

Merlin Properties, SOCIMI, S.A. (“Merlin”), in compliance with the applicable law notifies the following

RELEVANT FACT

The Company primary focus is now on protecting the health and safety of its employees, tenants, contractors and suppliers, besides preserving its business activity. MERLIN Properties is following all regulations and recommendations issued by the World Health Organization, the Government of Spain, and regional and local governments, adapting its operations accordingly.

The Company owns a well-diversified portfolio of assets and tenants, operating in offices (45%), shopping centers (21%), logistics (16%), net leases (15%) and other (2%).

In offices, all of our buildings are open, with no significant event to be reported at this stage beyond the adoption and implementation of the relevant cleaning, disinfection and air filtering measures.

In shopping centers, all assets are open, subject to the legal restrictions established by the Royal Decree 463/2020, dated 14 March, and related regional and local provisions, and openings permitted by the same (i.e., food, health, pharmacy and telecommunications), which in aggregate represent 23% of the stores, while the remaining 77% are closed.

In logistics, operators are working at full speed to satisfy the existing peak of demand. MERLIN is working closely with operators to find solutions of additional space if needed by our tenants.

No specific impact to report on net leases.

With regards to refurbishments and developments in progress, the Company continues executing those works where permitted by the legal framework. MERLIN will reassess the commencement and period of execution of works for those assets where construction is not yet started, depending upon how long this emergency situation remains in place.

MERLIN Properties benefits from a solid balance sheet to overcome this challenging period, with low leverage, widely diversified sources of revenues, a very high occupancy of 94.8%, which secures a sustainable generation of cash flow (considering the compulsory dividend distribution established by the Socimi regime) and a top-tier customer base, tied to long-term contracts. As of December 31, 2019, MERLIN Properties reported a liquidity position of over € 1,085 million, with ample headroom to comply with financial covenants, and the Company does not face any debt expiries up until 2022, due to the absence of commercial paper or any other similar short-term financial instrument.

The Company has made an initial estimate of the impact that this difficult environment may have on its earnings. Taking into consideration its commercial policy for rents incentives, which intends to share this

difficult environment with those tenants which opening is not permitted, and considering that the forced closures last up until 31 July, the impact on gross rents forecasted for 2020 would be below 10%.

MERLIN Properties continues to closely monitoring, with all due prudence, the state of affairs, having built several contingent scenarios dependent upon the duration of the pandemic, and will provide further updates when deemed relevant.

Madrid, 19 March 2020.

Merlin Properties SOCIMI, S.A.