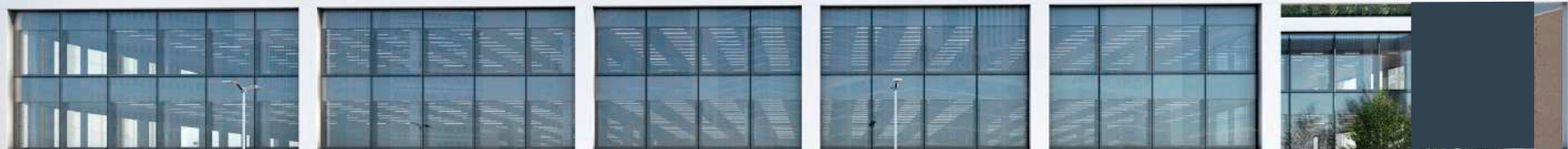




RUIZ PICASSO 11



DEFINING
WORKSTYLE

The next generation
of work environments

MERLIN



01

AT THE CENTER
OF THE
RENAISSANCE
OF A CITY
DESTINATION

THE FUTURE
OF WORK
STARTS HERE

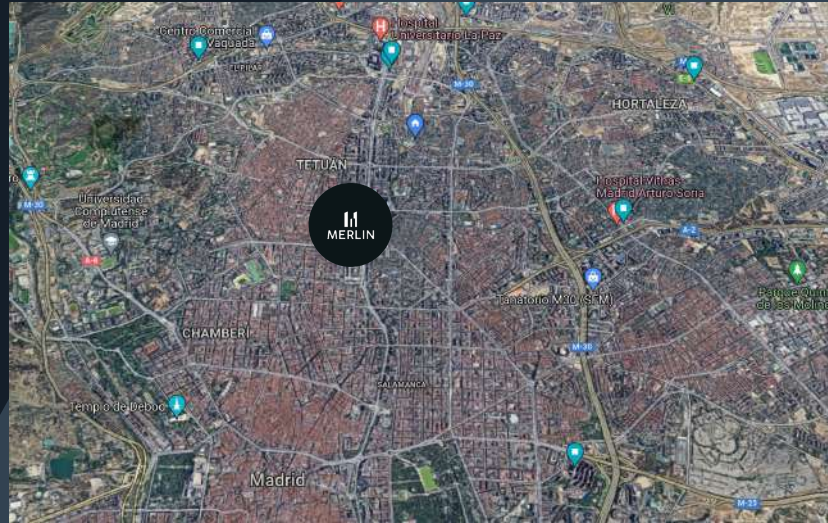
Madrid's Business District

+40,000
Employees*

370,000
Daily touristic visits*

470,000
SQM of office space*

4,300
Area residents*



AZCA

* Source: CBRE

RENAZCA

PUERTA DEL SOL (CENTER)

