yes

Policies which outline the positions' accountability for this environmental issue

Other policy applicable to the board: Biodiversity Policy

Frequency with which this environmental issue is a scheduled agenda item

Scheduled agenda item in some board meetings - less than annually

Governance mechanisms into which this environmental issue is integrated

- Overseeing and guiding scenario analysis
- Reviewing and guiding the assessment process for dependencies, impacts, risks, and opportunities

Please explain

Merlin has a specific biodiversity policy. The purpose of this policy is to establish a reference framework for integrating the protection and promotion of biodiversity into the Group's strategy, and to define the principles of action for the development of a sustainable and positive business model with nature, so that its activities protect and promote the development and growth of the natural heritage, including, in particular, the protection of animals, as living beings endowed with sensitivity.

The Biodiversity Policy is applicable to the Board of Directors, the Managers and all employees of the Entity, without exception, regardless of their position, responsibility or geographical location.

The basic principles of action include the integration of biodiversity in strategic planning and decision-making, the management and reporting of the impacts generated, and the risks associated with this issue, the establishment of preventive, minimizing and improvement measures, among others. All this,

promoting the knowledge and training of the company’ s employees.

Q4.2 Does your organization’s board have competency on environmental issues?

Response 1: Climate change

Board-level competency on this environmental issue

Yes

Mechanisms to maintain an environmentally competent board

- Regular training for directors on environmental issues, industry best practice, and standards (e.g., TCFD, SBTi)
- Engaging regularly with external stakeholders and experts on environmental issues
- Integrating knowledge of environmental issues into board nominating process
- Having at least one board member with expertise on this environmental issue
- Consulting regularly with an internal, permanent, subject-expert working group

Environmental expertise of the board member

Other: Other: Sustainability consulting firm that has provided training to Merlin’ s board members on sustainability-related and reporting frameworks applicable to the company.

Response 2: Water

Board-level competency on this environmental issue

No, and we do not plan to within the next two years

Primary reason for no board-level competency on this environmental issue

Judged to be unimportant or not relevant

Explain why your organization does not have a board with competence on this environmental issue

Water-related issues are not considered material for Merlin Properties at this time, based on the nature of its operations and environmental risk profile. While environmental matters are discussed periodically, specific competencies on water have not yet been deemed critical for board-level oversight. However, water consumption is monitored and efficiency measures are implemented. Water-related governance may be revisited if its relevance increases in future assessments, but we do not plan to do so in the next 2 years.

Q4.3 Is there management-level responsibility for environmental issues within your organization?

Management-level responsibility for this environmental issue	
Climate change	Yes
Water	Yes
Biodiversity	Yes

Q4.3.1 Provide the highest senior management-level positions or committees with responsibility for environmental issues (do not include the names of individuals).

Response 1: Climate change

Position of individual or committee with responsibility

Executive level: Chief Executive Officer (CEO)

Environmental responsibilities of this position

- Policies, commitments, and targets: Setting corporate environmental targets
- Policies, commitments, and targets: Measuring progress towards environmental science-based targets
- Strategy and financial planning: Managing environmental reporting, audit, and verification processes
- Strategy and financial planning: Managing acquisitions, mergers, and divestitures related to environmental issues
- Dependencies, impacts, risks and opportunities: Assessing environmental dependencies, impacts, risks, and opportunities
- Strategy and financial planning: Conducting environmental scenario analysis
- Strategy and financial planning: Developing a climate transition plan
- Strategy and financial planning: Managing major capital and/or operational expenditures relating to environmental issues
- Other: Providing employee incentives related to environmental performance
- Strategy and financial planning: Implementing the business strategy related to environmental issues
- Engagement: Managing public policy engagement related to environmental issues
- Strategy and financial planning: Implementing a climate transition plan

Reporting line

Reports to the board directly

Frequency of reporting to the board on environmental issues

More frequently than quarterly

Please explain

Merlin Properties' CEO, who sits on the Board of Directors, is responsible for leading the company at all levels and is actively involved in day-to-day management, including the definition and implementation of the company's sustainability strategy. This strategy incorporates climate performance, an increasingly relevant aspects of MERLIN's business decision-making. The CEO is responsible for approving and communicating the sustainability strategy, key performance indicators (KPIs) and corporate objectives, and is accountable to stakeholders -especially investors and shareholders- for the fulfillment of corporate commitments. He also reports regularly to investors on the company's performance, including the portfolio's sustainability KPIs. In addition, the CEO oversees and reviews incentives linked to the climate performance of the team, with special attention to the management team.

Response 2: Water

Position of individual or committee with responsibility

Executive level: Chief Executive Officer (CEO)

Environmental responsibilities of this position

- Strategy and financial planning: Conducting environmental scenario analysis
- Dependencies, impacts, risks and opportunities: Assessing environmental dependencies, impacts, risks,

and opportunities

- Strategy and financial planning: Implementing the business strategy related to environmental issues
- Strategy and financial planning: Managing environmental reporting, audit, and verification processes
- Strategy and financial planning: Managing annual budgets related to environmental issues

Reporting line

Reports to the board directly

Frequency of reporting to the board on environmental issues

More frequently than quarterly

Please explain

Merlin Properties' CEO, who sits on the Board of Directors, is responsible for leading the company at all levels and is actively involved in day-to-day management, including the definition and implementation of the company's sustainability strategy. This strategy incorporates climate performance, an increasingly relevant aspects of MERLIN's business decision-making such as water management. The CEO is responsible for approving and communicating the sustainability strategy, key performance indicators (KPIs) and corporate objectives, and is accountable to stakeholders -especially investors and shareholders- for the fulfillment of corporate commitments. He also reports regularly to investors on the company's performance, including the portfolio's sustainability KPIs. In addition, the CEO oversees and reviews incentives linked to the climate performance of the team, with special attention to the management team.

Response 3: Biodiversity

Position of individual or committee with responsibility

Executive level: Chief Executive Officer (CEO)

Environmental responsibilities of this position

- Engagement: Managing public policy engagement related to environmental issues
- Dependencies, impacts, risks and opportunities: Assessing environmental dependencies, impacts, risks, and opportunities
- Strategy and financial planning: Implementing the business strategy related to environmental issues
- Strategy and financial planning: Conducting environmental scenario analysis
- Strategy and financial planning: Managing environmental reporting, audit, and verification processes
- Policies, commitments, and targets: Setting corporate environmental policies and/or commitments

Reporting line

Reports to the board directly

Frequency of reporting to the board on environmental issues

More frequently than quarterly

Please explain

Merlin Properties' CEO, who sits on the Board of Directors, is responsible for leading the company at all levels and is actively involved in day-to-day management, including the definition and implementation of the company's sustainability strategy. This strategy incorporates climate performance, an increasingly relevant aspects of MERLIN's business decision-making, such as biodiversity impacts. The CEO is responsible for approving and communicating the sustainability strategy, key performance indicators (KPIs) and corporate objectives, and is accountable to stakeholders -especially investors and shareholders- for the fulfillment of

corporate commitments. He also reports regularly to investors on the company's performance, including the portfolio's sustainability KPIs. In addition, the CEO oversees and reviews incentives linked to the climate performance of the team, with special attention to the management team.

Q4.5 Do you provide monetary incentives for the management of environmental issues, including the attainment of targets?

Response 1: Climate change

Provision of monetary incentives related to this environmental issue

Yes

% of total C-suite and board-level monetary incentives linked to the management of this environmental issue

15

Please explain

Monetary incentives for executives are linked to sustainability and climate change objectives. These include the reduction of CO2 emissions and improvement in sustainability indices, representing a significant percentage of both short- and long-term variable compensation. For example, the STIP (Short-Term Variable Compensation) allocates up to 15% to non-financial objectives related to sustainability (10% related to CO2 emissions reduction and 5% to society and environment), while the LTIP (Long-Term Variable Compensation) includes 15% allocated to these same objectives.

Response 2: Water

Provision of monetary incentives related to this environmental issue

No, and we do not plan to introduce them in the next two years

Please explain

Monetary incentives for executives are linked to sustainability and climate change objectives. These include the reduction of CO2 emissions and improvement in sustainability indices, representing a significant percentage of both short- and long-term variable compensation. For example, the STIP (Short-Term Variable Compensation) allocates up to 15% to non-financial objectives related to sustainability (10% related to CO2 emissions reduction and 5% to society and environment), while the LTIP (Long-Term Variable Compensation) includes 15% allocated to these same objectives.

Monetary incentives are not related to water issues as it is not considered material for the company.

Q4.5.1 Provide further details on the monetary incentives provided for the management of environmental issues (do not include the names of individuals).

Response 1: Climate change

Position entitled to monetary incentive

Board or executive level: Chief Executive Officer (CEO)

Incentives

- Shares
- Bonus - % of salary

Performance metrics

- Emission reduction: Reduction in emissions intensity
- Targets: Other targets-related metrics: Reduction in emissions intensity
- Targets: Achievement of environmental targets
- Emission reduction: Reduction in absolute emissions
- Targets: Reduction in absolute emissions in line with net-zero target

Incentive plan the incentives are linked to

Both Short-Term and Long-Term Incentive Plan, or equivalent

Further details of incentives

Climate-related goals are part of the criteria used to determine both the amount and distribution of the Short-Term Incentive Plan (STIP) and Long-Term Incentive Plan (LTIP) for Executive Directors. In 2023, 15% of the STIP is linked to environmental targets: 7.5% depends on the year-over-year reduction of emissions intensity (measured in kg CO₂/m²), while the remaining 7.5% is based on MERLIN's absolute performance and relative ranking in seven key ESG indices—GRESB, CDP, S&P CSA, Sustainalytics, ISS ESG, MSCI, and Vigeo Eiris. Furthermore, 10% of the 2022-2024 LTIP is tied to MERLIN's progress in reducing CO₂ emissions.

How the position's incentives contribute to the achievement of your environmental commitments and/or climate transition plan

The performance indicators are in line with MERLIN near-term science-based target and its decarbonization strategy (Pathway to Net Zero Carbon).

Q4.6 Does your organization have an environmental policy that addresses environmental issues?

Yes

Q4.6.1 Provide details of your environmental policies.

Response 1: Row 1

Environmental issues covered

- Water
- Climate change
- Biodiversity

Level of coverage

Organization-wide

Value chain stages covered

- Downstream value chain
- Direct operations
- Upstream value chain

Explain the coverage

MERLIN's Sustainability Policy has a global scope and applies to its Board of Directors, executives, employees and directors of all Group companies, including those with effective control, in accordance with current legislation. In companies where it is not directly applicable, MERLIN will promote its adoption through its representatives and encourage policy alignment. Likewise, this policy extends to external collaborators, promoting awareness and commitment to corporate social responsibility (CSR). This ensures the integration of principles of sustainability, business ethics and social responsibility in the Group's operations and its relations with third parties. The policy seeks to drive continuous improvement and the application of good governance practices. The Biodiversity Policy is also mandatory for all Board members, managers and employees, regardless of their position or location.

Environmental policy content

- Environmental commitments: Commitment to take environmental action beyond regulatory compliance
- Environmental commitments: Commitment to implementation of nature-based solutions that support landscape restoration and long-term protection of natural ecosystems
- Climate-specific commitments: Commitment to net-zero emissions
- Environmental commitments: Commitment to stakeholder engagement and capacity building on environmental issues
- Climate-specific commitments: Commitment to 100% renewable energy

Indicate whether your environmental policy is in line with global environmental treaties or policy goals

No, but we plan to align in the next two years

Public availability

Publicly available

Attach the policy

Politica-de-Biodiversidad-sostenibilidad_combinado.pdf

Q4.10 Are you a signatory or member of any environmental collaborative frameworks or initiatives?

Response 1:

Are you a signatory or member of any environmental collaborative frameworks or initiatives?

Yes

Collaborative framework or initiative

- UN Global Compact
- Science-Based Targets Initiative (SBTi)

Describe your organization's role within each framework or initiative

MERLIN emissions targets are aligned with SBTi. MERLIN Properties commits to reduce scope 1 and scope 2 GHG emissions 50% by 2030 from a 2018 base year, and to measure and reduce its scope 3 emissions. It also commits to reduce scope 1+2+3 emissions 90% by 2050 from a 2018 base year. The near-term commitment contributes to the 1.5C target by 2030 and the long term to the 1.5C target by 2050. UN Global Compact: MERLIN is an active participant since 17 May 2017.

Q4.11 In the reporting year, did your organization engage in activities that could directly or indirectly influence policy, law, or regulation that may (positively or negatively) impact the environment?

Response 1:

External engagement activities that could directly or indirectly influence policy, law, or regulation that may impact the environment

Yes, we engaged indirectly through, and/or provided financial or in-kind support to a trade association or other intermediary organization or individual whose activities could influence policy, law, or regulation

Indicate whether your organization has a public commitment or position statement to conduct your engagement activities in line with global environmental treaties or policy goals

No, and we do not plan to have one in the next two years

Indicate whether your organization is registered on a transparency register

No

Describe the process your organization has in place to ensure that your external engagement activities are consistent with your environmental commitments and/or transition plan

MERLIN collaborates with associations that are committed to climate change and that take as a reference initiatives such as the Paris Agreement. This commitment towards NET Zero, for example, is reflected through its “Pathway to Net Zero Carbon” where it sets targets aligned with the science-based targets (SBTi) and fully committed with the SDG goals set by the UN. These objectives aligned with SBTi, the commitment to climate change and the principles of the Paris Agreement, are some of the criteria that are applied when continuing with an association or initiative.

Q4.11.2 Provide details of your indirect engagement on policy, law, or regulation that may (positively or negatively) impact the environment through trade associations or other intermediary organizations or individuals in the reporting year.

Response 1: Row 1

Type of indirect engagement

Indirect engagement via a trade association

Trade association

Europe: Other trade association in Europe: European Public Real Estate Association, EPRA

Environmental issues relevant to the policies, laws, or regulations on which the organization or individual has taken a position

Climate change

Indicate whether your organization’s position is consistent with the organization or individual you engage with

Consistent

Indicate whether your organization attempted to influence the organization or individual’s position in the reporting year

Yes, we publicly promoted their current position

Describe how your organization's position is consistent with or differs from the organization or individual's position, and any actions taken to influence their position

The European Public Real Estate Association (EPRA) represents the publicly listed real estate sector in Europe, with over 280 members—including companies, investors, and service providers—accounting for more than EUR 690 billion in assets and 94% of the FTSE EPRA Nareit Europe Index market capitalization. EPRA's core mission is to promote, develop, and support the sector through enhanced transparency, stakeholder engagement, advocacy, and the promotion of best practices.

