

[Translation for information purposes only]

TO THE SPANISH SECURITIES MARKET EXCHANGE COMMISSION

MERLIN Properties, SOCIMI, S.A. (hereinafter “**MERLIN Properties**”, “**MERLIN**” or the “**Company**”), in compliance with the applicable legislation, hereby notifies the following

PRIVILEGED INFORMATION:

As of February 1st, 2022, Tree Inversiones Inmobiliarias, SOCIMI, S.A. (“**Tree**”) and MERLIN, submitted to Banco Bilbao Vizcaya Argentaria, S.A. (“**BBVA**”) a communication which included, amongst other aspects and alternatives, a selling proposal for 100% of the shares of Tree, excluding the financial liabilities of the company, for an amount totaling €1,987,400,000 (the “**Tree Selling Proposal**”).

As of today, 1st of April 2022, MERLIN has received a communication from BBVA which states, amongst other matters, that it accepts the Tree Selling Proposal.

The execution of the Tree Selling Proposal is subject to previous approval from the National Commission on Markets and Competition. The necessary contractual documents to properly execute the transaction shall be conditional upon such authorization being obtained.

Madrid, 1st of April 2022.

MERLIN Properties SOCIMI, S.A.