

A LA COMISIÓN NACIONAL DEL MERCADO DE VALORES

MERLIN Properties, SOCIMI, S.A. (“MERLIN”), en cumplimiento de lo dispuesto por la normativa de aplicación, comunica la siguiente

INFORMACIÓN RELEVANTE

MERLIN celebrará una presentación con analistas e inversores institucionales, hoy, **jueves 22 de septiembre de 2016, a las 15:00 horas de Madrid/CET**, que podrá seguirse en tiempo real, vía audio-conferencia, a través del siguiente *link* y con los siguientes códigos de acceso:

Link:

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Adjunto se remite nota de prensa, la documentación soporte a la presentación, y el informe de gestión informe de gestión, que están igualmente disponibles a través de la página web corporativa de MERLIN (www.merlinproperties.com).

Madrid, 22 de septiembre de 2016.

MERLIN Properties SOCIMI, S.A.

Sólido primer semestre de MERLIN Properties

- Ingresos por rentas: € 154,6 millones (+136% vs 1S 2015)
- EBITDA recurrente: € 135,5 millones (+130% vs 1S 2015)
- FFO recurrente: € 98,7 millones (+121% vs 1S 2015)
- Valor de los activos: € 6.527 millones (+5,4% vs Dic-2015)
- Valor neto de activos por acción: € 10,6 (+7,6% vs Dic-2015)

- Los resultados crecen exponencialmente en todas sus magnitudes, destacando una subida del flujo de caja operativo (FFO) por acción superior al 32%.
- Sobresaliente comportamiento operativo en el semestre, con incrementos en la ocupación y la renta en términos comparables.
- Importante revalorización de la cartera que se traduce en un crecimiento del 7,6% del valor neto de activos por acción.
- Tras la exitosa emisión de bonos en abril, MERLIN Properties refuerza su estructura de balance y alcanza una rentabilidad para el accionista, entre dividendo y aumento del valor neto de activos, del 8,7%.

Madrid, 22 de septiembre.- MERLIN Properties ha cerrado el primer semestre del año con una facturación acumulada de 154,6 millones de euros (+136% frente al primer semestre de 2015) y un EBITDA recurrente de 135,5 millones de euros (+130%). El beneficio neto consolidado conforme a IFRS es de 211,1 millones de euros (+77%). La Compañía ha conseguido situar el flujo de caja operativo por acción en 31 céntimos de euro, representando un aumento del 32% con respecto al semestre anterior. Este dato constata la capacidad de la Compañía de emplear eficientemente el capital puesto a su disposición por los accionistas.

Estos resultados son el reflejo de un comportamiento sobresaliente de la cartera de activos. En un trimestre récord en metros contratados (más de 300.000), la Compañía ha logrado aumentar la ocupación (se sitúa en el 95,5%) y la renta en términos comparables, que ha crecido un notable 6,2% en el periodo. En oficinas cabe destacar la renovación de Uría Menéndez en Príncipe de Vergara 187, la entrada de Porsche en Padres Dominicos y la entrada de Cellnex en Juan Esplandiú, 11-13. En centros comerciales este periodo viene

marcado por la llegada de Leroy Merlin al centro comercial Marinada y la renovación de Primark en Larios. En logístico destaca el contrato de alquiler futuro firmado con Luis Simões en Cabanillas (48.000 m²), elevando el nivel de comercialización de este desarrollo al 60%, seis meses antes de la fecha prevista de terminación de las obras.

Tras las nuevas tasaciones realizadas por CBRE y Savills, el valor bruto de los activos ("GAV") se sitúa por encima de los 6.500 millones de euros, creciendo un 7,8% con respecto a diciembre. El valor neto de activos, según recomendaciones EPRA ("EPRA NAV") asciende a más de 3.400 millones de euros o 10,60 euros por acción, frente a los 9,85 euros de diciembre (+ 7,6%).

La actual estructura de capital de MERLIN es un reflejo del intenso trabajo realizado en los últimos 6 meses, en los que se ha refinanciado la deuda de Testa, se firmó un préstamo sindicado y se acudió de forma exitosa al mercado de bonos. Reflejo de todo ello es la reducción del apalancamiento (47,9%), la extensión de los periodos de vencimiento (6,6 años de media) y la mejora de todos los ratios financieros. El retorno para el accionista (dividendo por acción más crecimiento del EPRA NAV por acción) se ha situado en un 8,7% en el semestre.

MERLIN Properties también ha anunciado una operación de calado, la adquisición de la compañía Saba Parques Logísticos ("SPL"), compañía de referencia en el mercado logístico español, con activos tan relevantes como el Parc Logistic de la Zona Franca (PLZF) en Barcelona o ZAL Sevilla. Se añade una S.B.A. en gestión de casi 375.000 m², de los cuales 153.000 están en PLZF (con inquilinos como Correos, Air Pharma, Logista, ASM y Cellnex) y 106.000 en la ZAL del puerto de Sevilla (inquilinos como Decathlon, Airbus o Norbert Dentressangle). Se adquieren además otros activos como 83.000 m² en Vitoria y reserva de suelo para la expansión en todas las ubicaciones así como para la construcción de un parque logístico en Lisboa. Esta adquisición refuerza la posición de MERLIN Logística en Barcelona, siendo el actor más relevante en la primera isocorona, y expande la huella de MERLIN hacia el sur (ZAL Sevilla), norte (Arasur en Vitoria) y oeste (Lisboa) del mercado ibérico. La operación obtuvo esta semana luz verde de la CNMC y se formalizará antes de fin de año.

Acerca de MERLIN Properties

MERLIN Properties SOCIMI, S.A. (MC:MRL) es la mayor compañía inmobiliaria cotizada en la Bolsa española, con una capitalización de aproximadamente 3.200 millones de euros y está especializada en la adquisición y gestión de activos terciarios en la península ibérica, invirtiendo principalmente en oficinas, centros comerciales y plataformas logísticas en los segmentos Core y Core Plus. MERLIN Properties forma parte de los índices de referencia IBEX 35, Euro STOXX 600, FTSE EPRA/NAREIT Global Real Estate Index, GPR Global Index, GPR-250 Index y MSCI Small Caps.

Visite www.merlinproperties.com para obtener más información sobre la compañía.