Sustainability is central to EPRA's strategy, as it recognizes the built environment's significant impact on climate change. EPRA actively contributes to shaping sustainability regulation and sees environmental performance as increasingly important to both investors and tenants. It supports international and European climate initiatives, including the EU Green Deal and targets to cut emissions by 55% by 2030 and reach carbon neutrality by 2050.

To help the industry meet these goals, EPRA has established a sustainability committee and developed the EPRA Sustainability Best Practices Recommendations (sBPR), which provide a standardized ESG reporting framework. EPRA also examines policy proposals such as changes to the EU Emissions Trading System and the Energy Taxation Directive. Its stance on sustainability and public policy aligns closely with MERLIN's position.

Funding figure your organization provided to this organization or individual in the reporting year (currency)

30000

Describe the aim of this funding and how it could influence policy, law or regulation that may impact the environment

As a European public real estate company, MERLIN actively participates in the European Public Real Estate Association (EPRA) to ensure its representation at the European level, aligning with other publicly listed real estate firms. This collaboration allows for the exchange of knowledge and best practices, both financial and non-financial. By adhering to recognized reporting standards, investors can more effectively compare key metrics specific to the real estate sector.

Indicate if you have evaluated whether your organization's engagement is aligned with global environmental treaties or policy goals

Yes, we have evaluated, and it is aligned

Global environmental treaties or policy goals aligned with your organization's engagement on policy, law or regulation

Paris Agreement

Q4.12 Have you published information about your organization's response to environmental issues for this reporting year in places other than your CDP response?

Yes

Q4.12.1 Provide details on the information published about your organization's response to environmental issues for this reporting year in places other than your CDP response. Please attach the publication.

Response 1: Row 1

Publication

In mainstream reports, in line with environmental disclosure standards or frameworks

Standard or framework the report is in line with

- GRI
- TCFD

Environmental issues covered in publication

Climate change

Status of the publication

Complete

Content elements

- Value chain engagement
- Emissions figures
- Water accounting figures
- Governance
- Risks & Opportunities
- Emission targets
- Strategy

Page/section reference

- Climate risk reporting in accordance with TCFD methodology could be found in pages (PDF numbering): 216-224.
- Governance (PDF numbering): 33 and 217
- Strategy (PDF numbering): 219
- Climate change management, operational efficiency, and our ecological footprint (PDF numbering): 59-81. This includes water metrics and decarbonization of MERLIN Properties' portfolio, from page 73.
- Appendix II. Methodology for calculating scope 3 GHG emissions, in page 202.

Attach the relevant publication

EINF-Version-Ingles-2024.pdf

Comment

MERLIN includes sustainability information in its Management Report.

Q5.1 Does your organization use scenario analysis to identify environmental outcomes?

Response 1: Climate change

Use of scenario analysis

Yes

Frequency of analysis

Not defined

Response 2: Water

Use of scenario analysis

No, and we do not plan to within the next two years

Primary reason why your organization has not used scenario analysis

Lack of internal resources, capabilities, or expertise (e.g., due to organization size)

Explain why your organization has not used scenario analysis

Due to the nature of Merlin's activity, which focuses on real estate management and property development (primarily offices, retail centers, logistics warehouses, and data centers), the company does not currently conduct scenario analysis to assess environmental outcomes related to water. Water-related impacts are not directly material to Merlin's core operational model, which is characterized by low water intensity and limited direct water use. As such, the company prioritizes water management through asset-level efficiency measures, regulatory compliance, and certification standards, rather than through strategic scenario modeling. Additionally, the development of such analyses would require internal resources and technical capabilities that are currently not available.

Q5.1.1 Provide details of the scenarios used in your organization's scenario analysis.

Response 1: Climate change

Scenario used

Climate transition scenarios: IEA NZE 2050

Approach to scenario

Qualitative and quantitative

Scenario coverage

Organization-wide

Risk types considered in scenario

- Chronic physical
- Reputation
- Policy
- Market
- Technology
- Acute physical

Temperature alignment of scenario

1.5°C or lower

Reference year

2021

Timeframes covered

- 2040
- 2100
- 2030
- 2050
- 2060
- 2025

Driving forces in scenario

- Regulators, legal and policy regimes : Global targets
- Regulators, legal and policy regimes : Level of action (from local to global)
- Macro and microeconomy : Domestic growth
- Direct interaction with climate: On asset values, on the corporate
- Regulators, legal and policy regimes : Methodologies and expectations for science-based targets
- Local ecosystem asset interactions, dependencies and impacts : Climate change (one of five drivers of nature change)
- Macro and microeconomy : Globalizing markets

Assumptions, uncertainties and constraints in scenario

- Qualitative and Quantitative with timeframe considering the short term (2021-2040). - For the preparation of a list of preliminary transition risks, reference frameworks (such as TCFD), current legislation, scientific articles and analysis of climate change information reported by Merlin's main competitors have been considered. - Based on the list of preliminary transition risks, the following criteria have been analyzed to obtain the level of inherent risk at the asset level: (i) economic impact that a measure may cause on Merlin's activity and (ii) probability of occurrence of the identified transition risk. Likewise, the mitigation measures implemented by Merlin have been analyzed to determine the Company's ability to react to the transition risks detected. With this, a level of residual risk per asset is obtained. - The assumptions and variables of discount rate, energy demand, and mix macro-economic, demographic, technology and policy have been assumed according to those defined by the scenario.

For each preliminarily identified physical risk (based on competitors benchmarking, scientific articles and legislation), the following criteria have been analyzed at the asset level to calculate the inherent risk level: (i) Climate hazard, taking into account its driving variable, (ii) Exposure of the asset, analyzed through from external sources that assess the location of the asset and the impact of the driving variable (iii) Vulnerability of the asset. (iv) The adaptation measures carried out by Merlin in its assets have also been considered, which allows obtaining a residual risk of each one of them

Rationale for choice of scenario

Transition risks were analysed considering the Net Zero Emissions by 2050 Scenario (NZE Scenario of the International Energy Agency). This scenario is considered to be consistent with the European target of achieving net zero emissions by the same date. Of the three scenarios proposed by the IEA, the normative scenario of Net Zero Emissions by 2025 (NZE Scenario) has been used in the transition risk analysis applied to Merlin; this scenario has an emissions trajectory consistent with keeping the global temperature rise below 1.5°C, would enable universal access to modern energy services and would result in significant improvements in air quality.

Merlin has chosen two climate change scenarios to model the potential future impacts of climate change on its business and the resilience of its strategy. These scenarios have been taken from the Intergovernmental Panel on Climate Change (IPCC) and include five possible climate futures with different emission concentrations and socioeconomic changes in areas such as population, urban density, education, land use and wealth. Each scenario is labelled to identify both the level of emissions and the Shared Socioeconomic Pathway (SS), used in these calculations.

Q5.1.2 Provide details of the outcomes of your organization's scenario analysis.

Response 1: Climate change

Business processes influenced by your analysis of the reported scenarios

- Risk and opportunities identification, assessment and management
- Target setting and transition planning
- Resilience of business model and strategy
- Strategy and financial planning
- Capacity building

Coverage of analysis

Organization-wide

Summarize the outcomes of the scenario analysis and any implications for other environmental issues

After conducting the climate-related scenario analysis, Merlin has been able to identify that its material risks are those related to extreme rainfall and flooding, with special relevance for offices and logistics assets. The risks caused could entail impacts on the identified assets such as the breakage of structural elements, possible personal injuries, devaluation of assets and economic losses. The company has already started to adapt to these projected impacts with efficiency measures in the buildings, obtaining sustainable building certification, and on-site solar energy generation (Project Sun) in all of its assets. Also, when it comes to material transition risks, Merlin has developed the scenario NZE for assessing the carbon pricing schemes in the long-term horizon (2026 onwards) established by Merlin. Through this analysis it is assessed the CO₂ emissions that Merlin could have under each scenario also considering that no mitigation measure is taken, and also calculating the cost needed to assume if this scenario becomes a reality in 2030 and 2050. NZE: - Estimated Emissions in 2030 are 1,887.74 tons of CO₂e - Estimated Emissions in 2050 are 127.36 tons of CO₂e.

Q5.2 Does your organization's strategy include a climate transition plan?

Response 1:

Transition plan

Yes, we have a climate transition plan which aligns with a 1.5°C world

Publicly available climate transition plan

Yes

Plan explicitly commits to cease all spending on, and revenue generation from, activities that contribute to fossil fuel expansion

Yes

Description of activities included in commitment and implementation of commitment

Merlin's non-financial risks are managed by the Board of Directors, through the Audit and Control Committee and with the coordination and cooperation of the Sustainability and Innovation Committee and the Appointments and Remuneration Committee, and by senior management with the support of the Internal Audit department. The following criteria has been analysed for the transition risks initially identified to obtain the inherent risk level at the asset level: (i) economic impact that a measure taken may have on Merlin's activity, and (ii) probability of occurrence of the identified transition risk. The mitigation measures

implemented by Merlin have also been analysed to determine the Company's capacity to react to the transition risks identified, which gives a level of residual risk per asset. A specific threshold has been considered regarding the level of residual risk resulting from the analysis carried out to determine materiality.

Mechanism by which feedback is collected from shareholders on your climate transition plan

We have a different feedback mechanism in place

Description of feedback mechanism

The feedback mechanism consists on a continuous feedback through the direct contact between the Investors relations department and analysts, bondholders and investors, sustainability topics including the transition plan are discussed among other topics.

Frequency of feedback collection

More frequently than annually

Description of key assumptions and dependencies on which the transition plan relies

Similarly, in relation to transition scenarios, the medium- and long-term forecasts of the International Energy Agency (IEA) use a scenario approach to examine future energy trends. Of the three scenarios proposed by the IEA, the normative scenario of Net Zero Emissions by 2025 (NZE Scenario) has been used in the transition risk analysis applied to Merlin; this scenario has an emissions trajectory consistent with keeping the global temperature rise below 1.5°C, would enable universal access to modern energy services and would result in significant improvements in air quality. Similar to the physical risks, the following criteria have been analysed for the transition risks identified on a preliminary basis to obtain the inherent risk level at the asset level: (i) economic impact that a measure may have on Merlin's business and (ii) likelihood of occurrence of the identified transition risk. The mitigation measures implemented by Merlin have also been analysed to determine the Company's capacity to react to the transition risks identified. This gives a level of residual risk per asset.

Description of progress against transition plan disclosed in current or previous reporting period

To date, no transition risks have been identified that have had a significant impact on the Company, with the exception of the potential mandatory installation of electric vehicle charging points (pending legislative approval). Merlin has gone beyond the potential minimum regulatory requirements, looking ahead at potential regulations and changes in consumer preferences, and accelerating the development of a low carbon economy. In addition, the decarbonisation of buildings is one of the challenges facing the property sector. Merlin has therefore taken climate-related aspects into consideration in its strategy from the very beginning. In 2024 the Company continued to make progress in this regard by monitoring its Pathway to Net Zero.

Attach any relevant documents which detail your climate transition plan (optional)

Pathway-to-Net-Zero-02_22-1.pdf

Other environmental issues that your climate transition plan considers

No other environmental issue considered

Q5.3 Have environmental risks and opportunities affected your strategy and/or financial planning?

Response 1:

Environmental risks and/or opportunities have affected your strategy and/or financial planning

Yes, both strategy and financial planning

Business areas where environmental risks and/or opportunities have affected your strategy

- Operations
- Upstream/downstream value chain
- Products and services

Q5.3.1 Describe where and how environmental risks and opportunities have affected your strategy.

Response 1: Products and services

Effect type

- Risks
- Opportunities

Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Climate change

Describe how environmental risks and/or opportunities have affected your strategy in this area

Environmental risks and opportunities, particularly those related to climate change, have directly influenced the company's product strategy and asset management decisions. One key risk identified is the potential devaluation of assets (stranded assets) in the case of slower decarbonization than the trend required by the European Union. This has led Merlin Properties to adapt its portfolio and define a decarbonization roadmap aligned with the Net Zero targets, implementing its Net Zero strategy, which includes among others:

- Renovation and retrofitting of assets to improve energy efficiency and reduce carbon footprint;
- Implementation of onsite renewable energy generation (e.g., solar panels);
- Integration of environmental criteria into the asset acquisition and divestment strategy.

These strategic decisions also create opportunities to offer more sustainable and attractive buildings, aligned with stakeholders growing ESG expectations.

Response 2: Upstream/downstream value chain

Effect type

- Risks
- Opportunities

Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Climate change

Describe how environmental risks and/or opportunities have affected your strategy in this area

Stakeholders are increasingly concerned about climate change and the impact it can have on their lifestyle. As a result of this change in the perspective of its clients (tenants). As such, the reduction of tenant emissions is a key pillar in the company's Pathway to Net Zero. Merlin has begun integrating ESG-related lease clauses to support tenant decarbonization efforts, helping mitigate the risk of stranded assets and aligning its assets with tenant expectations and regulatory pressures. Moreover, Merlin is aware that its tenants play a key role in Merlin's Pathway to Net Zero thus Reducing tenant emissions is a pillar of Merlin decarbonization strategy.

On the upstream side, Merlin has developed an internal scoring for its suppliers by the end of 2021, to assess their sustainability performance and give a score to vendors.

Response 3: Operations

Effect type

- Risks
- Opportunities

Environmental issues relevant to the risks and/or opportunities that have affected your strategy in this area

Climate change

Describe how environmental risks and/or opportunities have affected your strategy in this area

Increased operating expenses as a result of volatile energy prices, which may disrupt project development and lead to supply shortages for suppliers.

Q5.3.2 Describe where and how environmental risks and opportunities have affected your financial planning.

