

*FOR INFORMATION PURPOSES. SPANISH VERSION PREVAILS*

**TO THE NATIONAL SECURITIES MARKET COMMISSION**

**MERLIN Properties, SOCIMI, S.A.** (“**MERLIN**”), in compliance with the applicable legislation, notifies the following

**RELEVANT INFORMATION**

The Company has successfully completed an issuance of unsubordinated ordinary green bonds (the “**Notes**”) for a principal amount of 550 million euros (the “**Issue**”), under its *Euro Medium Term Notes Programme* (EMTN).

The Notes will be issued at 99.507% of its nominal value, with a maturity of eight (8) years and an annual coupon of 3.50%, payable annually in arrears.

Subscription and payment for the Notes is expected on 4 September 2025, once the conditions precedent ordinarily established for this kind of issuance are met.

The terms and conditions of the Notes, as well as their representation, are subject to English law. In addition, it is expected that the Notes are admitted to listing on the Luxembourg Stock Exchange.

The Company intends to apply the Issue total net proceeds to the financing and/or refinancing of eligible projects in accordance with its Green Financing Framework, which includes Data Centers.

The press release is attached.

Madrid, on 28 August 2025.

**MERLIN Properties SOCIMI, S.A.**



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## MERLIN Properties successfully issues € 550 million 8-year unsecured bonds

**Madrid, 28 August.-** MERLIN Properties Socimi, S.A., (MC:MRL), the largest real estate company listed on the Spanish Stock Exchange, specialising in the development, acquisition and management of commercial real estate assets in the Iberian region, has announced today the issuance of unsubordinated ordinary bonds in the Euromarket (the “Notes”) for an aggregate principal amount of 550 million Euros (the “Issue”).

The Notes have been issued with a maturity of 8 years, at an issue price of 99.507% of nominal value, and an annual coupon of 3.50% (midswap + 105 bps). Subscription and payment for the Notes is expected on 4 September 2025.

The terms and conditions of the Bonds, as well as their representation, are subject to English law. In addition, it is expected that the Bonds are admitted to listing on the Luxembourg Stock Exchange.

The proceeds will be allocated to finance eligible projects in accordance with its Green Financing Framework, including growth in the Data Centers category, general corporate needs, and, in due course, the partial redemption of the green bond maturing in November 2026.

This transaction reflects the strong momentum in the debt markets, as well as MERLIN's excellent credit profile with investors and the positive feedback on the Data Centers development program.

### About MERLIN Properties

MERLIN Properties SOCIMI, S.A. (MC:MRL) is the largest real estate and infrastructure company trading on the Spanish Stock Exchange. Specialized in the development, acquisition and management of commercial property in the Iberian region. MERLIN Properties mainly invests in offices, shopping centers, logistics facilities and data centers, within the Core and Core Plus segments, forming part of the benchmark IBEX-35, Euro STOXX 600, FTSE EPRA/NAREIT Global Real Estate, GPR Global Index, GPR-250 Index, MSCI Small Caps indices and DJSI.

Please visit [www.merlinproperties.com](http://www.merlinproperties.com) to learn more about the company.

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