8' METRO

25' DRIVE



ORENSE STREET

13' METRO

8' DRIVE

TO UNIVERSITY CAMPUS



Nuevos Ministerios Station



PASEO DE LA CASTELLANA

Santiago Bernabeu Station



20' TRAIN

TO ATOCHA STATION

15' DRIVE



26' METRO

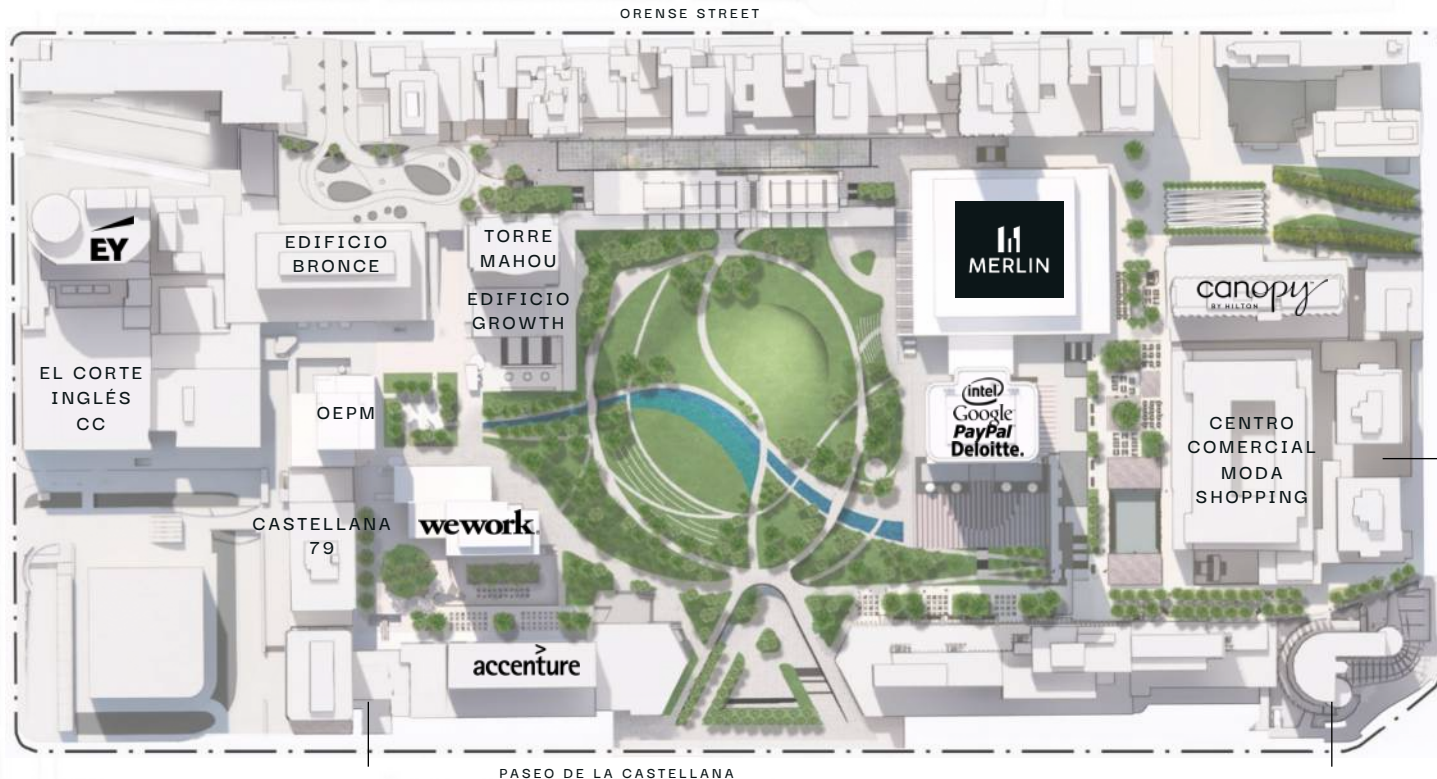
TO BARAJAS AIRPORT

17' DRIVE

TOP COMPANIES

WORKSTYLE

IS CREATING AN INSPIRING ENVIRONMENT



- SPACES.
- ORACLE
- BBVA
- Grant Thornton





02

RUIZ
PICASSO 11

THE FUTURE
OF WORK
STARTS HERE



VIEW FROM CARLOS TRIAS BERTRÁN SQUARE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



VIEW FROM CARLOS TRIAS BERTRÁN SQUARE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION

THE MOST FLEXIBLE AND ADAPTABLE BUILDING IN SPAIN



6,500 sqm

OPEN floor space



5,000 sqm

Of flex spaces



1,000 sqm

Of auditoriareaum
and dining



2,315 sqm

Of open terrace
spaces



36.5K sqm

Total space

SECTION OF THE ENTRANCE AND HALF AREA

WEST VIEW

ROOFTOP

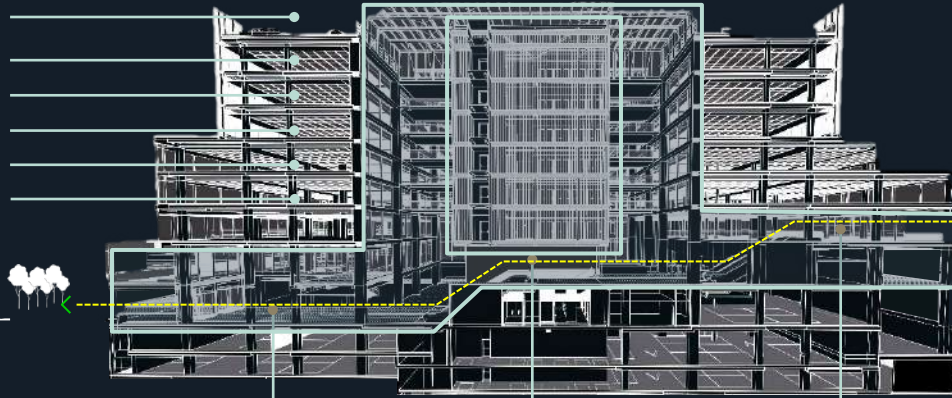
7TH FLOOR 3,953.89 SQM

6TH FLOOR 3,953.89 SQM

5TH FLOOR 3,953.89 SQM

4TH FLOOR 6,538.94 SQM

3RD FLOOR 6,559.86 SQM



GROUND FLOOR
2,431.01 SQM

1ST FLOOR
4,298.27 SQM

2ND FLOOR
4,880.90 SQM

PABLO RUIZ
PICASSO
SQUARE

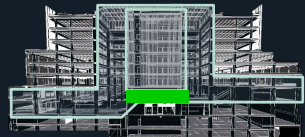
CARLOS TRIAS
BERTRÁN
SQUARE



36,500

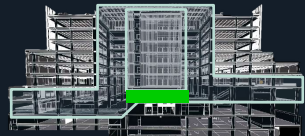
TOTAL SQM

*The surfaces are subject to changes and adjustments during the execution project.