Response 1: Row 1

Financial planning elements that have been affected

Capital expenditures

Effect type

- Risks
- Opportunities

Environmental issues relevant to the risks and/or opportunities that have affected these financial planning elements

Climate change

Describe how environmental risks and/or opportunities have affected these financial planning elements

Merlin is investing in the development of photovoltaic plants across its portfolio. This plan consists on an investment of 30.4 million resulting in a total installed capacity of 39.8 MWp. By the end of 2024, the installed capacity reached 15.6 MW, covering 10 assets (4 office buildings, 2 shopping centres, 4 logistics warehouses) and achieving a self-consumption rate of 5.6%. The company aims to surpass 40 MWp installed capacity in future phases.

Response 2: Row 2

Financial planning elements that have been affected

Access to capital

Effect type

- Opportunities
- Risks

Environmental issues relevant to the risks and/or opportunities that have affected these financial planning elements

Climate change

Describe how environmental risks and/or opportunities have affected these financial planning elements

Access to capital: 1) On 25th April 2022, Merlin published its Green Financing Framework. This programme brings its financing strategy into line with its sustainability objectives. The Group therefore requested the conversion of its outstanding senior bonds into green bonds and is committed to linking its future financing to this programme. The Green Financing Framework is in line with the Green Bond Principles 2021 (GBP) and the Green Lending Principles 2021 (GLP) published respectively by the International Capital Markets Association (ICMA) and the Loan Market Association (LMA).

2) On 18th November 2022, the Group entered into two 5-year corporate green financing facilities for an aggregate amount of 660 million. The financing consists of a syndicated loan of 600 million with 5 banks (undrawn at year end) and a bilateral loan for 60 million. 3) On 18th July 2023, the senior syndicated loan was increased to EUR 665 million with the incorporation of the amounts of the bilateral loans from Kutxabank and Unicaja described in the following paragraphs. In addition, the credit line limit was increased to EUR 740 million. 4) At year-end 2023, the Group's financial debt totaled 4,526 million, consisting of corporate financing without mortgage guarantees (loans and bonds) and mortgage loans.

Response 3: Row 3

Financial planning elements that have been affected

Assets

Effect type

- Opportunities
- Risks

Environmental issues relevant to the risks and/or opportunities that have affected these financial planning elements

Climate change

Describe how environmental risks and/or opportunities have affected these financial planning elements

Merlin established in 2019 a strategic objective based, among other things, on climate-related aspects. The aim of this objective is to obtain its assets in GAV (excluding net lease) certified under LEED and BREEAM standards. In 2024, Merlin has finalized its certification programme to ensure its entire portfolio is certified under LEED or BREEAM, contributing to asset value preservation and climate resilience. As part of the certification plan, at the end of 2024, 90% of Merlin's strategic portfolio, measured in terms of GAV, had been certified under one of these two international benchmark standards for sustainable construction, LEED and BREEAM.

Q5.4 In your organization's financial accounting, do you identify spending/revenue that is aligned with your organization's climate transition?

No, but we plan to in the next two years

Q5.5 Does your organization invest in research and development (R&D) of low-carbon products or services related to your sector activities?

Response 1:

Investment in low-carbon R&D

Yes

Comment

Merlin considers technological innovation as a lever to differentiate and add value to its portfolio, to this end, Merlin is committed to supporting and applying new technologies throughout its assets. Merlin deploys innovation in its portfolio through apps related to sensorization programs for office buildings, customer experience or digitalisation.

During 2024, Merlin has continued to promote innovation that supports operational efficiency and a low-carbon transition aligned with industry certifications such as LEED (Scoring: 10% Platinum, 84% Gold, 6% Silver), BREEAM (6% Excellent, 32% Very good, 45% Good, 17% Pass).

The company has integrated advanced digital and data-processing technologies in the management of its commercial assets, aiming to create differentiated user experiences and build vibrant, sustainable communities. In 2024, it undertook a modernization strategy in its retail portfolio that included the implementation of centralized CRM systems (Salesforce) and advanced alarm monitoring systems. These tools optimize operational control and enable more efficient energy.

In line with its hybrid work strategy, Merlin also continues to invest in flexible workspaces (LOOM), reducing emissions associated with traditional office use patterns. Moreover, through sensorization and smart locker systems (“Mayordomo Smart Points”) in office buildings, Merlin enhances user convenience while promoting sustainable logistics by reducing last-mile delivery emissions. By year-end 2024, 23 assets were equipped with these smart systems.

Furthermore, the SUN Project represents Merlin’ s ongoing investment in clean energy across its retail assets. By the end of 2024, four shopping centers had fully operational photovoltaic installations, with two additional projects under construction. This initiative contributes to the company’ s objective of reducing its carbon footprint and increasing on-site renewable energy generation. As of the end of 2024, Merlin has installed 15.6 MW of photovoltaic capacity across 10 assets, including office buildings, shopping centers, logistics warehouses, and data centers. These installations contribute to a total self-consumption rate of 5.6%, directly reducing the company’ s overall carbon footprint and reflects its commitment to advancing clean energy integration within its assets.

Q5.5.6 Provide details of your organization’s investments in low-carbon R&D for real estate and construction activities over the last three years.

Response 1: Row 1

Technology area

Building integrated photovoltaic systems

Stage of development in the reporting year

Applied research and development

Average % of total R&D investment over the last 3 years

0

Average % of total R&D investment planned over the next 5 years

0

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

Merlin's R&D investments in building-integrated photovoltaic systems, thermal insulation, and life-cycle optimization are directly aligned with its "Roadmap to Net Zero" strategy, launched in 2022. This roadmap sets ambitious climate targets, including an 85% reduction in operational carbon emissions by 2028 (from a 2018 baseline), reduction of embodied carbon in all new developments and refurbishments, and 100% renewable electricity sourcing.

The development of rooftop solar PV systems under Project SUN contributes to the company's commitment to renewable energy generation and self-sufficiency. As of 2024, Merlin had installed 15.6 MW across multiple asset types, achieving a self-consumption rate of 5.6%, and covering 100% of electricity needs in assets under operational control with renewable electricity backed by guarantees of origin.

Investments in thermal insulation support both energy efficiency and indoor environmental quality, helping reduce operational emissions in line with the net-zero trajectory.

Additionally, the use of life cycle analysis and circular economy practices in major refurbishments—such as the rehabilitation of the Callao 5 building—enables Merlin to minimize the carbon footprint of materials and extend asset lifespans, directly addressing embodied carbon.

Response 2: Row 2

Technology area

Extending building lifetime

Stage of development in the reporting year

Applied research and development

Average % of total R&D investment over the last 3 years

0

Average % of total R&D investment planned over the next 5 years

0

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

Merlin's R&D investments in building-integrated photovoltaic systems, thermal insulation, and life-cycle optimization are directly aligned with its "Roadmap to Net Zero" strategy, launched in 2022. This roadmap sets ambitious climate targets, including an 85% reduction in operational carbon emissions by 2028 (from a 2018 baseline), reduction of embodied carbon in all new developments and refurbishments, and 100% renewable electricity sourcing.

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operational control with renewable electricity backed by guarantees of origin.

Investments in thermal insulation support both energy efficiency and indoor environmental quality, helping reduce operational emissions in line with the net-zero trajectory.

Additionally, the use of life cycle analysis and circular economy practices in major refurbishments—such as the rehabilitation of the Callao 5 building—enables Merlin to minimize the carbon footprint of materials and extend asset lifespans, directly addressing embodied carbon.

Response 3: Row 3

Technology area

Insulation

Stage of development in the reporting year

Applied research and development

Average % of total R&D investment over the last 3 years

0

Average % of total R&D investment planned over the next 5 years

0

Explain how your R&D investment in this technology area is aligned with your climate commitments and/or climate transition plan

Merlin's R&D investments in building-integrated photovoltaic systems, thermal insulation, and life-cycle optimization are directly aligned with its "Roadmap to Net Zero" strategy, launched in 2022. This roadmap sets ambitious climate targets, including an 85% reduction in operational carbon emissions by 2028 (from a 2018 baseline), reduction of embodied carbon in all new developments and refurbishments, and 100% renewable electricity sourcing.

The development of rooftop solar PV systems under Project SUN contributes to the company's commitment to renewable energy generation and self-sufficiency. As of 2024, Merlin had installed 15.6 MW across multiple asset types, achieving a self-consumption rate of 5.6%, and covering 100% of electricity needs in assets under operational control with renewable electricity backed by guarantees of origin.

Investments in thermal insulation support both energy efficiency and indoor environmental quality, helping reduce operational emissions in line with the net-zero trajectory.

Additionally, the use of life cycle analysis and circular economy practices in major refurbishments—such as the rehabilitation of the Callao 5 building—enables Merlin to minimize the carbon footprint of materials and extend asset lifespans, directly addressing embodied carbon.

Q5.9 What is the trend in your organization's water-related capital expenditure (CAPEX) and operating expenditure (OPEX) for the reporting year, and the anticipated trend for the next reporting year?

Response 1:

Water-related CAPEX (+/- % change)

57

Anticipated forward trend for CAPEX (+/- % change)

127

Water-related OPEX (+/- % change)

212

Anticipated forward trend for OPEX (+/- % change)

0

Please explain

Water OPEX does not include expenses related to unclogging or repairs in sanitation systems. Additionally, both CAPEX and OPEX for the data center are excluded. Looking ahead, the trend suggests maintaining OPEX levels while increasing CAPEX investment.

Currently, we are executing the rainwater reuse project in Marineda, which is expected to cost approximately €250,000.

Q5.10 Does your organization use an internal price on environmental externalities?

Response 1:

Use of internal pricing of environmental externalities

No, but we plan to in the next two years

Primary reason for not pricing environmental externalities

Lack of internal resources, capabilities, or expertise (e.g., due to organization size)

Explain why your organization does not price environmental externalities

Due to the nature of Merlin's activity, which focuses on real estate management and property development (primarily offices, retail centers, logistics warehouses, and data centers). Merlin does not currently apply an internal pricing mechanism for environmental externalities such as carbon, water, or biodiversity impacts, as these externalities are not directly tied to the company's operational model. Merlin's environmental impacts are mainly addressed through asset-level energy efficiency measures, green building certifications (such as LEED and BREEAM), and compliance with regulatory requirements rather than through internal cost assignments.

Additionally, the implementation of internal pricing mechanisms requires dedicated technical and financial resources, which Merlin has not yet allocated to this purpose. Given its relatively low direct emissions profile and the absence of investor or regulatory pressure in this area, internal pricing of environmental externalities has not yet been prioritized.

Q5.11 Do you engage with your value chain on environmental issues?

Response 1: Suppliers

Engaging with this stakeholder on environmental issues

No, and we do not plan to within the next two years

Primary reason for not engaging with this stakeholder on environmental issues

Lack of internal resources, capabilities, or expertise (e.g., due to organization size)

Explain why you do not engage with this stakeholder on environmental issues

Merlin Properties currently does not engage with suppliers regarding environmental externalities due to limited internal resources and a lack of investor demand.

Response 2: Customers

Engaging with this stakeholder on environmental issues

Yes

Environmental issues covered

Climate change

Response 3: Investors and shareholders

Engaging with this stakeholder on environmental issues

No, and we do not plan to within the next two years

Primary reason for not engaging with this stakeholder on environmental issues

Judged to be unimportant or not relevant

Explain why you do not engage with this stakeholder on environmental issues

Merlin Properties currently does not engage in environmental externalities due to limited internal resources and a lack of investor demand. An ESG event was organized in the past but discontinued due to low interest, suggesting that this area is not currently seen as a priority by the investment community. As a result, it has not been positioned as a strategic focus for the company.

Response 4: Other value chain stakeholders

Engaging with this stakeholder on environmental issues

No, and we do not plan to within the next two years

Primary reason for not engaging with this stakeholder on environmental issues

Judged to be unimportant or not relevant

Explain why you do not engage with this stakeholder on environmental issues

Merlin Properties does not engage on environmental externalities with value chain stakeholders due to a lack of internal resources and there is no strong external push from key stakeholders.

Q5.11.9 Provide details of any environmental engagement activity with other stakeholders in the value chain.

Response 1: Climate change

Type of stakeholder

Customers

Type and details of engagement

Education/Information sharing: Run an engagement campaign to educate stakeholders about the environmental impacts about your products, goods and/or services

% of stakeholder type engaged

26-50%

% stakeholder-associated scope 3 emissions

26-50%

Rationale for engaging these stakeholders and scope of engagement

As an Equity Rate REIT that owns and manages its buildings, Merlin's customers are mainly its tenants. The energy consumption and the emissions that are generated in Merlin's assets depend directly on the consumption habits of the tenants. Merlin has single-tenant and multi-tenant assets, and energy costs are distributed depending on each specific case, but also Merlin's customer-related emissions (downstream leased assets) represent 40,32% of its scope 3 emissions and 39,6% of Merlin's total GHG emissions. During the reporting year, Merlin has launched educational campaigns through series of events in order to raise awareness of the importance to have responsible consumption and mobility habits.

Effect of engagement and measures of success

MERLIN measures the success of its events by the percentage of scheduled events that were carried out. The campaigns are for office tenants in Spain and offer content that promotes low-carbon economies among consumers.

Q6.1 Provide details on your chosen consolidation approach for the calculation of environmental performance data.

Response 1: Climate change

Consolidation approach used

Operational control

Provide the rationale for the choice of consolidation approach

MERLIN discloses environmental performance data for its office, logistics, shopping centre, and data center portfolios, concentrating on assets where it maintains operational control. These are typically multi-tenant properties, allowing the Group to continuously monitor and evaluate their environmental impact. Assets in which MERLIN holds only a minority stake are not included in this reporting. To ensure more precise management of energy efficiency, water usage, and carbon footprint, MERLIN organizes these indicators by property type.

Response 2: Water

Consolidation approach used

Operational control

Provide the rationale for the choice of consolidation approach

MERLIN discloses environmental performance data for its office, logistics, shopping centre, and data center portfolios, concentrating on assets where it maintains operational control. These are typically multi-tenant properties, allowing the Group to continuously monitor and evaluate their environmental impact. Assets in which MERLIN holds only a minority stake are not included in this reporting. To ensure more precise management of energy efficiency, water usage, and carbon footprint, MERLIN organizes these indicators by property type.

Q7.1 Is this your first year of reporting emissions data to CDP?

No

Q7.1.1 Has your organization undergone any structural changes in the reporting year, or are any previous structural changes being accounted for in this disclosure of emissions data?

No

Q7.1.2 Has your emissions accounting methodology, boundary, and/or reporting year definition changed in the reporting year?

