

TO THE SPANISH NATIONAL SECURITIES MARKET COMMISSION  
(*COMISIÓN NACIONAL DEL MERCADO DE VALORES*)

Merlin Properties SOCIMI, S.A. (“MERLIN Properties”), in compliance with the provisions of article 82 of the Spanish Act 24/1998, of 28 July, on the Securities Market, submits the following

RELEVANT INFORMATION

On 18th February 2015, MERLIN Retail Socimi, S.L. (“MERLIN Retail”), a fully owned subsidiary of MERLIN Properties, has closed a 133.6 million euro mortgage loan financing with Allianz Real Estate, secured against the Marienda shopping centre.

A deal press release is attached.

Madrid, 18th February 2015.

Merlin Properties SOCIMI, S.A.

## MERLIN Properties finances Marineda shopping centre

- MERLIN Properties has completed a mortgage loan financing on the Marineda shopping centre in La Coruña of 133.6 million euros.
- This loan has been signed with Allianz Real Estate, at a fixed interest rate of 2.66% for a period of 10 years with no annual amortization requirement.
- With this financing, MERLIN Properties continues to optimise its capital structure. The loan-to-value ratio will remain at approximately 39%, with 1,144 million euros of gross debt financing in place. The weighted average maturity is approximately 9.1 years, with a cost of 3.8% until late 2017 and 2.7% thereafter.

**Madrid, 18 February.-** MERLIN Properties Socimi, S.A., (MC:MRL), one of the largest real estate companies listed on the Spanish Stock Exchange, specialising in the acquisition and management of commercial real estate assets in the Iberian region, has announced today that its wholly owned subsidiary Merlin Retail Socimi, S.L., a company that owns the Marineda shopping centre, has signed a ten year loan with Allianz Real Estate of 133.6 million euros, with mortgage security on the asset. This loan has an interest rate of 2.66% and is fully amortizing at maturity.

After this underwriting, MERLIN's loan-to-value ratio (net financial debt over the gross value of the assets) will be approximately 39%, with 1,144 million euros of gross financial debt in place. The weighted average maturity is approximately 9.1 years, with a cost of 3.8% until late 2017 and 2.7% thereafter.

Marineda is the leading shopping center in Galicia and the second largest in Spain. Having opened in 2011 as part of the "Marineda City" shopping and leisure complex, the entire complex has a built area of over than 500,000 sqm, a gross leasable area of approximately 196,000 sqm and 6,000 parking spaces. The complex received 15.1 million visitors in 2014, representing a 15% increase over 2013.

MERLIN Properties continues to work on the financing of other assets within its portfolio, as part of the company's debt strategy that sets a maximum leverage of 50%.

## About MERLIN Properties

MERLIN Properties SOCIMI, S.A. (MC:MRL) is one of the largest real estate companies trading on the Spanish Stock Exchange, specialised in the acquisition and management of commercial property in the Iberian region. MERLIN Properties mainly invests in offices, shopping centres, industrial and logistics facilities and urban hotels, within the Core and Core Plus segments. MERLIN Properties is part of the FTSE EPRA/NAREIT Global Real Estate and MSCI Small Caps indices.

The Company boasts a team of professionals with extensive and proven experience who manage the company's portfolio of assets seeking the highest operating efficiency and returns on the assets. MERLIN Properties is led by Ismael Clemente, Executive Chairman and CEO; Miguel Ollero, CFO and COO; and David Brush, CIO.

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

### For further information please contact

Nuria Salas, [nsalas@tinkle.es](mailto:nsalas@tinkle.es), +34 629 56 84 71

Sarah Estébanez, [sestebanez@tinkle.es](mailto:sestebanez@tinkle.es), +34 636 62 80 41

María Simal, [msimal@tinkle.es](mailto:msimal@tinkle.es), +34 607 94 70 96