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22 SEPTEMBER 2016

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Presenters



ISMAEL CLEMENTE
CEO



MIGUEL OLLERO
CFO / COO



DAVID BRUSH
CIO

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1H16 Financial results

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GLA 1,895,760 sqm IN STOCK	GLA 502,915 sqm EXPANSION PROJECTS	GRI ⁽¹⁾ € 308.5 m ANNUALIZED	ATTRIBUTED GRI ⁽²⁾ € 322.4 m ANNUALIZED
1H16 € 154.6 m GROSS RENTS	1H16 € 135.5 m REC. EBITDA	1H16 € 98.7 m REC. FFO ⁽³⁾	1H16 € 80.6 m EPRA EARNINGS
EPRA 5.0% GROSS YIELD	EPRA 4.7% NET YIELD	EPRA € 3,423 m NAV	EPRA 10.6 NAV/SHARE
JUNE 16 € 6,527 m GAV ⁽⁴⁾	JUNE 16 € 3,124 m NET DEBT	JUNE 16 47.9% LTV	SPOT 2.4% COST OF DEBT

Source: Company

⁽¹⁾ Annualized gross rents/net rents calculated as passing gross rent/net rent as of June 30, multiplied by 12. GRI and net rents include fully consolidated assets.⁽²⁾ Minority stakes would proportionally add € 13.9 m of gross rents to a total of € 322.4 million.⁽³⁾ FFO calculated as EBITDA (€ 128.2m) minus net financial expenses (€ 36.8m).⁽⁴⁾ Includes June-2016 Savills/CBRE appraisals plus total acquisition costs for forward purchase assets.



FINANCIAL RESULTS 1H 2016



OUTSTANDING +32% YOY GROWTH IN RECURRING FFO/SHARE

(€m)	1H 2016	1H 2015	YoY
Gross rents ⁽¹⁾	154.6	65.4	+136.4%
Net rents ⁽²⁾	142.3	63.1	+125.5%
EBITDA	128.2	57.3	+123.7%
FFO	91.4 ⁽³⁾	43.1	+111.8%
Recurring EBITDA ⁽⁴⁾	135.5	58.9	+130.2%
Recurring FFO ⁽⁵⁾	98.7	44.7	+120.7%
EPRA earnings	80.6	44.8	+79.9%
IFRS net profit	211.1	119.6	+76.6%
(Per share in €)			
Recurring EBITDA	0.42	0.30	+38.1%
Recurring FFO	0.31	0.23	+32.4%
FFO	0.28	0.21	+27.1%
EPRA EPS	0.25	0.23	+7.9%
IFRS EPS	0.65	0.62	+5.9%

Source: Company

⁽¹⁾ Annualized gross rents and net rents have been calculated as passing gross / net rent as of June 30, multiplied by 12.

⁽²⁾ Gross rents net of property expenses not recharged to tenants, incentives and collection loss.

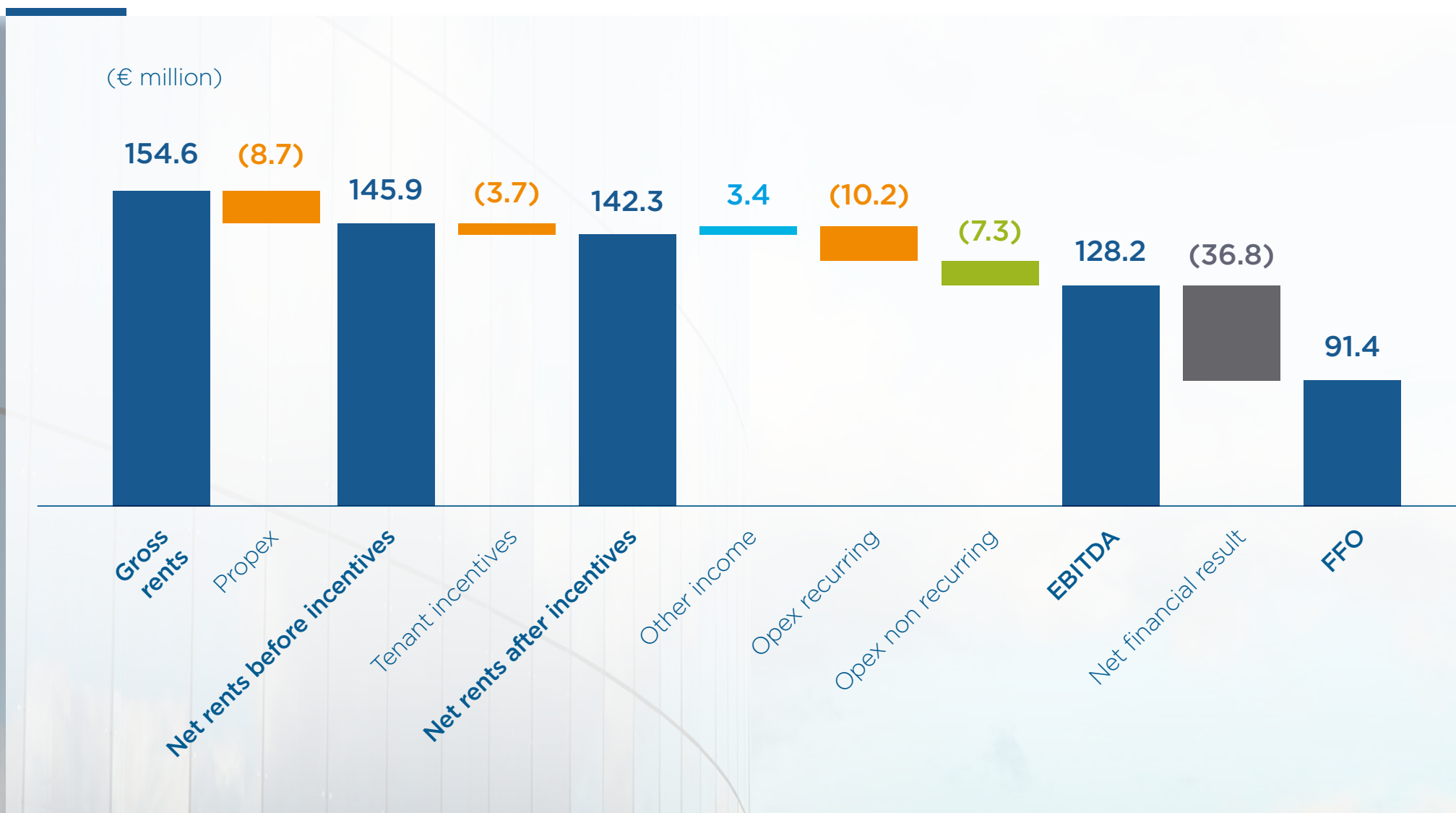
⁽³⁾ FFO calculated as EBITDA (€ 128.2m) less net financial expense paid of €36.8m.

⁽⁴⁾ Recurring EBITDA equals EBITDA less non-recurrent one-off expenses.

⁽⁵⁾ Recurring FFO equals FFO less non-recurrent one-off expenses.



EXCELLENT OPERATING EFFICIENCY (92% GROSS-TO-NET & 88% EBITDA MARGIN)



Source: Company.