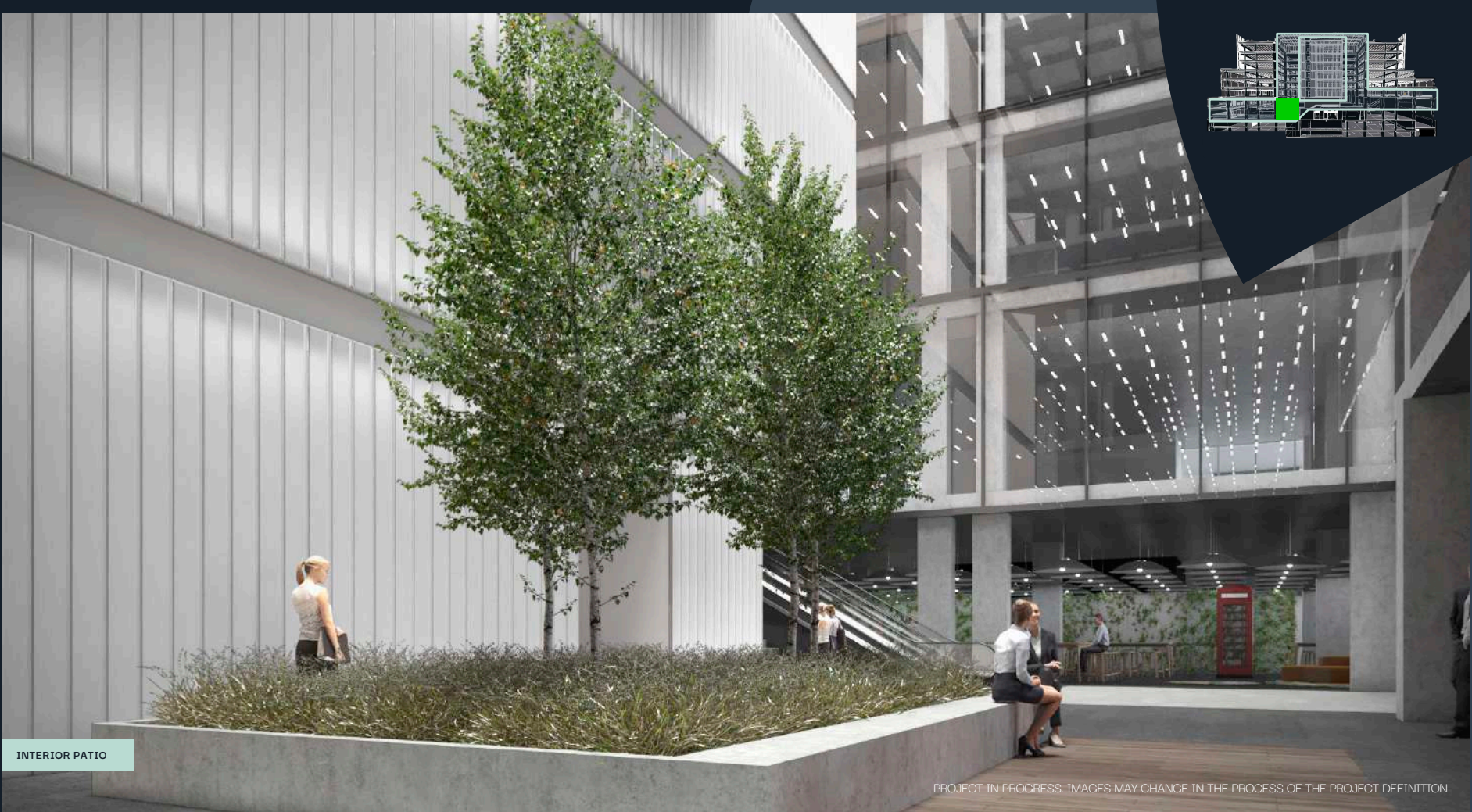
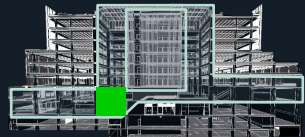
RECEPTION - MAIN ENTRANCE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