Response 1:

Change(s) in methodology, boundary, and/or reporting year definition?

Yes, a change in boundary

Details of methodology, boundary, and/or reporting year definition change(s)

New categories were included in scope 3 emissions: category 5 and 6.

Q7.1.3 Have your organization's base year emissions and past years' emissions been recalculated as a result of any changes or errors reported in 7.1.1 and/or 7.1.2?

Response 1:

Base year recalculation

No, because we have not evaluated whether the changes should trigger a base year recalculation

Base year emissions recalculation policy, including significance threshold

N/A

Past years' recalculation

No

Q7.2 Select the name of the standard, protocol, or methodology you have used to collect activity data and calculate emissions.

The Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (Revised Edition)

Q7.3 Describe your organization's approach to reporting Scope 2 emissions.

Response 1:

Scope 2, location-based

We are reporting a Scope 2, location-based figure

Scope 2, market-based

We are reporting a Scope 2, market-based figure

Comment

Location based calculations: In the case of Scope 2 (location-based) electricity emissions, as well as scope 2, location-based district cooling emissions (by considering the specific electricity consumption required for the cold water service), they are calculated taking into account emission factors from the Spanish and Portugal overall electricity generation mix. In the case of scope 2 District Heating emissions (location-based), these have been calculated considering the emission factor provided by the DH&C supplier.

Market-based calculations: In the case of Scope 2 (market-based) electricity emissions, these are calculated considering supplier-specific emission rates, choosing a zero emission factor in the cases in which the electricity provided by the supplier has its own Guarantees of Origin (GOs). In those minor cases in which the suppliers-specific emission rate was unknown, the residual mix emission factor per country (Spain or Portugal) has been applied. The quantity of electricity purchased by Renewable Energy Certificates (REC) has not been taken into account in scope 2 calculations reported in this questionnaire, following the criteria established in the last version of the document: "CDP Technical Note: Accounting of Scope 2 emissions", as Merlin does not have any assets in USA or Canada (only in Spain and Portugal). In the case of Scope 2 (market-based) District Cooling emissions, these have been considered as zero, as the DH&C supplier only uses green electricity for this purpose. In the case of scope 2 District Heating emissions (market-based), these have been calculated considering the emission factor provided by the DH&C supplier.

Q7.4 Are there any sources (e.g. facilities, specific GHGs, activities, geographies, etc.) of Scope 1, Scope 2 or Scope 3 emissions that are within your selected reporting boundary which are not included in your disclosure?

No

Q7.5 Provide your base year and base year emissions.

Response 1: Scope 1

Base year end

2018-12-31

Base year emissions (metric tons CO₂e)

1893.0

Methodological details

Scope 1 emissions are calculated considering direct emissions in those company's assets in which Merlin exercises operational control. These assets include: offices, shopping centres and logistics assets. Scope 1 emissions include fuel energy combustion and refrigerant gases leaks.

Response 2: Scope 2 (location-based)

Base year end

2018-12-31

Base year emissions (metric tons CO2e)

0

Methodological details

MERLIN has established its emissions reduction targets in line with SBTi considering 2018 as the baseline year for scope 1 and scope 2 market-based.

Response 3: Scope 2 (market-based)

Base year end

2018-12-31

Base year emissions (metric tons CO2e)

20860.0

Methodological details

Scope 2 (market-based) emissions are evaluated in those company's assets in which Merlin exercises operational control. These assets include: offices, shopping centres and logistics assets. Scope 2 emissions include electricity consumption and District Heating & Cooling consumption, under a market-based approach. MERLIN has established its emissions reduction targets in line with SBTi considering 2018 as the baseline year for scope 1 and scope 2 market-based

Response 4: Scope 3 category 1: Purchased goods and services

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

6207.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 5: Scope 3 category 2: Capital goods

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

43315.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 6: Scope 3 category 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

2253.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 7: Scope 3 category 4: Upstream transportation and distribution

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

937.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 8: Scope 3 category 5: Waste generated in operations

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0

Methodological details

Considered not relevant

Response 9: Scope 3 category 6: Business travel

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 10: Scope 3 category 7: Employee commuting

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

6673.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 11: Scope 3 category 8: Upstream leased assets

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

92.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 12: Scope 3 category 9: Downstream transportation and distribution

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 13: Scope 3 category 10: Processing of sold products

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 14: Scope 3 category 11: Use of sold products

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 15: Scope 3 category 12: End of life treatment of sold products

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 16: Scope 3 category 13: Downstream leased assets

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

52510.0

Methodological details

During 2021 MERLIN has calculated all the relevant emissions of the scope 3 footprint. Thus, 2021 is the baseline year for scope 3 emissions. In previous years, the calculation covered a small percentage of the emissions therefore it was not representative.

Response 17: Scope 3 category 14: Franchises

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 18: Scope 3 category 15: Investments

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0.0

Methodological details

Considered not relevant

Response 19: Scope 3: Other (upstream)

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0

Methodological details

Considered not relevant

Response 20: Scope 3: Other (downstream)

Base year end

2021-12-31

Base year emissions (metric tons CO2e)

0

Methodological details

Considered not relevant

Q7.6 What were your organization's gross global Scope 1 emissions in metric tons CO2e?

Response 1: Reporting year

Gross global Scope 1 emissions (metric tons CO2e)

2878

Methodological details

These include emissions from fuel consumption at fixed sources on the assets, as well as refrigerant gas recharges. 433 tonnes CO2e are associated with fuel consumption GHG emissions and 2445 tonnes CO2e are

associated with refrigerant gas recharges. Scope 1 emissions were calculated considering the emission factors recommended by the Spanish Ministry of Ecological Transition and the Demographic Challenge (MITERD).

Q7.7 What were your organization's gross global Scope 2 emissions in metric tons CO2e?

Response 1: Reporting year

Gross global Scope 2, location-based emissions (metric tons CO2e)

7057

Gross global Scope 2, market-based emissions (metric tons CO2e)

52

Methodological details

The market-based method calculates emissions based on the electricity that organizations have chosen to purchase. The key difference is that the market-based method treats off-site renewable electricity use as a zero-carbon generator, while the location-based method assigns the local grid average emission factor to off-site renewable use. Scope 2 location-based emissions from electricity consumption were calculated using the emission factor of the electricity mix for Spain and Portugal. The emission factor for the electricity mix represents the CO2 emission intensity associated with generating the consumed electricity, making it a significant indicator of the ratio of low-carbon energy sources to the country's total electricity production. Scope 2 location-based emissions from district heating were obtained from the emission factor provided by each supplier, and emissions from district cooling were calculated by considering the specific electricity consumption necessary for the cold water service and the emission factor for the Spanish electricity mix

Q7.8 Account for your organization's gross global Scope 3 emissions, disclosing and explaining any exclusions.

Response 1: Purchased goods and services

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

14515

Emissions calculation methodology

Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Through the billing data of suppliers, during 2024 MERLIN has made an estimate of the Scope 3 emissions associated with its supply chain (Categories 1, 2 and 4 of the GHG Protocol) based on its 2024 purchase data. To this end, the Company has followed an Environmentally-Extended Input-Output Model (based on the WIOD 2016 database), which takes into account national emission factors by activity sectors.

Response 2: Capital goods

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

82007

Emissions calculation methodology

Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Through the billing data of suppliers, during 2024 MERLIN has made an estimate of the Scope 3 emissions associated with its supply chain (Categories 1, 2 and 4 of the GHG Protocol) based on its 2024 purchase data. To this end, the Company has followed an Environmentally-Extended Input-Output Model (based on the WIOD 2016 database), which takes into account national emission factors by activity sectors.

Response 3: Fuel-and-energy-related activities (not included in Scope 1 or 2)

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

1066

Emissions calculation methodology

Average data method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Category 3 of the GHG Protocol calculates the GHG emissions from fuels consumed by MERLIN that are produced upstream (prior to combustion), as well as the GHG emissions associated with electricity losses due to transmission and distribution, and the GHG emissions upstream from fuels used in electricity generation. Data on electricity losses in the transmission grid relative to demand in Spain were obtained from the 2022 Sustainability Report of Red Eléctrica de España (REE).

Response 4: Upstream transportation and distribution

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

1651

Emissions calculation methodology

Spend-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Through the billing data of suppliers, during 2024 MERLIN has made an estimate of the Scope 3 emissions associated with its supply chain (Categories 1, 2 and 4 of the GHG Protocol) based on its 2024 purchase data. To this end, the Company has followed an Environmentally-Extended Input-Output Model (based on the WIOD 2016 database), which takes into account national emission factors by activity sectors.

Response 5: Waste generated in operations

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO2e)

4306

Emissions calculation methodology

Waste-type-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Emission factors were obtained from the Oficina Catalana de Cambio Climático (Catalan Office for Climate Change) for each combination of type of waste and type of treatment.

Response 6: Business travel

Evaluation status

Not relevant, calculated

Emissions in reporting year (metric tons CO2e)

187

Emissions calculation methodology

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

0

Please explain

Emissions were calculated by determining the distances traveled in plane and train and the number of trips that took place during the reporting year. These distances were then multiplied by distance-based emission factor for each type of vehicle.

Response 7: Employee commuting

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

8632

Emissions calculation methodology

Distance-based method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

Regarding the displacement of MERLIN employees, the Group launched a survey to understand mobility habits between home and the workplace. Thus, total greenhouse gas emissions in 2024 are estimated to be around 272 tCO₂eq, which equates to 0.93 tCO₂eq per employee. Additionally, greenhouse gas emissions from office workers located in the MERLIN Hub Madrid Norte area (New Business Area A-1 of Madrid) have been estimated. This estimation was based on information from the Transportation to Work (PTT) Plans developed for this group of assets by the Office of Sustainability and Mobility (OSM). Likewise, the impact on the mobility of these users from the shuttle route services contracted by MERLIN (through OSM) that connect key points in the city of Madrid with the offices comprising MERLIN Hub Madrid Norte was taken into account. Therefore, considering, in an approximate manner, that the number of employees working in the offices in this area of Madrid is around 18,000, greenhouse gas emissions in 2024 are calculated to be 8,359 tCO₂eq (0.46 tCO₂eq per employee).

Response 8: Upstream leased assets

Evaluation status

Not relevant, calculated

Emissions in reporting year (metric tons CO₂e)

58

Emissions calculation methodology

Asset-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

100

Please explain

In this category, greenhouse gas emissions associated with electricity consumption at the Group's corporate headquarters in Madrid, as well as greenhouse gas emissions from the LOOM Huertas and LOOM Salamanca

spaces, are included. Collectively, the greenhouse gas emissions in this category were 71.73 tCO₂eq in 2024 (0.013 tCO₂eq/m²), broken down between the corporate headquarters (22.8 tCO₂eq, 0.009 tCO₂eq/m²) and the LOOM spaces (48.9 tCO₂eq, 0.016 tCO₂eq/m²).

Response 9: Downstream transportation and distribution

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 10: Processing of sold products

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 11: Use of sold products

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 12: End of life treatment of sold products

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 13: Downstream leased assets

Evaluation status

Relevant, calculated

Emissions in reporting year (metric tons CO₂e)

50041

Emissions calculation methodology

- Average data method
- Asset-specific method

Percentage of emissions calculated using data obtained from suppliers or value chain partners

10

Please explain

Depending on the type of asset, greenhouse gas emissions from energy sources managed and/or controlled by tenants can either constitute the entirety (see point 1 below) or only a portion of the asset's greenhouse gas emissions (see point 2). Additionally, there are cases where MERLIN manages and/or controls all the energy consumed in the asset, resulting in zero scope 3 greenhouse gas emissions associated with that asset (see point 3).

In the case of single-tenant assets, the tenant has control over all fuel consumption (in case the asset uses fuel for heating) and electricity consumption. Therefore, based on energy certification reports, the greenhouse gas emissions of the entire asset have been estimated, attributing these greenhouse gas emissions within category 13 of scope 3.

For most multi-tenant assets, the tenant has partial control over the electricity consumed in the asset. Greenhouse gas emissions corresponding to this electricity consumption (under tenant control) have been estimated based on energy certification reports, attributing these greenhouse gas emissions within category 13 of scope 3.

For the rest of the multi-tenant assets, tenants do not have control over any energy sources in the asset, so no estimation of the asset's greenhouse gas emissions is carried out.

In all cases, a greenhouse gas emissions intensity factor per square meter (kgCO₂e/m²) updated to 2024 has been obtained first, at the asset-to-asset level. This intensity factor has been estimated based on the greenhouse gas emissions intensity factor stated in the energy certification, and taking into account both the year of the certification report and the type of energy sources used in the asset (electricity and fuel or only electricity). In cases where assets do not have an energy certification rating, an average emissions intensity factor has been considered, which has been calculated for each of the strategic portfolios (office spaces, logistics assets, and shopping centers).

For the specific case of single-tenant assets in which MERLIN has collected energy consumption data during the year 2024 from invoices, which are then billed to the tenant, greenhouse gas emissions have been calculated by multiplying the consumption data listed in those invoices by the same emission factors used for calculating scope 1 and 2 emissions (under a location-based approach).

Response 14: Franchises

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 15: Investments

Evaluation status

Not relevant, explanation provided

Please explain

Merlin properties, as a Real Estate company, does not sell tangible products, but spaces. Therefore, this category is considered as not relevant.

Response 16: Other (upstream)

Evaluation status

Not relevant, explanation provided

Please explain

No categories beyond the 15 scope 3 categories established by GHG protocol, which are listed above, have been identified as relevant for the organization

Response 17: Other (downstream)

Evaluation status

Not relevant, explanation provided

Please explain

No categories beyond the 15 scope 3 categories established by GHG protocol, which are listed above, have been identified as relevant for the organization

Q7.9 Indicate the verification/assurance status that applies to your reported emissions.

Verification/assurance status	
Scope 1	Third-party verification or assurance process in place
Scope 2 (location-based or market-based)	Third-party verification or assurance process in place
Scope 3	Third-party verification or assurance process in place

Q7.9.1 Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.

Response 1: Row 1

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

EINF-Version-Ingles-2024.pdf

Page/section reference

Pg 249-251: : Independent Limited Assurance Report on the Consolidated Non-Financial Information Statement for the year ended 31 December 2024 submitted by PWC

Relevant standard

ISAE 3000

Proportion of reported emissions verified (%)

100

Q7.9.2 Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.