EPRA NAV PER SHARE GROWS € 0.75 IN THE PERIOD (+7.6%)

	1H 2016		Dec 2015		Change
	€ m	Per share	€ m	Per share	
EPRA NAV	3,423.2	€ 10.60	3,181.2	€ 9.85	7.6%
EPRA NNAV	3,045.7	€ 9.45	2,926.4	€ 9.06	4.3%
Adjusted EPRA NAV	3,344.9	€ 10.35	2,981.5	€ 9.23	12.1%
<hr/>					
EPRA net initial yield ⁽¹⁾	4.7%		5.0%		
EPRA “topped-up” NIY ⁽²⁾	4.7%		5.0%		
EPRA occupancy ⁽³⁾	95.5%		94.6%		
Recurring EPRA Costs	14.6%		14.3%		

Includes

Propex 5.6%

Tenant incentives 2.4%

Opex recurring 6.6%

Personnel 4.5%

Other 2.1%

Source: Company

⁽¹⁾ Calculated as annualized net rents after incentives and collection loss (passing net rents as of June 30, multiplied by 12), divided by commercial portfolio GAV

⁽²⁾ Adjustment to the EPRA Net Initial Yield in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents)

⁽³⁾ EPRA occupancy



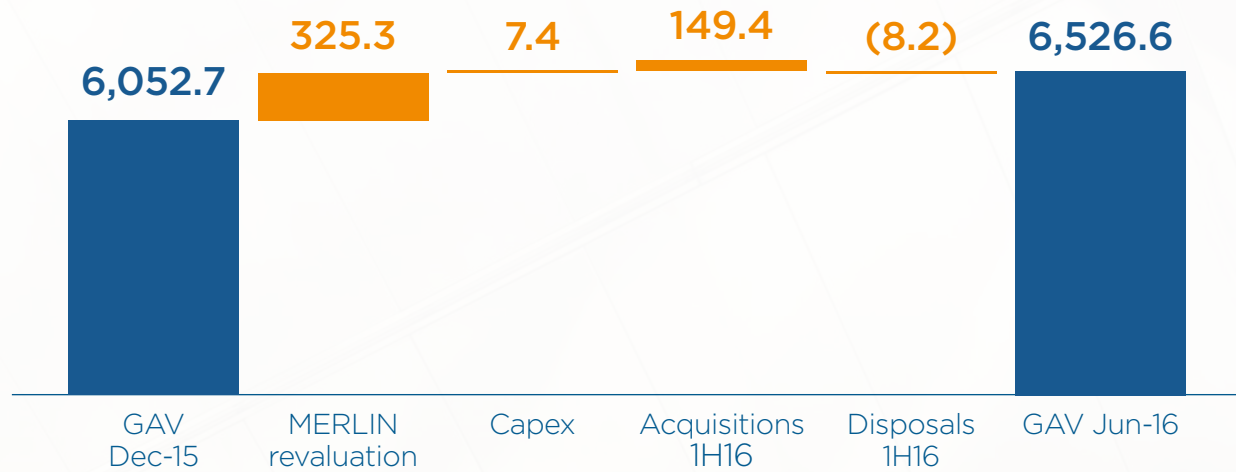
HIGH QUALITY ASSETS DRIVING STEADY GROWTH IN GAV (+5.4% LFL)

(€ m)	1H16	FY15	Lfl Change
Office	2,337.7	2,189.6	3.1%
Shopping centers	709.4	683.7	8.2%
Logistics	290.3	276.5	5.0%
High street retail	2,040.3	1,934.6	5.5%
Hotels	412.9	397.5	3.9%
Rented residential	340.0	288.1	18.0%
Other	4.0	12.2	1.3%
Land for development	107.8	50.5	9.0%
Non-core land	131.7	132.6	(0.7%)
Minority stakes	152.3	138.1	10.3%
MERLIN	6,526.6	6,052.7	5.4%

