

FOR INFORMATION PURPOSES. SPANISH VERSION PREVAILS.

Right to information: As from the date of publication of the call notice, shareholders will be entitled to examine and obtain at the registered office (Paseo de la Castellana 257, Madrid) and to request the delivery or sending, immediately and free of charge, of: (i) the separate and consolidated financial statements and the separate and consolidated directors' reports, of Merlin Properties, SOCIMI, S.A. (and its subsidiaries) for the fiscal year ended December 31, 2020, and the relevant audit reports and directors' declaration of responsibility in relation to the financial statements; (ii) the proposed resolutions with respect to each and every item on the agenda; (iii) the Annual Report on Directors' Compensation (which includes the relevant Statistical Appendix as a schedule) for the year ended December 31, 2020, which will be submitted (along with its Statistical Appendix) to a consultative vote; (iv) the proposal and reports referred to in article 529 decies of the Capital Companies Law on directors whose reappointment is submitted to the Shareholders' Meeting, as well as a document indicating their identity, résumé and category of director; (v) the report issued by the Compensation Committee in relation to the amendment of the Compensation Policy proposed under item six on the Agenda, the Compensation Policy in force as well as a file highlighting the relevant changes thereto through the proposal made under item six of the Agenda; (vi) the report issued (together with the proposed amendment) by the Appointments Committee in relation to the amendment of the Regulations of the Board of Directors, which was approved by the Board of Directors; (vii) the Annual Corporate Governance Report (together with its Statistical Schedule) for the year ended December 31, 2020, and (viii) the justifying report and proposal of amendments, issued by the Board of Directors in relation to items nine (Amendments of the Bylaws) and ten (Amendments of the Regulations of the Shareholders' Meeting) of the agenda, as well as any other documentation (of any kind) to be made available, on the occasion of the holding of this Shareholders' Meeting, to the shareholders at the registered office for its examination and/or be sent immediately and free of charge if requested. All of the above documents may also be consulted and downloaded on the Company's website (www.merlinproperties.com).

In addition, and notwithstanding any other rights to information granted by the applicable legislation, up until the fifth day prior to the date on which the Shareholders' Meeting is scheduled to be held (the Shareholders' Meeting is scheduled to be held on second call, that is, on April 27, 2021), shareholders may ask the directors for any information and clarification they consider necessary regarding the items included on the agenda, or submit in writing the questions they consider pertinent. Likewise, and also up to the fifth day prior to the date on which the Shareholders' Meeting is scheduled to be held (the Shareholders' Meeting is scheduled to be held on second call, that is, on April 27, 2021), shareholders may ask the directors, in writing, for any clarification they consider necessary regarding the information accessible to the public that Merlin Properties, SOCIMI, S.A. has provided to the Spanish National Securities Market Commission since the last Shareholders' Meeting was held and regarding the audit report. With respect to all the above aspects, shareholders may also ask the directors, orally and while the Shareholders' Meeting is being held, for any information or clarifications they see fit. The directors shall be obliged to provide the information requested, on the terms and in the time periods established by the applicable legislation. Valid requests for information, clarifications or questions submitted in writing and the replies provided in writing by the directors shall be posted on the corporate website.

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

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

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

- 1) the full text of the call notice of the Shareholders' Meeting;
- 2) the total number of shares and voting rights on the date of the call notice for the Shareholders' Meeting;
- 3) the separate financial statements and separate directors' report of Merlin Properties, SOCIMI, S.A. for the year ended December 31, 2020, with the related audit report;
- 4) the consolidated financial statements and consolidated directors' report of Merlin Properties, SOCIMI, S.A. and its subsidiaries for the year ended December 31, 2020, with the related audit report;
- 5) The directors' declaration of responsibility in relation to the financial statements (separate and consolidated);
- 6) the full texts of the proposed resolutions relating to each and every one of the items on the agenda; proposed resolutions submitted by the shareholders will also be included as and when they are received;
- 7) the identity, résumé and category of the director whose reappointment and/or appointment is submitted to the Shareholders' Meeting under item five on the

agenda, as well as the proposals and reports referred to in article 529 *decies* of the Revised Capital Companies Law;

- 8) the Annual Report on Directors' Compensation (including the relevant Statistical Appendix as a schedule (Schedule III)) for the year ended December 31, 2020;
- 9) the Annual Corporate Governance Report (together with its Statistical Schedule) for the year ended December 31, 2020;
- 10) the report issued by the Compensation Committee in relation to the amendment of the Compensation Policy proposed under item six on the agenda, the current Compensation Policy and a file showing the changes proposed under item six on the agenda;
- 11) the justifying reports and proposals of amendments, issued by the Board of Directors in relation to items nine (Amendments of the Bylaws) and ten (Amendments of the Regulations of the Shareholders' Meeting) of the agenda.
- 12) the Activity Report by the Appointments Committee and the Compensation Committee for fiscal year 2020;
- 13) the Activity Report by the Audit and Control Committee for fiscal year 2020;
- 14) the Report by the Audit and Control Committee on the independence of the external auditor;
- 15) the Report by the Audit and Control Committee on related-party transactions;
- 16) the report issued (together with the proposed amendment) by the Appointments Committee in relation to the amendment of the Regulations of the Board of Directors, which was approved by the Board of Directors;
- 17) the new texts of the Regulations of the Audit and Control Committee, the Regulations of the Appointments Committee and the Regulations of the Compensation Committee;
- 18) the current revised texts of the Bylaws, the Regulations of the Shareholders' Meeting, the Regulations of the Board of Directors and the other pertinent documents comprising the Corporate Governance System;
- 19) a document describing the requirements and procedures to evidence the ownership of shares, the right to attend the meeting and the rules and procedure applicable to electronic attendance, proxies and voting using means of distance communication;
- 20) the forms or cards for proxies and distance voting;
- 21) the operating rules for the Shareholders' Electronic Forum;
- 22) a document setting out the right to information available to shareholders; and

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

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

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

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

For any clarification on the delivery of documentation and other aspects of this call notice, shareholders can write to the offices of Merlin Properties, SOCIMI, S.A. (Paseo de la Castellana 257, Madrid), call the shareholder helpline at (+34) 91 787 55 30, Monday to Friday, from 9 a.m. to 7 p.m. (CET), or send an email to juntaaccionistas@merlinprop.com.