Response 1: Row 1

Scope 2 approach

Scope 2 location-based

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

EINF-Version-Ingles-2024.pdf

Page/ section reference

Pg 249-251: : Independent Limited Assurance Report on the Consolidated Non-Financial Information Statement for the year ended 31 December 2024 submitted by PWC

Relevant standard

ISAE 3000

Proportion of reported emissions verified (%)

100

Q7.9.3 Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.

Response 1: Row 1

Scope 3 category

- Scope 3: Capital goods
- Scope 3: Fuel and energy-related activities (not included in Scopes 1 or 2)
- Scope 3: Purchased goods and services
- Scope 3: Upstream leased assets
- Scope 3: Employee commuting
- Scope 3: Upstream transportation and distribution
- Scope 3: Downstream leased assets
- Scope 3: Business travel
- Scope 3: Waste generated in operations

Verification or assurance cycle in place

Annual process

Status in the current reporting year

Complete

Type of verification or assurance

Limited assurance

Attach the statement

EINF-Version-Ingles-2024.pdf

Page/section reference

Pg 249-251: : Independent Limited Assurance Report on the Consolidated Non-Financial Information Statement for the year ended 31 December 2024 submitted by PWC

Q7.10 How do your gross global emissions (Scope 1 and 2 combined) for the reporting year compare to those of the previous reporting year?

Increased

Q7.10.1 Identify the reasons for any change in your gross global emissions (Scope 1 and 2 combined), and for each of them specify how your emissions compare to the previous year.

Response 1: Change in renewable energy consumption

Change in emissions (metric tons CO2e)

68

Direction of change in emissions

Decreased

Emissions value (percentage)

2.5

Please explain calculation

Change in emissions has been determined as the difference between 2023' s market-based scope 2 emissions and 2024' s market-based scope 2 emissions.

Response 2: Change in output

Change in emissions (metric tons CO2e)

286

Direction of change in emissions

Increased

Emissions value (percentage)

10.5

Please explain calculation

Emissions growth due to an increase in electricity consumption (8,236,996 kWh in 2024 vs 1,210,887 kWh in 2023), new gasoil consumption (689.803 kWh) and refrigerant gas leakage (33 t CO2e) from the incorporation of data centers to the asset portfolio

Response 3: Unidentified

Change in emissions (metric tons CO2e)

10

Direction of change in emissions

Decreased

Emissions value (percentage)

0.4

Please explain calculation

There is a decrease in emissions due to different reasons that cannot currently be allocated

Q7.10.2 Are your emissions performance calculations in 7.10 and 7.10.1 based on a location-based Scope 2 emissions figure or a market-based Scope 2 emissions figure?

Market-based

Q7.12 Are carbon dioxide emissions from biogenic carbon relevant to your organization?

No

Q7.15 Does your organization break down its Scope 1 emissions by greenhouse gas type?

Yes

Q7.15.1 Break down your total gross global Scope 1 emissions by greenhouse gas type and provide the source of each used global warming potential (GWP).

	Greenhouse gas	Scope 1 emissions (metric tons of CO2e)	GWP Reference
Row 1	CO2	431.14	IPCC Fifth Assessment Report (AR5 - 100 year)
Row 2	CH4	1.23	IPCC Fifth Assessment Report (AR5 - 100 year)
Row 3	N2O	0.37	IPCC Fifth Assessment Report (AR5 - 100 year)
Row 4	HFCs	2445.2	IPCC Fifth Assessment Report (AR5 - 100 year)

Q7.16 Break down your total gross global Scope 1 and 2 emissions by country/area.

	Portugal	Spain
Scope 1 emissions (metric tons CO2e)	48	2830
Scope 2, location-based (metric tons CO2e)	1128	5930
Scope 2, market-based (metric tons CO2e)	25	27

Q7.17 Indicate which gross global Scope 1 emissions breakdowns you are able to provide.

By business division

Q7.17.1 Break down your total gross global Scope 1 emissions by business division.

Response 1: Row 1

Business division

Data centers

Scope 1 emissions (metric ton CO2e)

207

Response 2: Row 2

Business division

Logistic warehouses

Scope 1 emissions (metric ton CO2e)

0

Response 3: Row 3

Business division

Shopping centers

Scope 1 emissions (metric ton CO2e)

721

Response 4: Row 4

Business division

Office buildings

Scope 1 emissions (metric ton CO2e)

1949

Q7.20 Indicate which gross global Scope 2 emissions breakdowns you are able to provide.

By business division

Q7.20.1 Break down your total gross global Scope 2 emissions by business division.

Response 1: Row 1

Business division

Data Centers

Scope 2, location-based (metric tons CO2e)

97

Scope 2, market-based (metric tons CO2e)

0

Response 2: Row 2

Business division

Shopping centers

Scope 2, location-based (metric tons CO2e)

3168

Scope 2, market-based (metric tons CO2e)

3

Response 3: Row 3

Business division

Office buildings

Scope 2, location-based (metric tons CO2e)

3696

Scope 2, market-based (metric tons CO2e)

49

Response 4: Row 4

Business division

Logistic warehouses

Scope 2, location-based (metric tons CO2e)

97

Scope 2, market-based (metric tons CO2e)

0

Q7.22 Break down your gross Scope 1 and Scope 2 emissions between your consolidated accounting group and other entities included in your response.

Response 1: Consolidated accounting group

Scope 1 emissions (metric tons CO2e)

2878

Scope 2, location-based emissions (metric tons CO2e)

7057

Scope 2, market-based emissions (metric tons CO2e)

52

Please explain

Emissions are considered based on the percentage of participation, meaning all emissions are aggregated within the consolidated accounting group. This method assigns emissions responsibility proportional to each entity's involvement, ensuring accurate tracking and accountability.

Response 2: All other entities

Scope 1 emissions (metric tons CO2e)

0

Scope 2, location-based emissions (metric tons CO2e)

0

Scope 2, market-based emissions (metric tons CO2e)

0

Please explain

MERLIN has no emissions outside its consolidated accounting group.

Q7.23 Is your organization able to break down your emissions data for any of the subsidiaries included in your CDP response?

Not relevant as we do not have any subsidiaries

Q7.29 What percentage of your total operational spend in the reporting year was on energy?

More than 5% but less than or equal to 10%

Q7.30 Select which energy-related activities your organization has undertaken.

Indicate whether your organization undertook this energy-related activity in the reporting year	
Consumption of fuel (excluding feedstocks)	Yes
Consumption of purchased or acquired electricity	Yes
Consumption of purchased or acquired heat	Yes
Consumption of purchased or acquired steam	No
Consumption of purchased or acquired cooling	Yes
Generation of electricity, heat, steam, or cooling	Yes

Q7.30.1 Report your organization's energy consumption totals (excluding feedstocks) in MWh.

	Heating value	MWh from renewable sources	MWh from non-renewable sources	Total (renewable + non-renewable) MWh
Consumption of fuel (excluding feedstock)	LHV (lower heating value)	0	12456.4	12456.40
Consumption of purchased or acquired electricity	Unable to confirm heating value	101829.95	11.1	101841.05
Consumption of purchased or acquired heat	Unable to confirm heating value	1340.1	815.1	2155.20
Consumption of purchased or acquired cooling	Unable to confirm heating value	2400.36	1072.3	3472.66
Consumption of self-generated non-fuel renewable energy	Unable to confirm heating value	5720		5720.00
Total energy consumption	Unable to confirm heating value	111183.97	15365.7	126549.67

Q7.30.6 Select the applications of your organization’s consumption of fuel.

	Indicate whether your organization undertakes this fuel application
Consumption of fuel for the generation of electricity	No
Consumption of fuel for the generation of heat	Yes
Consumption of fuel for the generation of steam	No
Consumption of fuel for the generation of cooling	No
Consumption of fuel for co-generation or tri-generation	No

Q7.30.7 State how much fuel in MWh your organization has consumed (excluding feedstocks) by fuel type.

Response 1: Sustainable biomass

Heating value

LHV

Total fuel MWh consumed by the organization

0

Comment

Fuel not consumed by Merlin.

Response 2: Other biomass

Heating value

LHV

Total fuel MWh consumed by the organization

0

Comment

Fuel not consumed by Merlin.

Response 3: Other renewable fuels (e.g. renewable hydrogen)

Heating value

LHV

Total fuel MWh consumed by the organization

0

Comment

Fuel not consumed by Merlin.

Response 4: Coal

Heating value

LHV

Total fuel MWh consumed by the organization

0

Comment

Fuel not consumed by Merlin.

Response 5: Oil

Heating value

LHV

Total fuel MWh consumed by the organization

2729.2

Comment

MERLIN uses diesel type B oil in some of its assets

Response 6: Gas

Heating value

LHV

Total fuel MWh consumed by the organization

9727.2

Comment

MERLIN uses natural gas in some of its office assets and in its shopping centers.

Response 7: Other non-renewable fuels (e.g. non-renewable hydrogen)

Heating value

LHV

Total fuel MWh consumed by the organization

0

Comment

Fuel not consumed by Merlin.

Response 8: Total fuel

Heating value

LHV

Total fuel MWh consumed by the organization

12456.4

Comment

Details provided before,

Q7.30.9 Provide details on the electricity, heat, steam, and cooling your organization has generated and consumed in the reporting year.

	Total Gross generation (MWh)	Generation that is consumed by the organization (MWh)	Gross generation from renewable sources (MWh)	Generation from renewable sources that is consumed by the organization (MWh)
Electricity	6302	5720	6302	5720
Heat	0	0	0	0
Steam	0	0	0	0
Cooling	0	0	0	0

Q7.30.14 Provide details on the electricity, heat, steam, and/or cooling amounts that were accounted for at a zero or near-zero emission factor in the market-based Scope 2 figure reported in 7.7.

Response 1: Row 1

Country/area

Spain

Sourcing method

Unbundled procurement of energy attribute certificates (EACs)

Energy carrier

Electricity

Low-carbon technology type

Low-carbon energy mix: Spanish renewable mix

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

93795.16

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Spain

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Comment

No additional comments.

Response 2: Row 2

Country/area

Portugal

Sourcing method

Unbundled procurement of energy attribute certificates (EACs)

Energy carrier

Electricity

Low-carbon technology type

Low-carbon energy mix: Portuguese renewable mix

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

8034.79

Tracking instrument used

GO

Country/area of origin (generation) of the low-carbon energy or energy attribute

Portugal

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Comment

No additional comments.

Response 3: Row 3

Country/area

Spain

Sourcing method

Heat/steam/cooling supply agreement

Energy carrier

Heat, steam and cooling combined

Low-carbon technology type

Low-carbon energy mix: Provider with a low carbon mix

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

3620.14

Tracking instrument used

Contract

Country/area of origin (generation) of the low-carbon energy or energy attribute

Spain

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Comment

The DH&C supplier (Districlima) generates District Cooling by using electricity with Guarantee of Origin

Response 4: Row 4

Country/area

Spain

Sourcing method

Heat/steam/cooling supply agreement

Energy carrier

Heat, steam and cooling combined

Low-carbon technology type

Sustainable biomass

Low-carbon energy consumed via selected sourcing method in the reporting year (MWh)

126.02

Tracking instrument used

Contract

Country/area of origin (generation) of the low-carbon energy or energy attribute

Spain

Are you able to report the commissioning or re-powering year of the energy generation facility?

No

Comment

The DH&C supplier (Districlima) generates District Heating by partially using biomass and other biogenic fuels.

Q7.30.16 Provide a breakdown by country/area of your electricity/heat/steam/cooling consumption in the reporting year.

	Portugal	Spain
Consumption of purchased electricity (MWh)	8034.79	93806.26
Consumption of self-generated electricity (MWh)	0	5720
Consumption of purchased heat, steam, and cooling (MWh)	1783.1	3844.8
Consumption of self-generated heat, steam, and cooling (MWh)	0	0
Total electricity/heat/steam/cooling energy consumption (MWh)	9817.89	103371.06

Q7.45 Describe your gross global combined Scope 1 and 2 emissions for the reporting year in metric tons CO2e per unit currency total revenue and provide any additional intensity metrics that are appropriate to your business operations.

Response 1: Row 1

Intensity figure

0.0000056701

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO2e)

2930

Metric denominator

unit total revenue

Metric denominator: Unit total

516743000

Scope 2 figure used

Market-based

% change from previous year

1.7

Direction of change

Increased

Reasons for change

Change in output

Please explain

Despite a drop in scope 1 emissions from offices (-311 t CO₂), an increase in scope 1 emissions from malls (+386 t CO₂) and the incorporation of data centers into the company's business model (+207 t CO₂ in scope 1 emissions from sources that did not previously exist) led to 11% increase in total scope 1 emissions. Most of these changes were a result of a reduction or increase of refrigerant gas recharge.

Response 2: Row 2

Intensity figure

0.001366711

Metric numerator (Gross global combined Scope 1 and 2 emissions, metric tons CO₂e)

2930

Metric denominator

Other: square meter

Metric denominator: Unit total

2143833

Scope 2 figure used

Market-based

% change from previous year

5.93

Direction of change

Decreased

Reasons for change

Change in output

Please explain

Despite a drop in scope 1 emissions from offices (-311 t CO₂), an increase in scope 1 emissions from malls (+386 t CO₂) and the incorporation of data centers into the company's business model (+207 t CO₂ in scope 1 emissions from sources that did not previously exist) led to 11% increase in total scope 1 emissions. However, the number of square meters under Merlin's operational control increased at a greater rate, thus reducing this intensity figure.

Q7.53 Did you have an emissions target that was active in the reporting year?

Absolute target

Q7.53.1 Provide details of your absolute emissions targets and progress made against those targets.

Response 1: Row 1

Target reference number

Abs 1

Is this a science-based target?