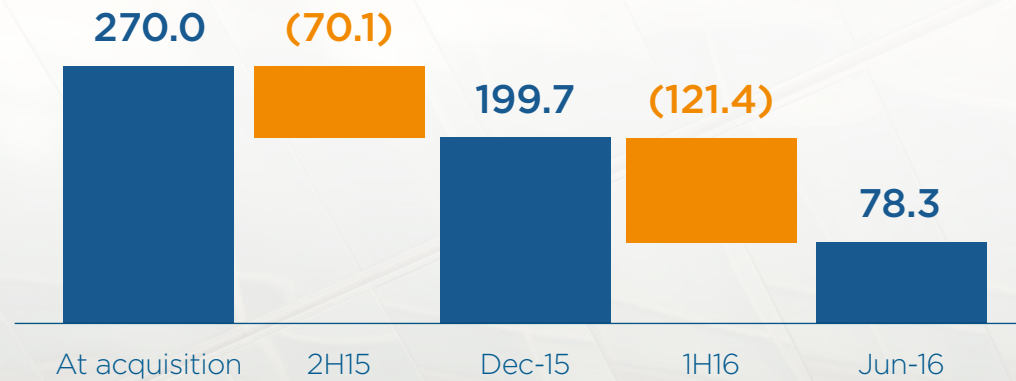


+70% OF TESTA GOODWILL OFFSET IN 1 YEAR

GAV bridge

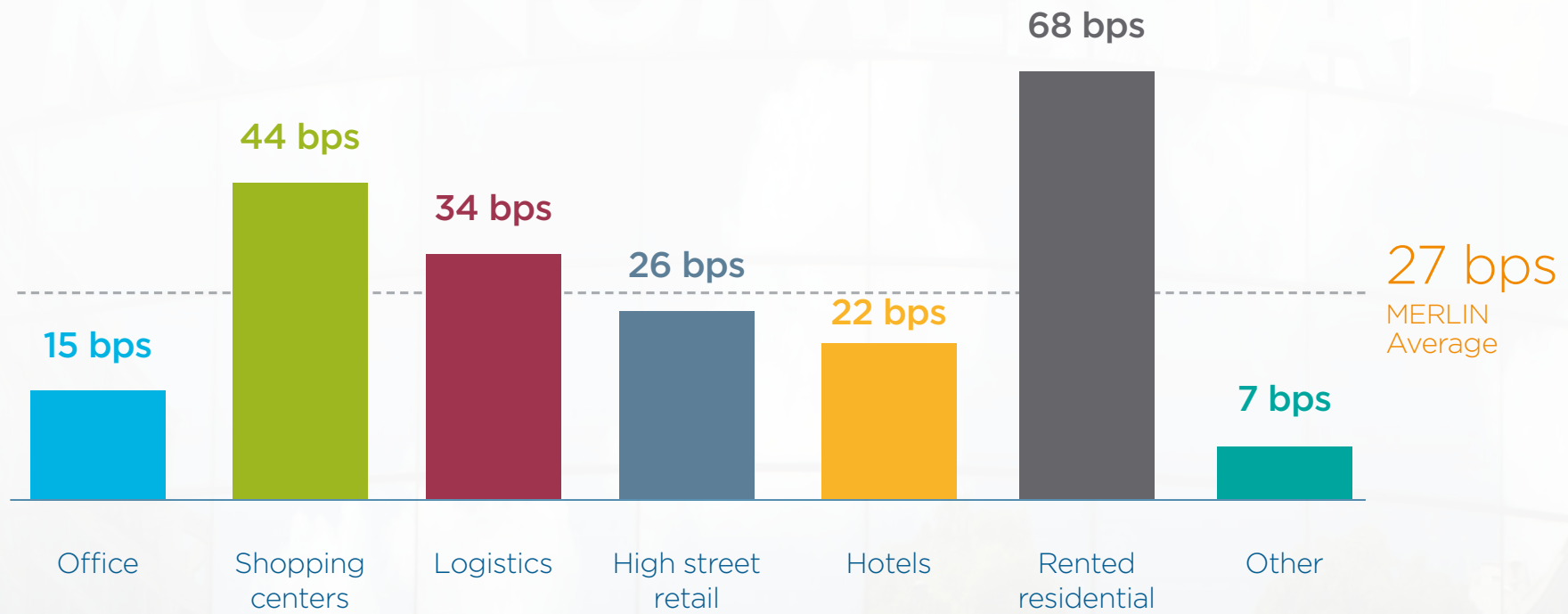


Testa Goodwill bridge





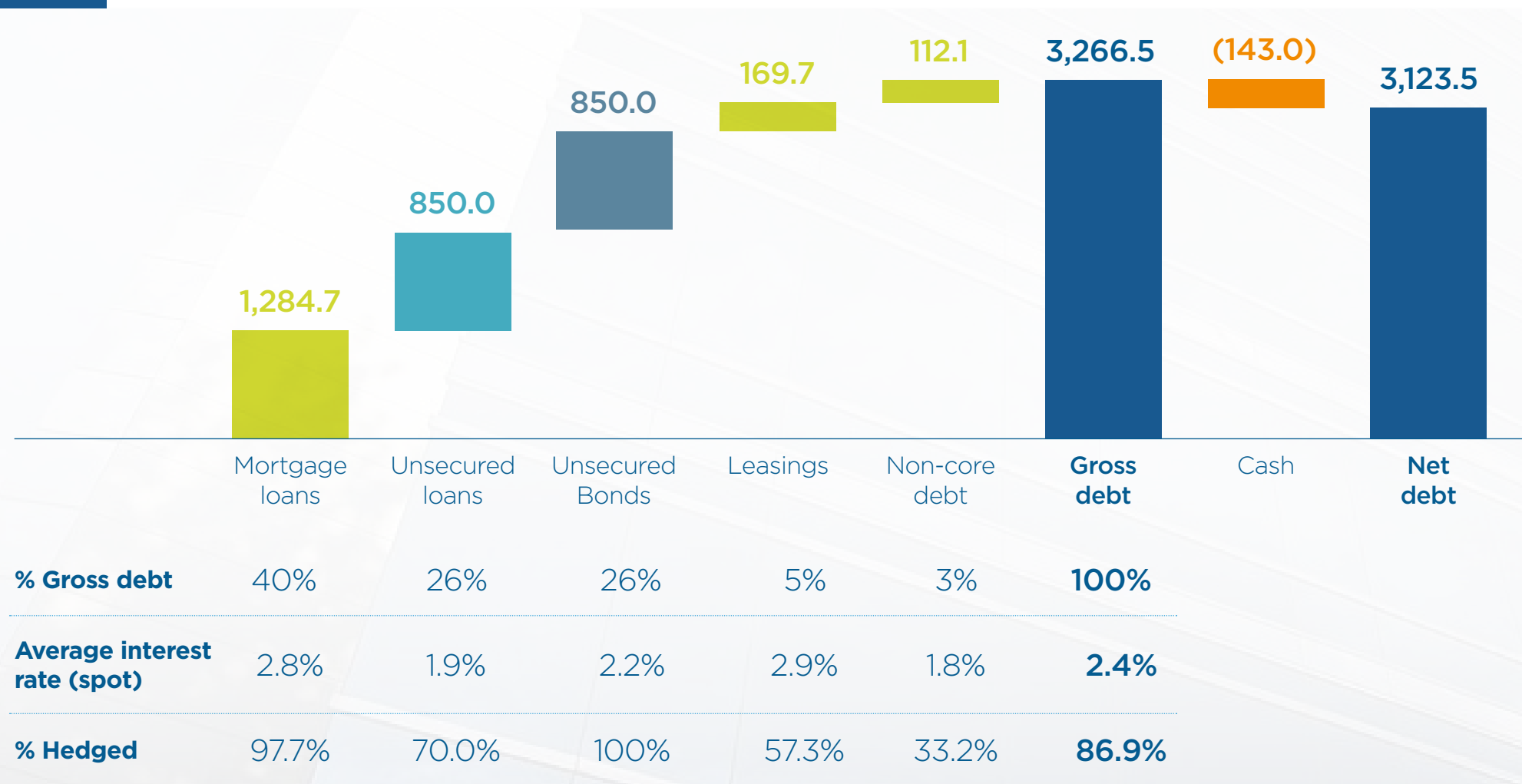
GAV INCREASE MOSTLY DRIVEN BY PRUDENT YIELD COMPRESSION



HIGH POTENTIAL FOR FURTHER CAPITAL VALUE GROWTH



STRONG CREDIT PROFILE WITH OVER 57% OF DEBT UNSECURED

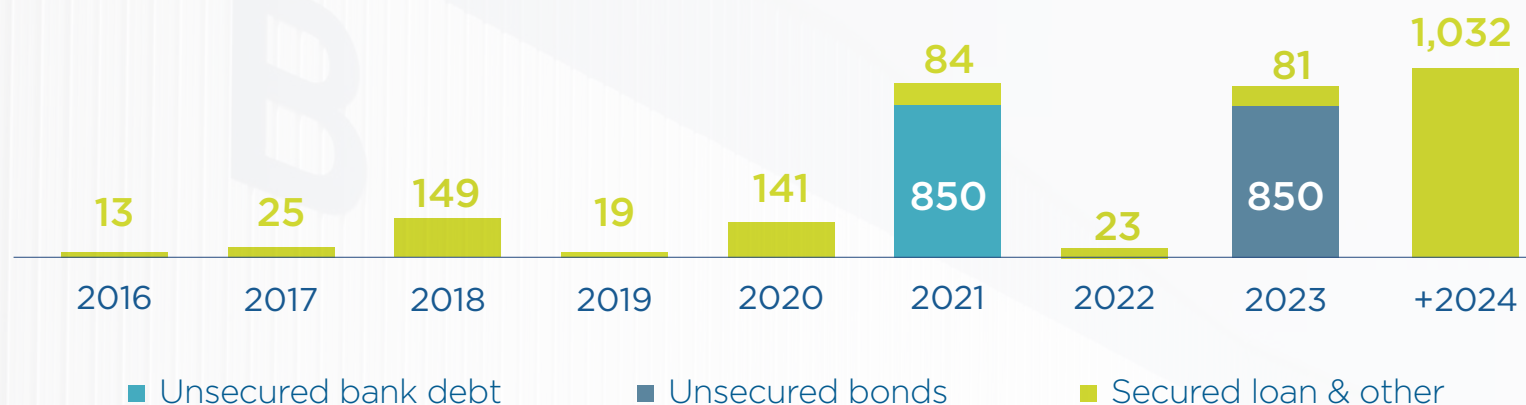


€ 3BN DEBT REFINANCINGS INTERNALLY EXECUTED (NO ARRANGEMENT FEES PAID)



