

*[Translation for information purposes only]*

## TO THE SPANISH SECURITIES MARKET EXCHANGE COMMISSION

MERLIN Properties, SOCIMI, S.A. (hereinafter “**MERLIN Properties**” or the “**Company**”), pursuant to article 82 of Law 24/1988, of 28 July, on the Securities Market, hereby informs on the following

### RELEVANT INFORMATION

MERLIN Properties declares the acquisition of the former Aguas de Barcelona headquarters for a total price of €142 million.

The corresponding press release is attached hereto.

Madrid, 12 January 2017.

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

## **MERLIN Properties acquires Torre Glòries in Barcelona**

- MERLIN Properties has completed the acquisition of the former Aguas de Barcelona headquarters for a price of € 142 million.
- Torre Glòries is one of the most iconic buildings in Barcelona, located in the prime area of Avenida Diagonal junction with Plaza de Les Glòries, in the heart of the Barcelona tech-oriented business district known as 22@.

**Madrid, 12 January.-** MERLIN Properties Socimi, S.A., (“MERLIN Properties”) (MC:MRL), has formalized the acquisition of the iconic building Torre Glòries, leading to a significant expansion of its footprint in the Barcelona prime office market. The property is located in the junction of Avenida Diagonal with Plaza de Les Glòries, at the core of the tech-oriented business district known as 22@. With 142 meters’ height, the skyscraper is the third tallest building in Barcelona.

The building was originally designed by prestigious architects Jean Nouvel and Fermín Vázquez and opened in 2005. It comprises a gross area of 37,614 sqm, in ground level plus 34 above ground floors, plus an auditorium with over 350 pax seating capacity. It also benefits from 300 parking spaces located in four below ground levels. The total constructed area amounts to 51,485 sqm.

22@ business district is the most dynamic area in the Barcelona office market and is now consolidated as the reference business area hosting tech oriented and innovative companies such as Cisco, Ebay, Yahoo, Deutsche Telekom, Sage, Sap, Capgemini and Indra.

The acquisition price amounts to € 142 million, representing a capital value of € 3,775 per sqm. MERLIN will be investing approximately € 15 million for multi-tenancy reconversion works to own one of the most attractive office buildings in Barcelona. MERLIN targets annual recurring revenues of € 10.3 million, representing an ERV yield of ca. 6.5% after completion of works.

Through this acquisition, MERLIN will increase the relative weight of Barcelona in its office portfolio, which moves from 17% to 19%, and expands significantly its presence in prime and CBD areas of Barcelona, which will now represent 40%.

### **About MERLIN Properties**

MERLIN Properties SOCIMI, S.A. (MC:MRL) is the largest real estate company trading on the Spanish Stock Exchange, with a market capitalization of approximately 4,900 million euros, specialized in the acquisition and management of commercial property in the Iberian region. MERLIN Properties mainly invests in offices, shopping centers and logistics facilities, 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, and MSCI Small Caps indices.

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

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