Yes, and this target has been approved by the Science Based Targets initiative

Science Based Targets initiative official validation letter

SBTi targets 1.pdf

Target ambition

1.5°C aligned

Date target was set

2023-02-19

Target coverage

Organization-wide

Greenhouse gases covered by target

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Hydrofluorocarbons (HFCs)
- Nitrous oxide (N₂O)

Scopes

- Scope 2
- Scope 1

Scope 2 accounting method

Market-based

End date of base year

2018-12-30

Base year Scope 1 emissions covered by target (metric tons CO₂e)

1893

Base year Scope 2 emissions covered by target (metric tons CO₂e)

20860

Base year total Scope 3 emissions covered by target (metric tons CO₂e)

0.000

Total base year emissions covered by target in all selected Scopes (metric tons CO2e)

22753.000

Base year Scope 1 emissions covered by target as % of total base year emissions in Scope 1

100

Base year Scope 2 emissions covered by target as % of total base year emissions in Scope 2

100

Base year emissions covered by target in all selected Scopes as % of total base year emissions in all selected Scopes

100

End date of target

2030-12-30

Targeted reduction from base year (%)

50

Total emissions at end date of target covered by target in all selected Scopes (metric tons CO2e)

11376.500

Scope 1 emissions in reporting year covered by target (metric tons CO2e)

2878

Scope 2 emissions in reporting year covered by target (metric tons CO2e)

52

Total emissions in reporting year covered by target in all selected scopes (metric tons CO2e)

2930.000

Land-related emissions covered by target

No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

% of target achieved relative to base year

174.25

Target status in reporting year

Achieved

Explain target coverage and identify any exclusions

The target covers 100% of Merlin operations and emissions. The target does not cover scope 3 emissions given that MERLIN is considered a Small and Medium Enterprise (SMEs) by SBTi as it has less than 500 employees,

and SMEs are not required to set near-term targets for their scope 3 emissions. Scope 3 is covered in MERLIN's net zero target according to SBTi requirements.
<https://sciencebasedtargets.org/small-and-medium-enterprise-sme-target-setting-process>

Target objective

MERLIN Properties SOCIMI, S.A. commits to reduce scope 1 and scope 3 GHG emissions 50% by 2030 from a 2018 base year, and to measure and reduce its scope 3 emissions.

Target derived using a sectoral decarbonization approach

Yes

List the emissions reduction initiatives which contributed most to achieving this target

The company has developed a Pathway to Net Zero Carbon, it is an ambitious strategy with clear actions to support the world to limit global warming to 1.5 C. The main actions of this strategy include 100% renewable energy procurement, on site solar energy generation (Project Sun), Renewal of heating and cooling systems, Energy efficiency optimization (LED, BMS), Energy saving measures (MAES). These measures and strategies are expected to mitigate the analyzed risk almost completely.

Response 2: Row 2

Target reference number

Abs 2

Is this a science-based target?

No, but we are reporting another target that is science-based

Date target was set

2022-01-03

Target coverage

Organization-wide

Greenhouse gases covered by target

- Carbon dioxide (CO₂)
- Methane (CH₄)
- Hydrofluorocarbons (HFCs)
- Nitrous oxide (N₂O)

Scopes

- Scope 2
- Scope 1

Scope 2 accounting method

Market-based

End date of base year

2018-12-30

Base year Scope 1 emissions covered by target (metric tons CO2e)

1893

Base year Scope 2 emissions covered by target (metric tons CO2e)

20860

Base year total Scope 3 emissions covered by target (metric tons CO2e)

0.000

Total base year emissions covered by target in all selected Scopes (metric tons CO2e)

22753.000

Base year Scope 1 emissions covered by target as % of total base year emissions in Scope 1

100

Base year Scope 2 emissions covered by target as % of total base year emissions in Scope 2

100

Base year emissions covered by target in all selected Scopes as % of total base year emissions in all selected Scopes

100

End date of target

2028-12-30

Targeted reduction from base year (%)

85

Total emissions at end date of target covered by target in all selected Scopes (metric tons CO2e)

3412.950

Scope 1 emissions in reporting year covered by target (metric tons CO2e)

2878

Scope 2 emissions in reporting year covered by target (metric tons CO2e)

52

Total emissions in reporting year covered by target in all selected scopes (metric tons CO2e)

2930.000

Land-related emissions covered by target

No, it does not cover any land-related emissions (e.g. non-FLAG SBT)

% of target achieved relative to base year

102.50

Target status in reporting year

Achieved

Explain target coverage and identify any exclusions

The target covers 100% of Scope 1 and 2 emissions from Merlin operations

Target objective

Target: 85% Scopes 1 and 2 reduction in operational carbon from baseline (2018) to 2028.

Target derived using a sectoral decarbonization approach

No

List the emissions reduction initiatives which contributed most to achieving this target

The company has developed a Pathway to Net Zero Carbon, it is an ambitious strategy with clear actions to support the world to limit global warming to 1.5 C. The main actions of this strategy include 100% renewable energy procurement, on site solar energy generation (Project Sun), Renewal of heating and cooling systems, Energy efficiency optimization (LED, BMS), Energy saving measures (MAES). These measures and strategies are expected to mitigate the analyzed risk almost completely.

Q7.54 Did you have any other climate-related targets that were active in the reporting year?

- Net-zero targets
- Targets to increase or maintain low-carbon energy consumption or production

Q7.54.1 Provide details of your targets to increase or maintain low-carbon energy consumption or production.

Response 1: Row 1

Target reference number

Low 1

Date target was set

2018-12-30

Target coverage

Organization-wide

Target type: energy carrier

Electricity

Target type: activity

Consumption

Target type: energy source

Renewable energy source(s) only

End date of base year

2019-12-30

Consumption or production of selected energy carrier in base year (MWh)

1000

% share of low-carbon or renewable energy in base year

0

End date of target

2030-12-30

% share of low-carbon or renewable energy at end date of target

100

% share of low-carbon or renewable energy in reporting year

99.99

% of target achieved relative to base year

99.99

Target status in reporting year

Underway

Is this target part of an emissions target?

No

Is this target part of an overarching initiative?

No, it's not part of an overarching initiative

Explain target coverage and identify any exclusions

100% of buildings in which Merlin has operational control. Almost 100% of office buildings and part of shopping centres and logistic assets.

Target objective

The plan focuses on reducing operational and embodied carbon emissions, promoting renewable energy, and enhancing energy efficiency across MERLIN's portfolio. Key initiatives include renewable energy procurement and on-site solar generation (Project Sun). The strategy also emphasizes reducing tenant and value chain emissions, with ambitious interim targets leading to 2030.

Plan for achieving target, and progress made to the end of the reporting year

The strategy for procuring 100% of renewable energy included the reaching of agreements with national energy marketers in order to obtain guarantees of origin. MERLIN has signed a framework contract with Endesa, Iberdrola and EDP.

Q7.54.3 Provide details of your net-zero target(s).

Response 1: Row 1

Target reference number

NZ1

Date target was set

2018-12-30

Target Coverage

Organization-wide

Targets linked to this net zero target

Abs1

End date of target for achieving net zero

2050-12-30

Is this a science-based target?

Yes, and this target has been approved by the Science Based Targets initiative

Science Based Targets initiative official validation letter

Net-zero Target Publication - MERLIN Properties SOCIMI, S.A..pdf

Scopes

- Scope 3
- Scope 2
- Scope 1

Greenhouse gases covered by target

- Sulphur hexafluoride (SF6)
- Methane (CH4)
- Perfluorocarbons (PFCs)
- Nitrous oxide (N2O)
- Carbon dioxide (CO2)
- Hydrofluorocarbons (HFCs)
- Nitrogen trifluoride (NF3)

Explain target coverage and identify any exclusions

MERLIN has established a Net Zero Target with the methodology of Science Based Target for Small and Medium Enterprises (SMEs) given that MERLIN has less than 500 employees. Net Zero target include Long-term science-based targets which are absolute scope 1, 2 and 3 GHG emissions reduction targets that should be

achieved by 2050 at the latest, from a predefined base year and a commitment to neutralize any unabated emissions when the long-term science-based target is achieved

Target objective

MERLIN has developed a pathway to achieve net zero emissions which has been publicly communicated as 'Pathway to Net Zero Carbon'. In this strategy the main objectives, goals and targets are established. Some of the main measures include: 100% renewable energy procurement, On site solar energy generation (Project Sun), Renewal of heating and cooling systems, Energy efficiency optimization (LED, BMS), Energy saving measures (MAES), Green clauses in all new contracts, Lease price reduction for net zero tenants

Do you intend to neutralize any residual emissions with permanent carbon removals at the end of the target?

Yes

Do you plan to mitigate emissions beyond your value chain?

No, we do not plan to mitigate emissions beyond our value chain

Do you intend to purchase and cancel carbon credits for neutralization and/or beyond value chain mitigation?

No, we do not plan to purchase and cancel carbon credits for neutralization and/or beyond value chain mitigation

Planned milestones and/or near-term investments for neutralization at the end of the target

1. Merlin has a near-term target validated by SBTi to reduce scope 1 and scope 2 GHG emissions 50% by 2030 from a 2018 base year. 2. Reducing embodied carbon: Embodied carbon footprint calculated in all new developments and refurbishments. Target to be disclosed shortly after 3. Offsetting residual emissions: - Carbon neutrality as from 2022 - Unavoidable footprint to be mostly offset against own initiatives duly certified 4. Reducing tenant emissions - Assessment as from 2022. Target to engage with top tenants to gather real data - Green clauses in all new contracts - Lease price reduction for net zero tenants 5. Renewable energy: - Procurement of energy 100% renewable - On site generation of energy through photovoltaic (Project Sun) 6. MERLIN Properties SOCIMI, S.A. commits to reduce scope 1+2+3 emissions 90% by 2050 from a 2018 base year.

Target status in reporting year

Underway

Process for reviewing target

We analyze the main milestones in our strategy:

1. Reduction of our operational emissions.
2. Reduction of embedded carbon in all new developments and renovations.
3. Offset of residual emissions.
4. Reduction of scope 3 emissions and number of green clauses in our contracts.
5. Use of renewable energy.

Q7.55 Did you have emissions reduction initiatives that were active within the reporting year? Note that this can include those in the planning and/or implementation phases.

Yes

Q7.55.1 Identify the total number of initiatives at each stage of development, and for those in the implementation stages, the estimated CO2e savings.

	Number of initiatives	Total estimated annual CO2e savings in metric tonnes CO2e
Under investigation	21	
To be implemented	4	0
Implementation commenced	21	0
Implemented	25	1.35
Not to be implemented	0	

Q7.55.2 Provide details on the initiatives implemented in the reporting year in the table below.

Response 1: Row 1

Initiative category & Initiative type

Low-carbon energy consumption: Low-carbon electricity mix

Estimated annual CO2e savings (metric tonnes CO2e)

1.35

Scope(s) or Scope 3 category(ies) where emissions savings occur

Scope 2 (market-based)

Voluntary/Mandatory

Voluntary

Annual monetary savings (unit currency - as specified in 1.2)

0

Investment required (unit currency - as specified in 1.2)

713000

Payback period

No payback

Estimated lifetime of the initiative

Ongoing

Comment

Scope 2 emissions reported follow market-based criteria, which results in zero CO2 emissions savings, as all electrical energy is covered by Guarantees of Origin from the energy providers.
Investment required (question 6) represents the total cost for all low-carbon energy consumption, not just the cost of achieving the increase in CO2 savings stated (question 2). Total emissions saved by using GOs amount to 15.770,99 tCO2.

Q7.55.3 What methods do you use to drive investment in emissions reduction activities?

Response 1: Row 1

Method

Other: Green Financing Framework

Comment

In April 2024, the Group renewed its Green Financing Framework. This renewal aligns the company's new strategy with its green financing strategy by including data centers, our new asset class, and is a pioneer in their inclusion. It is also worth noting that with this renewal, the Group is one of the first REITs to use its commitment to embodied carbon emissions as an eligibility criterion. Establishing maximums of:

- Offices - 500 kgCO₂ /m²
- Logistics - 400 kgCO₂ /m²
- Shopping Centers - 500 kgCO₂ /m²

The Group may finance or refinance data centers that meet energy usage efficiency (PUE) levels, with a PUE equal to or less than 1.5 and complying with the 2023 Best Practice Guidelines for the EU Code of Conduct on Data Center Energy Efficiency

The 'Green Financing Framework' is aligned with the 2021 Green Bond Principles (GBP) and the 2023 Green Loan Principles (GLP), published respectively by the International Capital Markets Association (ICMA) and the Loan Market Association (LMA)

Response 2: Row 2

Method

Other: Sustainable financing

Comment

The Group has a €740 million corporate revolving credit line, signed in April 2023, which is labeled as sustainable financing and is linked to the fulfillment of at least three of the following KPIs:

Green energy production: Achieve a cumulative installation of peak MW of green energy.

- Green energy consumption: Achieve certain energy consumption targets from a renewable energy source.
- Obtain LEED/BREEAM certification: Maintain (i) the LEED certification (Silver, Gold, or Platinum) and/or (ii) the BREEAM certification (Good, Very Good, Excellent, or Outstanding) above 92% of certified assets in the portfolio.

- GRESB: Maintain a rating higher than (i) the "global real estate average," as defined by the Global Real Estate Sustainability Benchmark (GRESB), in the relevant calculation year; and (ii) the highest "global real estate average" achieved in previous years (the "peak global real estate average").

The Group has met the target set for 2024 in all four categories.

Furthermore, the Group has a €70 million mortgage loan, signed in May 2019, which has been awarded a sustainable financing label.

Finally, 100% of the debt is considered sustainable.

Response 3: Row 3

Method

Dedicated budget for energy efficiency

Comment

Merlin's strategy is focused towards generating more efficient buildings and certifying in terms of sustainability and energy efficiency its portfolio. It's portfolio certification program has added or renewed 35 new LEED and BREEAM certifications in 2024. In total, 167 assets (90%) are LEED/BREEAM certificated. On the other hand, as of the end of 2024, MERLIN had a total of 96 assets (divided into 80 office buildings, 8 shopping centers, 5 logistics warehouses, and 3 data centers) certified under ISO 14001, corresponding to a surface area of 1,351,930 m², 39% of the strategic portfolio. Additionally, during 2024, 5 new buildings have been certified under ISO 50001, reaching a total of 93 assets (distributed among 79 office assets, 8 shopping centers, 3 logistics warehouses, and 3 data centers) and a surface area of 1,299,733 m², which represents 37% of the total surface area of the indicated portfolios.

Q7.72 Does your organization assess the life cycle emissions of new construction or major renovation projects?