REDUCING LEVERAGE, EXTENDING MATURITIES, LOWERING FLOATING RATE EXPOSURE

Debt schedule



Debt metrics

	30/6/16	31/12/15
LTV	47.9%	49.8%
Average Interest rate (spot)	2.4%	2.2%
Debt with floating interest rate	13.1%	56.7%
Unencumbered debt⁽¹⁾	57.2%	16.5%
Undrawn facilities (€m)	320.0	-
Average maturity (years)	6.6	3.7

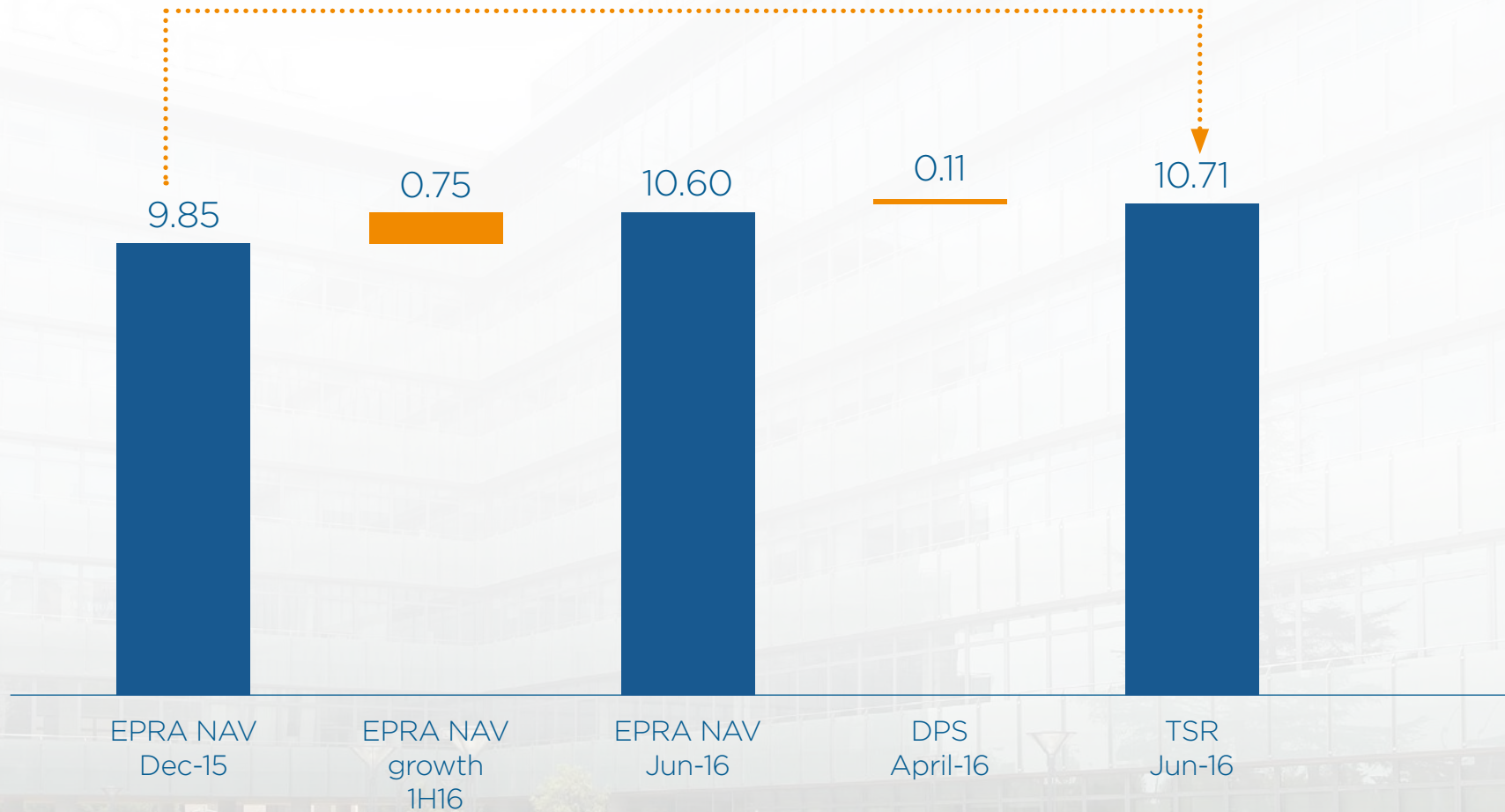
⁽¹⁾ Calculated as nominal debt amount without collateral security divided by total debt.



EXCELLENT RETURN TO SHAREHOLDERS IN THE PERIOD

€ per share

TSR = +8.7%



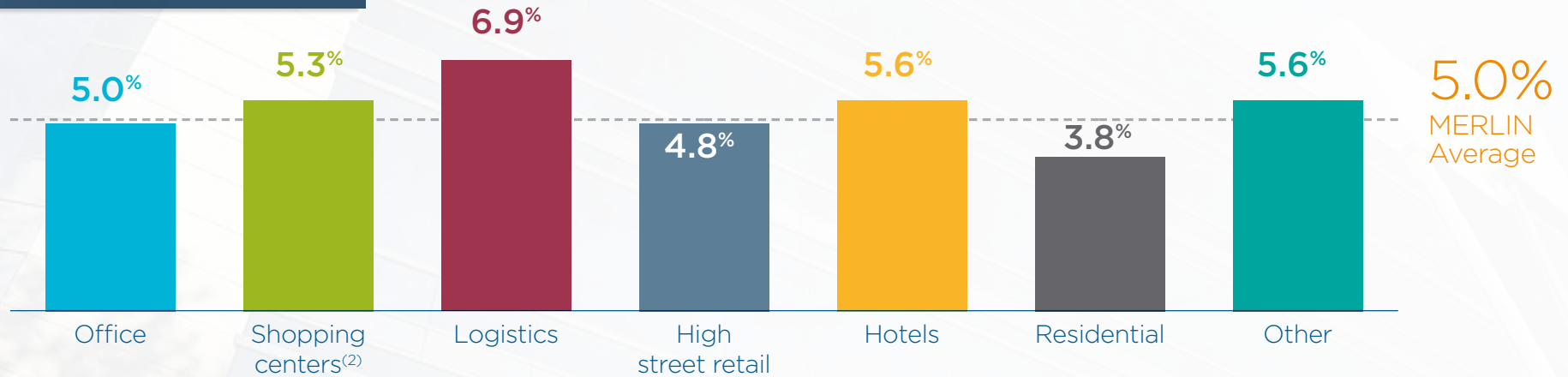
A nighttime cityscape featuring several prominent skyscrapers. On the left, a tall building has a vertical red light strip. In the center, a dark skyscraper is lit up. To the right, a tall, cylindrical skyscraper is brightly lit. The foreground shows a large stadium with many lights. The sky is dark blue.

