TO THE SPANISH SECURITIES MARKET COMMISSION

MERLIN PROPERTIES, SOCIMI, S.A. ("**MERLIN**" or the "**Company**"), in compliance with applicable regulations, hereby discloses the following:

RELEVANT INFORMATION

On 30 October 2026, MERLIN entered into an unsecured sustainable corporate financing agreement totalling €3.75 billion with a syndicate of Spanish and international banks.

The financing has been structured as a syndicated loan facility comprising two tranches: a Term Loan (Tranche A) and a Revolving Credit Facility (Tranche B).

The Term Loan comprises two drawdowns, both maturing on 30 April 2032:

- €725 million, scheduled to be drawn down on 3 November 2026, to be used for the early repayment of the syndicated loan maturing in 2028;

- €1.525 billion, available for drawdown until 30 April 2027, to be used to repay the €500 million bond maturing on 3 July 2027 and to meet the Company's future financing needs, particularly the development of its data centre program.

In addition, Tranche B (Revolving Credit Facility) has been increased from €740 million to €1.5 billion.

The financing has been secured at an average cost of MS + 100 bps and extends MERLIN's average debt maturity from 3.7 years to 5.3 years.

In parallel, the €800 million bond maturing on 2 November 2026 has been redeemed today using the Company's available cash from financing arrangements entered into in previous years.

Through this combination of transactions, the Company significantly strengthens its credit profile, eliminates debt maturities over the next three years and secures substantial financial flexibility to execute its growth strategy, while maintaining a low level of leverage of 25%, measured by its loan-to-value (LTV) ratio.

Madrid, 2 November 2026.

MERLIN Properties SOCIMI, S.A.