Response 1:

Assessment of life cycle emissions

Yes, quantitative assessment

Comment

Merlin Properties conducts a quantitative Life Cycle Assessment (LCA) for all new construction and major renovation projects exceeding €3 million. This analysis evaluates the environmental impact across the entire life cycle of the project, ensuring that sustainability considerations are integrated into decision-making from the earliest stages.

Q7.72.1 Provide details of how your organization assesses the life cycle emissions of new construction or major renovation projects.

Response 1:

Projects assessed

Other: Projects of more than 3 million euros

Earliest project phase that most commonly includes an assessment

Design phase

Life cycle stage(s) most commonly covered

Cradle-to-grave

Methodologies/standards/tools applied

- ISO 14040/44
- EN 15804
- One Click LCA
- Other: EN 15978
- ISO 14025

Comment

MERLIN, in its firm commitment to integrating sustainability into all stages of its assets' lifecycles, carries out Life Cycle Assessments for both the construction of new buildings and for renovation projects. This analysis

enables a thorough and meticulous evaluation of the environmental performance of buildings throughout all phases, from the extraction of raw materials to final disposal. This allows for a comparison of various design, material, and technological alternatives, contributing to more informed decision-making and the optimization of environmental performance throughout their useful life. Furthermore, Life Cycle Assessments offer the opportunity to identify areas where circular economy strategies, such as reuse, recycling, or remanufacturing, can be implemented to optimize resource use and minimize waste throughout the building's lifecycle.

Q7.72.2 Can you provide embodied carbon emissions data for any of your organization's new construction or major renovation projects completed in the last three years?

Response 1:

Ability to disclose embodied carbon emissions

Yes

Comment

MERLIN has implemented a new policy that makes it compulsory to calculate the embodied carbon footprint for projects worth more than EUR 3 million and assign an ESG performance rating to suppliers involved in projects worth more than EUR 150 thousand. The embodied carbon footprint of five projects was calculated in 2024. Merlin Properties can provide quantitative embodied carbon emissions data for new construction and major renovation projects completed in the last three years.

Q7.72.3 Provide details of the embodied carbon emissions of new construction or major renovation projects completed in the last three years.

Response 1: Row 1

Year of completion

2024

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

L14 Lisboa Park

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

424.71

Methodologies/standards/tools applied

- EN 15978
- EN 15804
- One Click LCA
- ISO 14040/44

Comment

New construction project with proposed improvements that reduce embedded emissions by 17.5%. Complete LCA performed with One Click LCA.

Response 2: Row 2

Year of completion

2023

Property sector

Office

Type of project

Major renovation

Project name/ID (optional)

Edificio Josefa Valcárcel 48

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

111.7

Methodologies/standards/tools applied

- ISO 14040/44
- EN 15978
- EN 15804
- One Click LCA

Comment

Renovation focused on reducing embedded carbon. An 8.4% improvement was achieved with optimization proposals.

Response 3: Row 3

Year of completion

2022

Property sector

Office

Type of project

Major renovation

Project name/ID (optional)

Sollube E.R.

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

365

Methodologies/standards/tools applied

- EN 15978
- ISO 14040/44
- EN 15804
- ISO 14025
- One Click LCA

Comment

Comprehensive renovation with a complete LCA. One Click LCA was used and compared with renovated office benchmarks.

Response 4: Row 4

Year of completion

2024

Property sector

Office

Type of project

New construction

Project name/ID (optional)

Cerro de los Gamos 4

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

238.87

Methodologies/standards/tools applied

- EN 15978
- One Click LCA
- Other: ISO 21930
- EN 15804
- ISO 14040/44

Comment

Environmentally certified office building

Response 5: Row 5**Year of completion**

2024

Property sector

Office

Type of project

New construction

Project name/ID (optional)

Cerro de los Gamos 1

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

127.67

Methodologies/standards/tools applied

- ISO 14040/44
- EN 15804
- Other: CML v4.7, AWARE, ECOINVENT V9.3

Comment

Office building with complete LCA

Response 6: Row 6

Year of completion

2023

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

Nave B Sector ST-31, Cabanillas del Campo, Guadalajara

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

269.8

Methodologies/standards/tools applied

- ISO 14040/44
- One Click LCA
- EN 15978

- EN 15804
- Whole life carbon assessment for the built environment (RICS)

Comment

The project includes reduction strategies such as the use of recycled materials, transportation optimization, and replacement of components with high environmental impact. A reduction of 36.74 kgCO₂e/m² was achieved compared to the original design.

Response 7: Row 7

Year of completion

2024

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

EXT-028502-00023 ACV Parcela Bétera

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO₂e per the denominator unit)

15.09

Methodologies/standards/tools applied

- EN 15804
- EN 15978
- Other: LEVELS
- One Click LCA
- ISO 14040/44

Comment

The study includes all phases of embedded carbon (A1-A5, B4-B5, C1-C4) and represents, but does not account for, recovery (phase D) or biogenic carbon. The 16 most emitting materials are identified, particularly ready-mix concrete, aggregates, and excavation work. Improvement strategies are proposed, such as material substitution and transportation optimization.

Response 8: Row 8

Year of completion

2023

Property sector

Mixed use

Type of project

Major renovation

Project name/ID (optional)

Edificio Preciados 28, Madrid (FNAC/Callao) - EXT-028502-00015 ACV Callao

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

Other: IPMS 2 - Mixed use

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

385.23

Methodologies/standards/tools applied

- EN 15978
- EN 15804
- ISO 14040/44
- One Click LCA

Comment

The LCA includes both the planned building and the projected building with improvements. CO2 reduction strategies were implemented: slag-based concrete, recycled steel, optimized trays and ducts, and the selection of materials with a smaller footprint. The report details the impact by item and phase and compares the results with international benchmarks.

Response 9: Row 9

Year of completion

2023

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

Nave 1 Sector UG 15 - San Fernando de Henares

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

438.41

Methodologies/standards/tools applied

- EN 15804
- ISO 14040/44
- One Click LCA
- EN 15978

Comment

Complete LCA assessment with proposed improvements. Net Zero Carbon strategies and analysis by phase, material, and batch are included.

Response 10: Row 10

Year of completion

2024

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

DATA CENTER Barcelona

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

557

Methodologies/standards/tools applied

- EN 15804
- ISO 14040/44
- EN 15978
- One Click LCA

Comment

The study includes all phases of embedded carbon (A1-A5, B4-B5, C1-C4) and represents, but does not account for, recovery (phase D) or biogenic carbon.

Response 11: Row 11

Year of completion

2023

Property sector

Office

Type of project

Major renovation

Project name/ID (optional)

BlueWave PLZF

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Office

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

119.3

Methodologies/standards/tools applied

- EN 15978
- EN 15804
- ISO 14040/44

- One Click LCA

Comment

Shell-and-core project. 81% of the embedded carbon comes from facilities. Post-construction evaluation with actual site data.

Response 12: Row 12

Year of completion

2023

Property sector

Industrial

Type of project

New construction

Project name/ID (optional)

EXT-028502-00001 ACV PLLN-DATA CENTER Lisboa

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

37.11

Methodologies/standards/tools applied

- EN 15978
- EN 15804
- One Click LCA
- ISO 14040/44

Comment

A comprehensive assessment with proposed improvements reduces the impact to 25.02 kg CO2e/m2. Measures include recycled pavements and asphalt with recycled rubber.

Response 13: Row 13

Year of completion

2024

Property sector

Office

Type of project

Major renovation

Project name/ID (optional)

Torre Lisboa - Proyecto EXT-028502-00022

Life cycle stage(s) covered

Cradle-to-grave

Normalization factor (denominator)

IPMS 2 - Industrial

Denominator unit

square meter

Embodied carbon (kg/CO2e per the denominator unit)

239.05

Methodologies/standards/tools applied

- EN 15804
- EN 15978
- ISO 14040/44
- One Click LCA

Comment

The LCA covers all life cycle phases (A1-C4), with results obtained using One Click LCA. Embedded and operational carbon phases are included. The value of 239.05 kgCO2e/m2 corresponds to the projected building without improvements.

Q7.74 Do you classify any of your existing goods and/or services as low-carbon products?

Yes

Q7.74.1 Provide details of your products and/or services that you classify as low-carbon products.**Response 1: Row 1****Level of aggregation**

Product or service

Taxonomy used to classify product(s) or service(s) as low-carbon

Other: LEED and BREEAM certifications

Type of product(s) or service(s)

Buildings construction and renovation: Other: Buildings with intrinsically low GHG emissions avoided through diverse measures (HVAC, Retrofitting lighting ...)

Description of product(s) or service(s)

The products are the assets in the portfolio certified with LEED or BREEAM (offices, shopping centers, logistic centers). In order to obtain these certifications the buildings need to develop energy efficiency measures (that reduce GHG emissions and avoid emissions for third parties).

Have you estimated the avoided emissions of this low-carbon product(s) or service(s)

Yes

Methodology used to calculate avoided emissions

Other: Commission for Environmental Cooperation, which estimates the quantity of CO2 avoided depending on the sustainable building certification (LEED or BREEAM)

Life cycle stage(s) covered for the low-carbon product(s) or services(s)

Use stage

Functional unit used

Annual specific building emissions with LEED or BREEAM certification

Reference product/service or baseline scenario used

Annual specific building without certification estimated emissions

Life cycle stage(s) covered for the reference product/service or baseline scenario

Use stage

Estimated avoided emissions (metric tons CO2e per functional unit) compared to reference product/service or baseline scenario

20481.96

Explain your calculation of avoided emissions, including any assumptions

The calculation for avoided emissions is the difference of emissions between a certified building and a baseline building (without certification). The emissions of a certified building include 2023 tco2 emissions of Scope 3 Category 13: Downstream Leased Assets whereas the emissions of a baseline building have been estimated according to the benchmark developed by the Commission for Environmental Cooperation. This benchmark has developed a correlation between the BREEAM and LEED scoring (differentiated for new buildings and buildings in operation) and the percentage of CO2 avoided. For example a certified LEED Building in the design and construction phase with a Platinum score is estimated to avoid 40,4% emissions as compared with a baseline building (without certification), and the same score obtained for a building in operation is estimated to avoid 36.4% of the emissions.

Revenue generated from low-carbon product(s) or service(s) as % of total revenue in the reporting year

93.48

Q7.76 Does your organization manage net zero carbon buildings?

No, but we plan to in the future

Q7.77 Did your organization complete new construction or major renovations projects designed as net zero carbon in the last three years?

No, but we plan to in the future

Q7.78 Explain your organization's plan to manage, develop or construct net zero carbon buildings, or explain why you do not plan to do so.

MERLIN is aware of the increasing importance that net zero carbon buildings are acquiring. In this sense, in accordance with its Pathway to Net Zero Carbon, MERLIN plans to include assets with these characteristics in its future portfolio and become net zero both in operations and in developments and refurbishments. Thus, MERLIN is committed to calculate in all new developments and refurbishments the embodied carbon footprint.

Q7.79 Has your organization retired any project-based carbon credits within the reporting year?

No

Q9.1 Are there any exclusions from your disclosure of water-related data?

Yes

Q9.1.1 Provide details on these exclusions.

Response 1: Row 1

Exclusion

Facilities

Description of exclusion

Merlin does not monitor the consumption of assets over which it does not have operational control. This ensures that responsibility and oversight remain aligned with the entities directly managing those resources, maintaining clarity in accountability and data integrity.

Reason for exclusion

Data is not available

Primary reason why data is not available

Other: We don't monitor the consumption of assets over which we don't have operational control. Additionally, we don't manage CapEx, OpEx, or perform maintenance activities for these assets, as these responsibilities fall outside its scope of oversight.

Percentage of water volume the exclusion represents

41-50%

Please explain

MERLIN has water withdrawal data for 57% of the assets it manages (operational control) in terms of floor area.

Q9.2 Across all your operations, what proportion of the following water aspects are regularly measured and monitored?

Response 1: Water withdrawals - total volumes

% of sites/facilities/operations

100%

Frequency of measurement

Other: The monitoring frequency depends on the asset. In some cases, it is conducted weekly, while in others it may be monthly or every two months.

Method of measurement

Meter data

Please explain

MERLIN has water withdrawal data, on 100% of the assets over which it has operational control, that is 57% of the assets it manages in terms of floor area. MERLIN has like-for-like information on water withdrawal at multi-tenant assets under its operational control for 77 office assets, 26 logistics warehouses, and 12 shopping centres. There is absolute information for 87 office assets, 30 logistics warehouses, 12 shopping centres, and 2 Data Centers

Response 2: Water withdrawals - volumes by source

% of sites/facilities/operations

100%

Frequency of measurement

Other: The monitoring frequency depends on the asset. In some cases, it is conducted weekly, while in others it may be monthly or every two months.

Method of measurement

The water withdrawal data office assets come from meter data, and the volume of water collected and used at the Marineda asset was estimated based on the rainfall recorded in the A Coruña area in 2024 and the collection surface area of the rainwater tank.

Please explain

Practically all water withdrawals come from the municipal network, representing a total volume of 662,202 m3 in absolute terms (97.7% of the total water withdrawn). Some of the water used at the

Marineda shopping centre in A Coruña and at the Torre Chamartín office asset comes from a rainwater tank. There is a groundwater well at the Alvia business park asset. The water withdrawal data for the two office assets come from meter data, and the volume of water collected and used at the Marineda asset was estimated based on the rainfall recorded in the A Coruña area in 2024 and the collection surface area of the rainwater tank, yielding a total water withdrawal of 15,677 m3 for the three assets.

Response 3: Water withdrawals quality

% of sites/facilities/operations

Not relevant

Please explain

Not relevant as it is used for general services

Response 4: Water discharges - total volumes

% of sites/facilities/operations

Not monitored

Please explain

The company operates mainly in urban environments and does not generate significant wastewater. As stated internally, “water is not material for Merlin\’

Response 5: Water discharges - volumes by destination

% of sites/facilities/operations

Not relevant

Please explain

Not relevant, water is discharged to the municipal sewage

Response 6: Water discharges - volumes by treatment method

% of sites/facilities/operations

Not relevant

Please explain

Not relevant, water is discharged to the municipal sewage

Response 7: Water discharge quality - by standard effluent parameters

% of sites/facilities/operations

Less than 1%

Frequency of measurement

Yearly

Method of measurement

Flowmeter and laboratory analysis on an annual basis

Please explain

These procedures are carried out at the Princesa and Castellana 259 locations, as well as in shopping centers. This applies to assets that discharge entirely at a single point and when consumption exceeds 22,000 m3. Flow rate is measured, and volume is recorded every 10 minutes. pH, conductivity, and temperature are also monitored. In the laboratory, analyses include nitrogen, nitrates, nitrites, anionic, cationic, and non-ionic surfactants, oils and greases, BOD5, COD, iron, phosphorus, and detergents.