PORTFOLIO PERFORMANCE

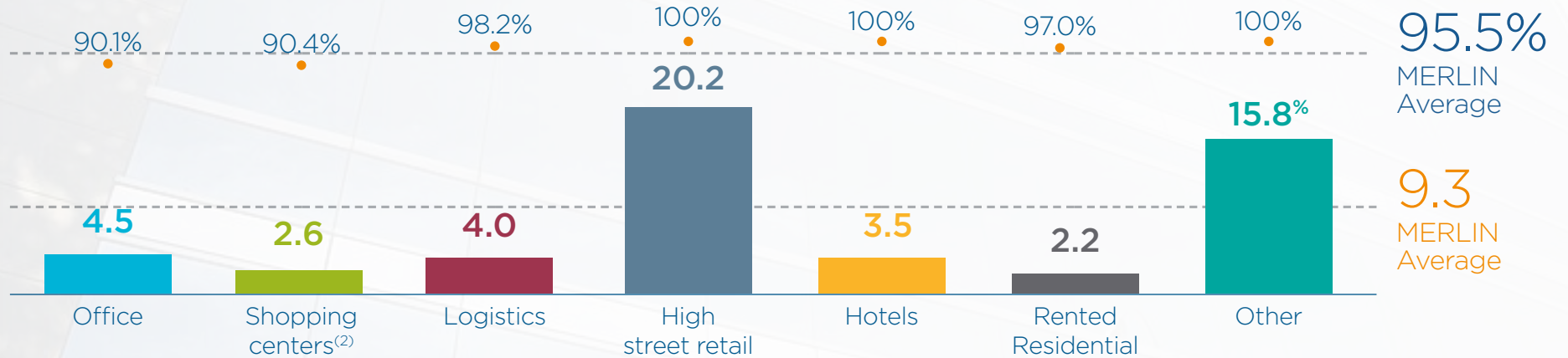


INCOME RESILIENCE THROUGH HIGH OCCUPANCY AND LONG DATED WAULT

EPRA Gross Yield per asset type⁽¹⁾



Occupancy and WAULT per asset type⁽²⁾



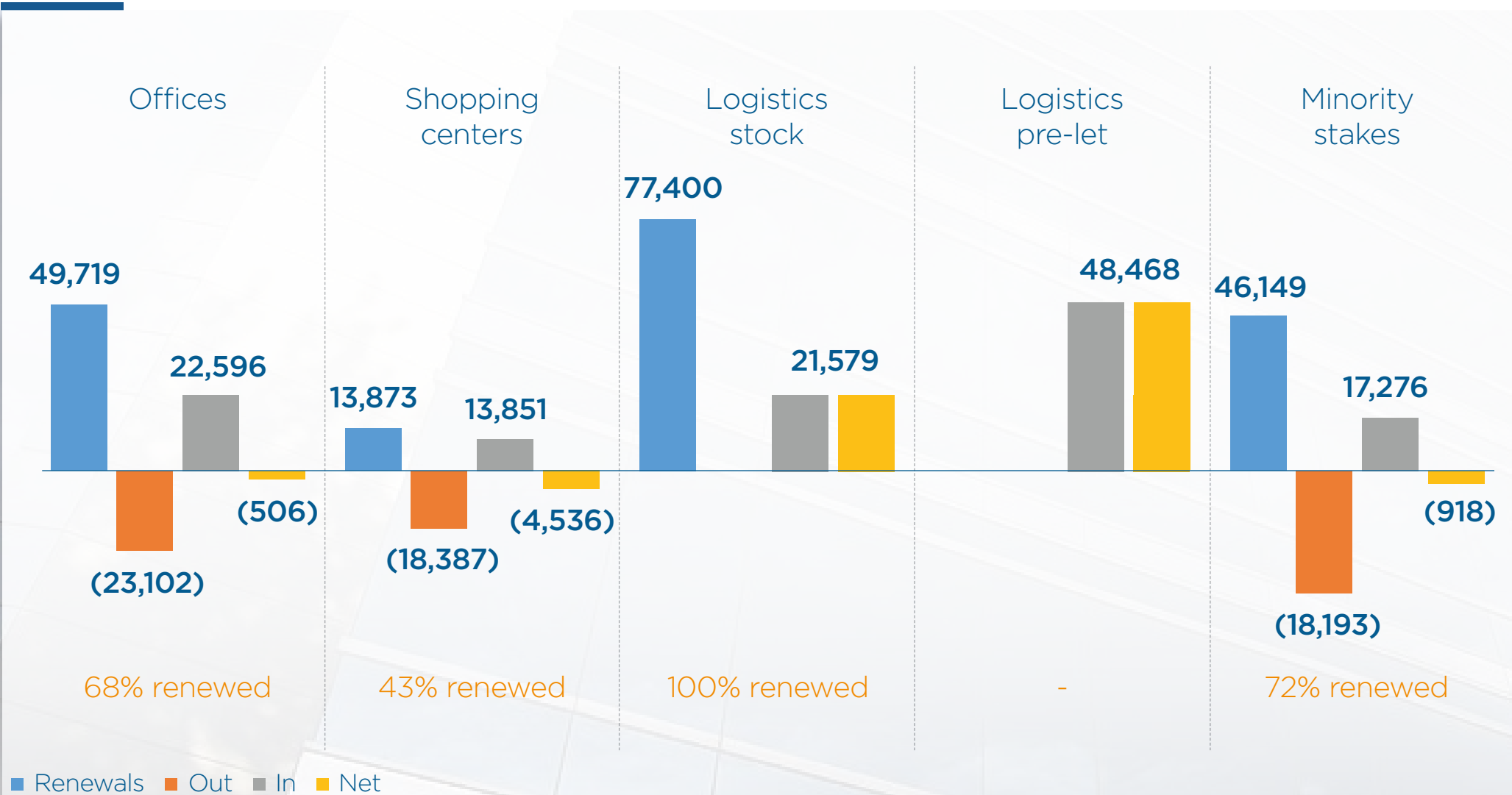
Source: Company

⁽¹⁾ Gross yield is calculated dividing annualized gross monthly rents by GAV

⁽²⁾ WAULT by Rents means the weighted average unexpired lease term, calculated as of 30 June 2016



RECORD PERIOD IN LETTING ACTIVITY WITH 311K SQM CONTRACTED





ATTRACTING LEADING CLIENTS

Office

URÍA MENÉNDEZ

Renewal
10,732 sqm
Principe de Vergara 187



PORSCHE

In
1,718 sqm
Padres Dominicos T4



In
3,015 sqm
Juan Esplandiú, 11-13



In
4,667 sqm
Aquamarina

Shopping centers

PRIMARK®

Renewal
5,389 sqm
Larios



Renewal
4,177 sqm
Marineda



In
11,984 sqm
Marineda

ZARA

Renewal
2,026 sqm
Larios

Logistics

DACHSER

Renewal
28,490 sqm
Coslada Complex



In
21,579 sqm
Pedrola Complex



In
48,468 sqm
Cabanillas II



Renewal
38,763 sqm
Alovera



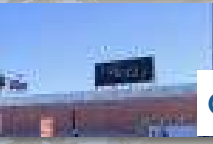





REAL, POSITIVE LFL RENTAL GROWTH ACROSS THE BOARD

Commercial annualized LfL rent evolution (passing 30/06/16 vs. passing 31/12/15)

	Absolute			% LfL effect		% LfL		
	% Renewed	# Leases	Rent Change	Occupancy	CPI		Rent	In total
Office	12%	40	(1,162)	(811)	(172)	(179)	(0.16%)	(0.91%)
<i>Excl. expiry of 2 old leases</i>	9%	38	2,100	1,480	(166)	786	0.75%	5.70%
Shopping Centres	12%	53	(900)	(1,414)	(29)	544	1.46%	11.99%
Logistics	18%	4	546	647	(29)	(72)	(0.37%)	(2.02%)
<i>Excl. expiry of 1 old lease</i>	16%	3	741	647	(21)	115	0.67%	4.32%
TOTAL	13%	97	(1,441)	(1,578)	(156)	294	0.18%	1.06%
<i>Excl. expiry of old leases</i>	11%	94	2,016	713	(142)	1,445	0.91%	6.24%

RETAIL METRICS **OUTPERFORMING** THE MARKET

	LTM Footfall (million)	LTM Footfall evolution	LTM Sales (million)	LTM Sales evolution
 Marineda	16.7	6.6%	165.1	4.8%
 Arturo Soria	4.9	8.0%	25.7	5.4%
 Centro Oeste	6.9	4.1%	45.5	1.9%
 Porto Pi	9.2	21.4%	88.0	8.9%
 Larios	11.1	7.9%	57.9	6.1%
 Monumental	2.3	14.1%	8.5	8.5%
MERLIN	51.1	+9.4%	390.7	+5.7%



3 NEW CERTIFICATES OBTAINED TO A TOTAL OF 7 OFFICE BUILDINGS + 2 SHOPPING CENTERS

EUCALIPTO 25



EUCALIPTO 33



PARTENON 16-18



AV. BRUSELAS 33



PEDRO VALDIVIA 10



PARTENON 12-14



CASTELLANA 83-85



LARIOS



PORTO PI



INVESTMENT ACTIVITY





DESCRIPTION

- Saba Parques Logísticos (SPL) is a **reference player in logistics in Spain**, owning landmark assets such as Parc Logistic Zona Franca (PLZF) in Barcelona and ZAL in Sevilla.
- The company owns **353k sqm** of stock plus potential to develop a further **1.5 million sqm**.
- PLZF is a leading logistics park with an excellent location in the **Barcelona port**, with direct access to the airport and 7 km from city centre.
- Closing expected in **4Q 2016**.

VALUE DRIVERS

- Consolidation in Barcelona becoming #1 player in the first isochrone market.
- Footprint expanded towards the South (Sevilla), North (Vitoria) and West (Lisbon) of the Iberian Market.

SABA Parques Logísticos S.A.

	75.6% Parc Logistic de la Zona Franca	60% Zal Sevilla	44.4% Arasur	100% CIM Vallés	100% SPL Lisboa Norte	Total
Logistic GLA (sqm)	131,006	106,700	85,003	2,650	-	321,906
Land for logistic develop (sqm)	-	99,209	773,479	-	642,540	1,515,228
Land for office develop (sqm)	146,006	-	-	3,000	-	149,006
GRI	10.0	4.1	1.7	0.6	-	16.4
GRI less leaseholds	8.1	3.7	1.7	0.6	-	14.1