Response 8: Water discharge quality - emissions to water (nitrates, phosphates, pesticides, and/or other priority substances)

% of sites/facilities/operations

Less than 1%

Frequency of measurement

Yearly

Method of measurement

Flowmeter and laboratory analysis on an annual basis

Please explain

These procedures are carried out at the Princesa and Castellana 259 locations, as well as in shopping centers. This applies to assets that discharge entirely at a single point and when consumption exceeds 22,000 m3. Flow rate is measured, and volume is recorded every 10 minutes. pH, conductivity, and temperature are also monitored. In the laboratory, analyses include nitrogen, nitrates, nitrites, anionic, cationic, and non-ionic surfactants, oils and greases, BOD5, COD, iron, phosphorus, and detergents.

Response 9: Water discharge quality - temperature

% of sites/facilities/operations

Less than 1%

Frequency of measurement

Yearly

Method of measurement

Flowmeter and laboratory analysis on an annual basis

Please explain

These procedures are carried out at the Princesa and Castellana 259 locations, as well as in shopping centers. This applies to assets that discharge entirely at a single point and when consumption exceeds 22,000 m3. Flow rate is measured, and volume is recorded every 10 minutes. pH, conductivity, and temperature are also monitored. In the laboratory, analyses include nitrogen, nitrates, nitrites, anionic, cationic, and non-ionic surfactants, oils and greases, BOD5, COD, iron, phosphorus, and detergents.

Response 10: Water consumption - total volume

% of sites/facilities/operations

Not relevant

Please explain

Not relevant as it is used for general services

Response 11: Water recycled/reused

% of sites/facilities/operations

Not relevant

Response 12: The provision of fully-functioning, safely managed WASH services to all workers

% of sites/facilities/operations

Not relevant

Q9.2.2 What are the total volumes of water withdrawn, discharged, and consumed across all your operations, how do they compare to the previous reporting year, and how are they forecasted to change?

Response 1: Total withdrawals

Volume (megaliters/year)

677.88

Comparison with previous reporting year

About the same

Primary reason for comparison with previous reporting year

Increase/decrease in efficiency

Five-year forecast

Higher

Primary reason for forecast

Increase/decrease in efficiency

Please explain

In absolute terms, the volume of water withdrawal in 2024 was 677,878 m3 (677.88 ML) among offices (45%), logistics warehouses (6%) and shopping centres (49%) and Data Centers (0.26%), a decrease of 0.2% compared to 2023.

By country, the volume of water withdrawal was 620,288 m3 in Spain (92% of the total) and 57,590 m3 in Portugal (8% of the total). In the office portfolio, absolute water withdrawal in 2024 was 302,876 m3, up 4.7% from 2023; at the logistics assets it was 42,491 m3, down 4% from 2023; and at the shopping centres it was 330,737 m3, up (4.0%) on 2023.

Like-for-like water performance data for the total volume of water withdrawal at the assets under MERLIN' s operational control was 656,138 m3 in 2024, namely, office assets (43%), logistics warehouses (6%) and shopping centres (50%).

The reduction is due to saving measures and drought restrictions, especially in Catalonia, despite the increase in influx in offices and shopping centers.

Regarding the 5-year forecast, from 2020 water withdrawal has increased 36% in absolute terms; however, it is worth mentioning that 2020 is not considered as a representative year for our activity due to the pandemic.

Response 2: Total discharges

Please explain

Most of the water withdrawn comes from the municipal network (97.7%). No significant discharges outside the normal cycle are reported.

Response 3: Total consumption

Volume (megaliters/year)

677.88

Comparison with previous reporting year

About the same

Primary reason for comparison with previous reporting year

Increase/decrease in efficiency

Five-year forecast

About the same

Primary reason for forecast

Increase/decrease in efficiency

Please explain

Net consumption is very similar to the volume extracted, since most of the water is used for general services and not for industrial processes.

Q9.2.4 Indicate whether water is withdrawn from areas with water stress, provide the volume, how it compares with the previous reporting year, and how it is forecasted to change.

Response 1:

Withdrawals are from areas with water stress

No

Please explain

Water-related issues are not material for Merlin due to its urban operational footprint and minimal water dependency. The company' s water withdrawals do not occur in critically stressed regions.

Although some assets in Barcelona were affected by regional water restrictions due to drought, the impact on

Merlin Properties was limited exclusively to gardening services. These restrictions did not affect building operations or tenant services, as the company's water use is minimal and largely non-critical.

Q9.2.7 Provide total water withdrawal data by source.

Response 1: Fresh surface water, including rainwater, water from wetlands, rivers, and lakes

Relevance

Relevant

Volume (megaliters/year)

15.68

Comparison with previous reporting year

About the same

Primary reason for comparison with previous reporting year

Other: Use of rainwater in some assets

Please explain

Rainwater is used in the Marineda shopping center and in the Chamartín Tower, estimated at 15,677 m3

Response 2: Brackish surface water/Seawater

Relevance

Not relevant

Please explain

Not applicable

Response 3: Groundwater - renewable

Relevance

Not relevant

Please explain

Not applicable

Response 4: Groundwater - non-renewable

Relevance

Not relevant

Please explain

Not applicable

Response 5: Produced/Entrained water

Relevance

Not relevant

Please explain

Not applicable

Response 6: Third party sources

Relevance

Relevant

Volume (megaliters/year)

662.2

Comparison with previous reporting year

About the same

Primary reason for comparison with previous reporting year

Increase/decrease in business activity

Please explain

97.7% of the water comes from the municipal network

Q9.2.10 Provide details of your organization's emissions of nitrates, phosphates, pesticides, and other priority substances to water in the reporting year.

Response 1:

Categories of substances included

Nitrates

Please explain

These procedures are carried out at the Princesa and Castellana 259 locations, as well as in shopping centers. This applies to assets that discharge entirely at a single point and when consumption exceeds 22,000 m3. Total emissions to water can not be reported because nitrates are measured as mg/L, but total volumes discharged annually are not monitored. Other physiochemical parameters measured are total nitrogen, nitrites, COD, BOD, phosphorus and detergents.

Q9.3 In your direct operations and upstream value chain, what is the number of facilities where you have identified substantive water-related dependencies, impacts, risks, and opportunities?

Response 1: Direct operations

Identification of facilities in the value chain stage

No, we have not assessed this value chain stage for facilities with water-related dependencies, impacts, risks, and opportunities, but we are planning to do so in the next 2 years

Please explain

MERLIN does not identify facilities with substantial water risks, since the activity is real estate and water consumption is mainly for general services.

Response 2: Upstream value chain

Identification of facilities in the value chain stage

No, we have not assessed this value chain stage for facilities with water-related dependencies, impacts, risks, and opportunities, but we are planning to do so in the next 2 years

Please explain

MERLIN does not identify facilities with substantial water risks, since the activity is real estate and water consumption is mainly for general services.

Q9.5 Provide a figure for your organization's total water withdrawal efficiency.

Response 1:

Revenue (currency)

494572000

Total water withdrawal efficiency

729586.36

Anticipated forward trend

Efficiency is expected to be maintained or improved through savings and control measures.

Q9.13 Do any of your products contain substances classified as hazardous by a regulatory authority?

Response 1:

Products contain hazardous substances

No

Comment

MERLIN does not use or discharge hazardous substances into the water, as its activity is real estate management.

Q9.14 Do you classify any of your current products and/or services as low water impact?

Response 1:

Products and/or services classified as low water impact

Yes

Definition used to classify low water impact

A product or service is classified as low water impact when its operations do not rely on water-intensive processes. For example, our data centers, are considered as low-water, as no water is used for cooling.

Please explain

Some of our current services can be classified as low water impact. In our data centers, water is used only for personal consumption and maintenance purposes—not for cooling operations. This significantly reduces overall water usage and aligns with sustainable resource management practices.

Q9.15 Do you have any water-related targets?

No, and we do not plan to within the next two years

Q9.15.3 Why do you not have water-related target(s) and what are your plans to develop these in the future?

Response 1:

Primary reason

Important but not an immediate business priority

Please explain

We do not currently have water-related targets because water consumption is primarily driven by tenant or user behavior, not by the property owner. As such, our ability to influence or control water usage is limited. However, Merlin installs devices aimed at reducing water consumption and actively shares information with tenants to encourage responsible usage through awareness campaigns.

Q11.2 What actions has your organization taken in the reporting year to progress your biodiversity-related commitments?

No, and we do not plan to undertake any biodiversity-related actions

Q11.3 Does your organization use biodiversity indicators to monitor performance across its activities?

No

Q11.4 Does your organization have activities located in or near to areas important for biodiversity in the reporting year?

Indicate whether any of your organization’s activities are located in or near to this type of area important for biodiversity	
Legally protected areas	No
UNESCO World Heritage sites	No
UNESCO Man and the Biosphere Reserves	No
Ramsar sites	No
Key Biodiversity Areas	No
Other areas important for biodiversity	No

Q13.1 Indicate if any environmental information included in your CDP response (not already reported in 7.9.1/2/3, 8.9.1/2/3/4, and 9.3.2) is verified and/or assured by a third party?

Yes

Q13.1.1 Which data points within your CDP response are verified and/or assured by a third party, and which standards were used?

Response 1: Row 1

Environmental issue for which data has been verified and/or assured

Climate change

Disclosure module and data verified and/or assured

- Environmental performance - Climate change: Renewable Electricity/Steam/Heat/Cooling consumption
- Environmental performance - Climate change: Year on year change in emissions intensity (Scope 1 and 2)
- Environmental performance - Climate change: Year on year change in absolute emissions (Scope 3)
- Environmental performance - Climate change: Electricity/Steam/Heat/Cooling consumption
- Environmental performance - Climate change: Base year emissions
- Environmental performance - Climate change: Year on year change in emissions intensity (Scope 3)
- Environmental performance - Climate change: Waste data
- Environmental performance - Climate change: Fuel consumption
- Environmental performance - Climate change: Year on year change in absolute emissions (Scope 1 and 2)
- Environmental performance - Climate change: Progress against targets

Verification/assurance standard

General standards: ISAE 3000

Further details of the third-party verification/assurance process

In 2024, Merlin’s Non-Financial Information Statement has been externally verified by PwC, with their report included in Annex VII, page 249.
This verification is carried out annually, aligned with the preparation and publication of the EINF, and provides limited assurance in accordance with the ISAE 3000 (Revised) standard issued by the IAASB. The scope of the verification covers Merlin’s direct operations and the consolidated non-financial information required under

Spanish Law 11/2018, which transposes the EU Non-Financial Reporting Directive. It does not extend to the full upstream or downstream value chain but includes the company's core activities and material non-financial topics.

Attach verification/assurance evidence/report (optional)

EINF-2024.pdf

Response 2: Row 2

Environmental issue for which data has been verified and/or assured

Water

Disclosure module and data verified and/or assured

- Environmental performance - Water security: Water withdrawals- total volumes
- Environmental performance - Water security: Water withdrawals - volumes by source

Verification/assurance standard

General standards: ISAE 3000

Further details of the third-party verification/assurance process

In 2024, Merlin's Non-Financial Information Statement has been externally verified by PwC, with their report included in Annex VII, page 249.

This verification is carried out annually, aligned with the preparation and publication of the EINF, and provides limited assurance in accordance with the ISAE 3000 (Revised) standard issued by the IAASB. The scope of the verification covers Merlin's direct operations and the consolidated non-financial information required under Spanish Law 11/2018, which transposes the EU Non-Financial Reporting Directive. It does not extend to the full upstream or downstream value chain but includes the company's core activities and material non-financial topics.

Attach verification/assurance evidence/report (optional)

EINF-2024.pdf

Q13.3 Provide the following information for the person that has signed off (approved) your CDP response.

Response 1:

Job title

Chief Operating Officer (COO)

Corresponding job category

Chief Operating Officer (COO)

Q13.4 Please indicate your consent for CDP to share contact details with the Pacific Institute to support content for its Water Action Hub website.

No

Question Number	Question	Subquestion	Attachment
Q13.1.1	Which data points within your CDP response are verified and/or assured by a third party, and which standards were used?	Attach verification/assurance evidence/report (optional)	EINF-2024.pdf
Q7.9.2	Provide further details of the verification/assurance undertaken for your Scope 2 emissions and attach the relevant statements.	Attach the statement	EINF-Version-Ingles-2024.pdf
Q5.2	Does your organization's strategy include a climate transition plan?	Attach any relevant documents which detail your climate transition plan (optional)	Pathway-to-Net-Zero-02_22-1.pdf
Q4.1	Does your organization have a board of directors or an equivalent governing body?	Attach the policy (optional)	2.-CN-MERLIN-Política-General-de-Gobierno-Corporativo_def-Enero-2020.pdf
Q7.53.1	Provide details of your absolute emissions targets and progress made against those targets.	Science Based Targets initiative official validation letter	SBTi targets 1.pdf
Q4.12.1	Provide details on the information published about your organization's response to environmental issues for this reporting year in places other than your CDP response. Please attach the publication.	Attach the relevant publication	EINF-Version-Ingles-2024.pdf
Q7.9.1	Provide further details of the verification/assurance undertaken for your Scope 1 emissions, and attach the relevant statements.	Attach the statement	EINF-Version-Ingles-2024.pdf
Q13.1.1	Which data points within your CDP response are verified and/or assured by a third party, and which standards were used?	Attach verification/assurance evidence/report (optional)	EINF-2024.pdf
Q7.54.3	Provide details of your net-zero target(s).	Science Based Targets initiative official validation letter	Net-zero Target Publication - MERLIN Properties SOCIMI, S.A..pdf
Q7.9.3	Provide further details of the verification/assurance undertaken for your Scope 3 emissions and attach the relevant statements.	Attach the statement	EINF-Version-Ingles-2024.pdf
Q4.6.1	Provide details of your environmental policies.	Attach the policy	Politica-de-Biodiversidad-sostenibilidad_combinado.pdf