KEY METRICS

325k sqm

Stock logistics

48k sqm

Stock office & other

14.1m

GRI less leasehold costs

1.5m sqm

Logistics
development

149k sqm

Office & other
development

>9.0%

Yield on cost⁽¹⁾

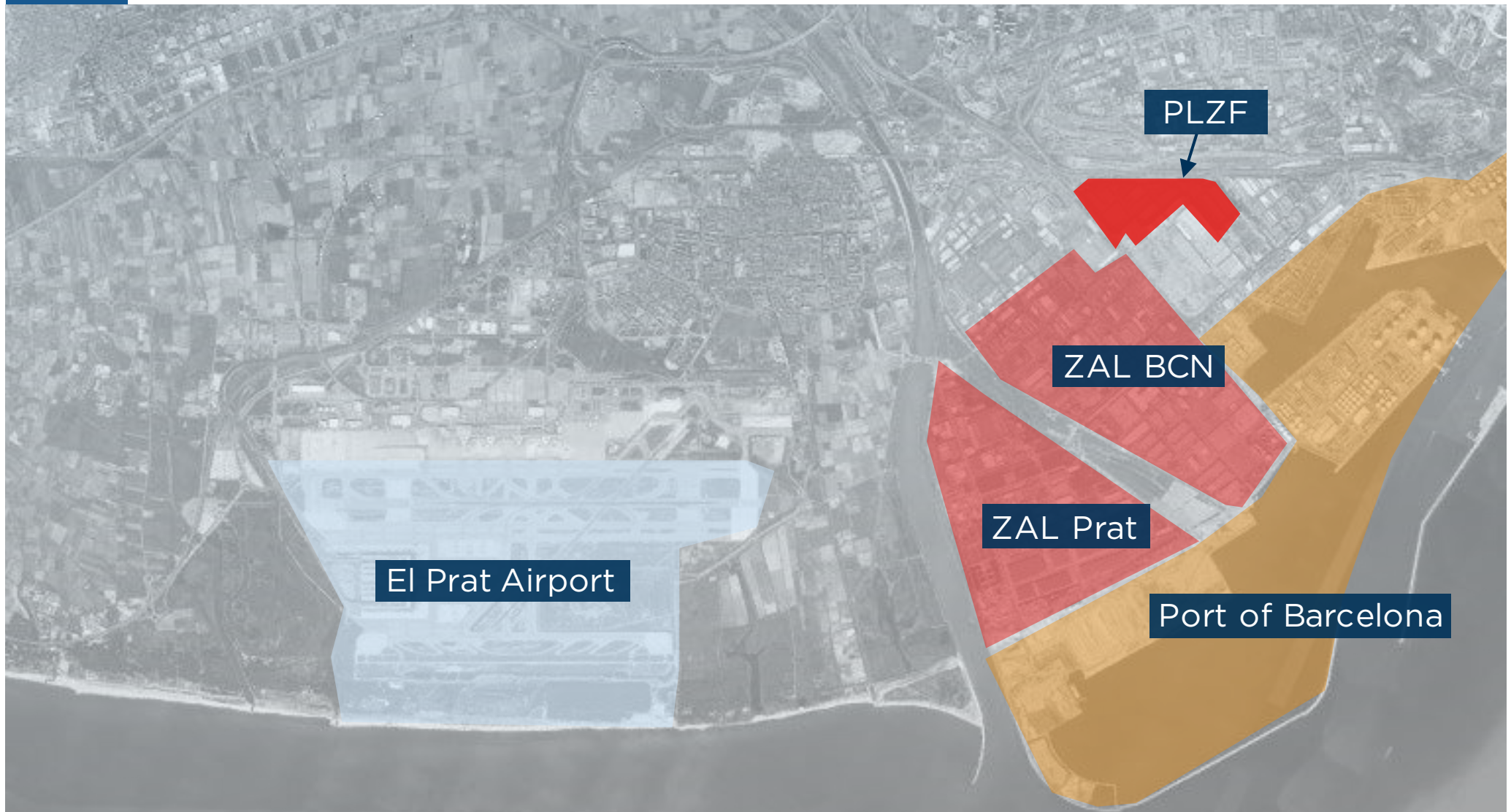
€189m

Price

⁽¹⁾ Calculated as GRI less leaseholds divided by value ex land for development.

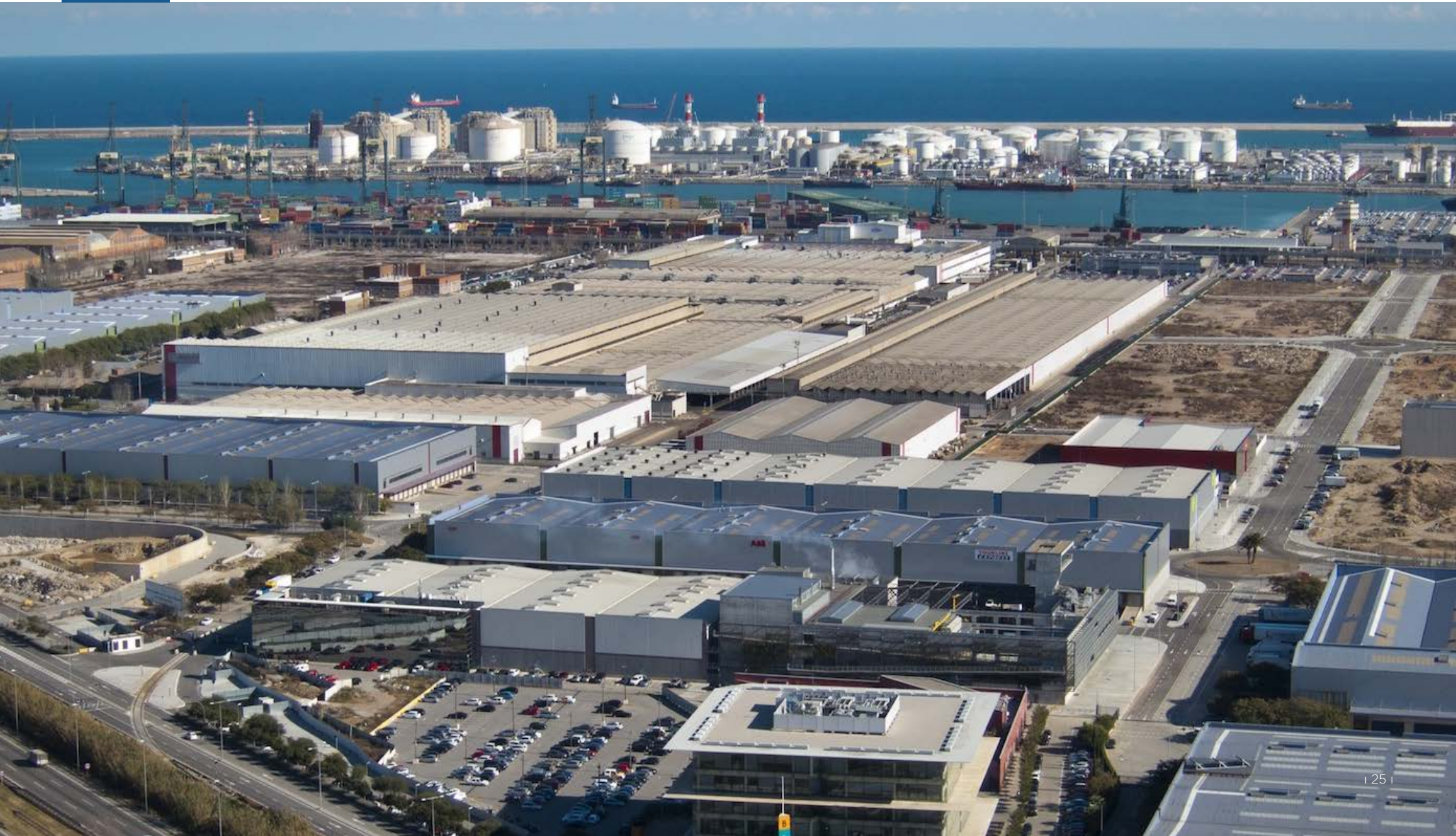


EXCELLENT LOCATION IN “MAIN & MAIN” LOGISTICS AREA OF BARCELONA 1ST ISOCHROME
ADJACENT TO ZAL PRAT AND ZAL BARCELONA (OPERATED BY MERLIN PROPERTIES)





TOP-TIER TENANTS: CORREOS, AIR PHARMA, LOGISTA, ASM, CELLNEX, ABERTIS





EXPANDING FOOTPRINT TO MAIN LOGISTICS HUB IN SOUTHERN SPAIN WITH TOP TENANTS SUCH AS DECATHLON, AIRBUS, NORBERT DENTRESSANGLE





100% OF BBVA BRANCHES SOLD LOCATED IN PERIPHERAL PRIME LOCATIONS





CLOSING REMARKS



EXCELLENT SET OF RESULTS

- **+7.6%** EPRA NAV per share
- **+32.4%** Rec. FFO per share
- Total shareholders return of **8.7%** in the 1H 16
- **Robust financial position:** maturities extended and floating interest exposure reduced

HIGH QUALITY ASSETS DELIVERING PERFORMANCE

- **Great performance** across the board
- Rising rental **growth**
- **Strong letting** activity driving **occupancy upwards**
- Retail operational metrics

INVESTMENT ACTIVITY OFFERING GROWTH POTENTIAL

- **New transactions** with excellent growth potential
- SPL **consolidates** MERLIN in Barcelona port and further expands footprint south, north and west of the Iberian Peninsula
- **Recycling capital** with sizeable capital gains



MERLIN

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