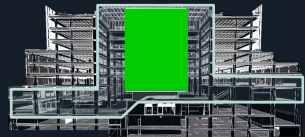
RECEPTION - MAIN ENTRANCE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



INTERIOR PATIO

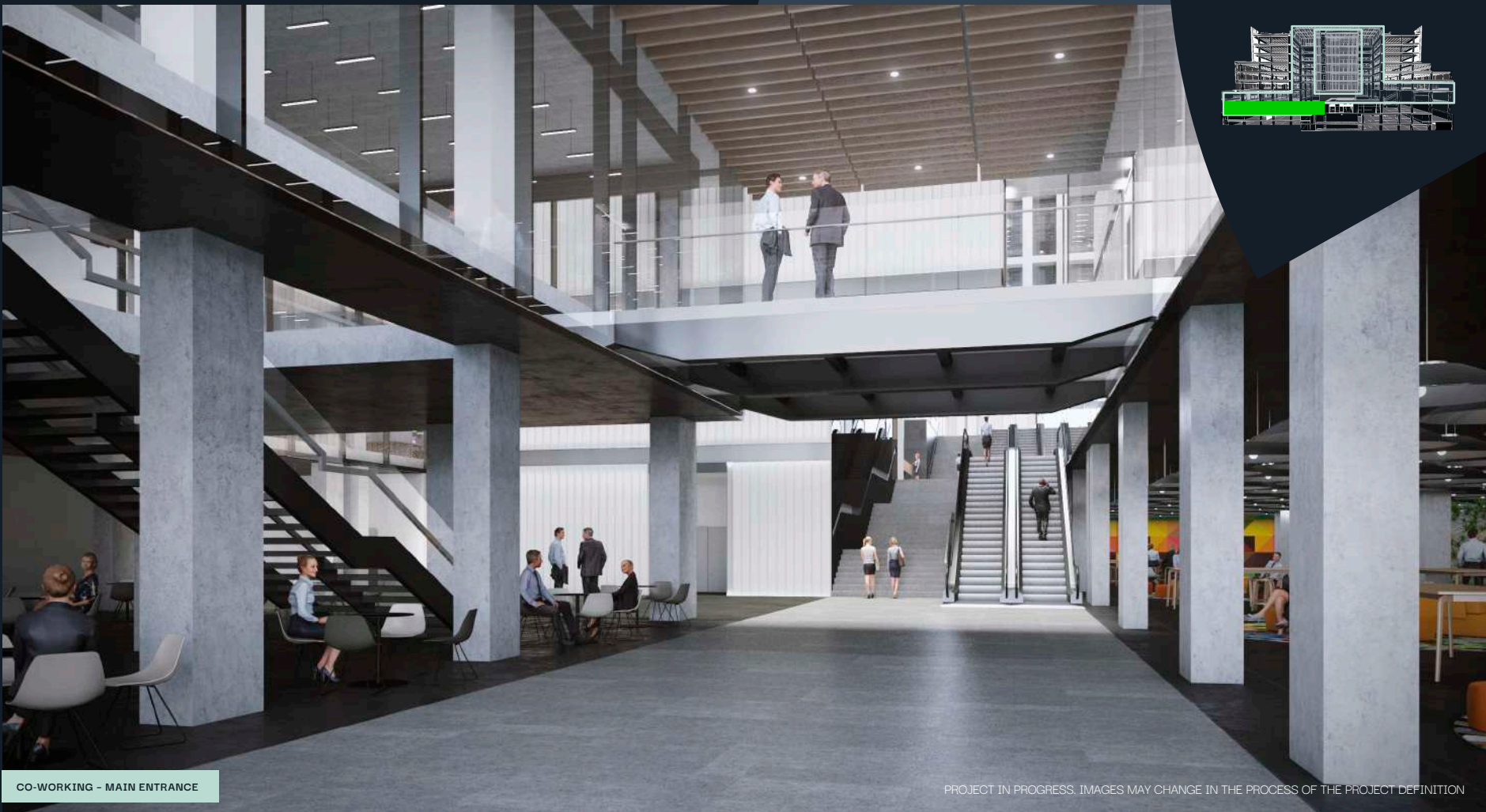
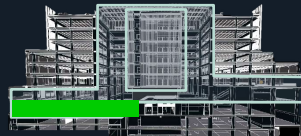
PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



CENTRAL CORE



PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



CO-WORKING - MAIN ENTRANCE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



CONNECTING
WITH THE
COMMUNITY.
CREATING
MOMENTS



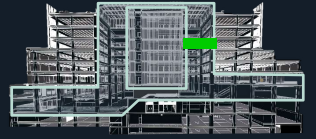
EXPERIENCE

FLEXIBILITY



LOOM

ROOM
FOR
GROWTH



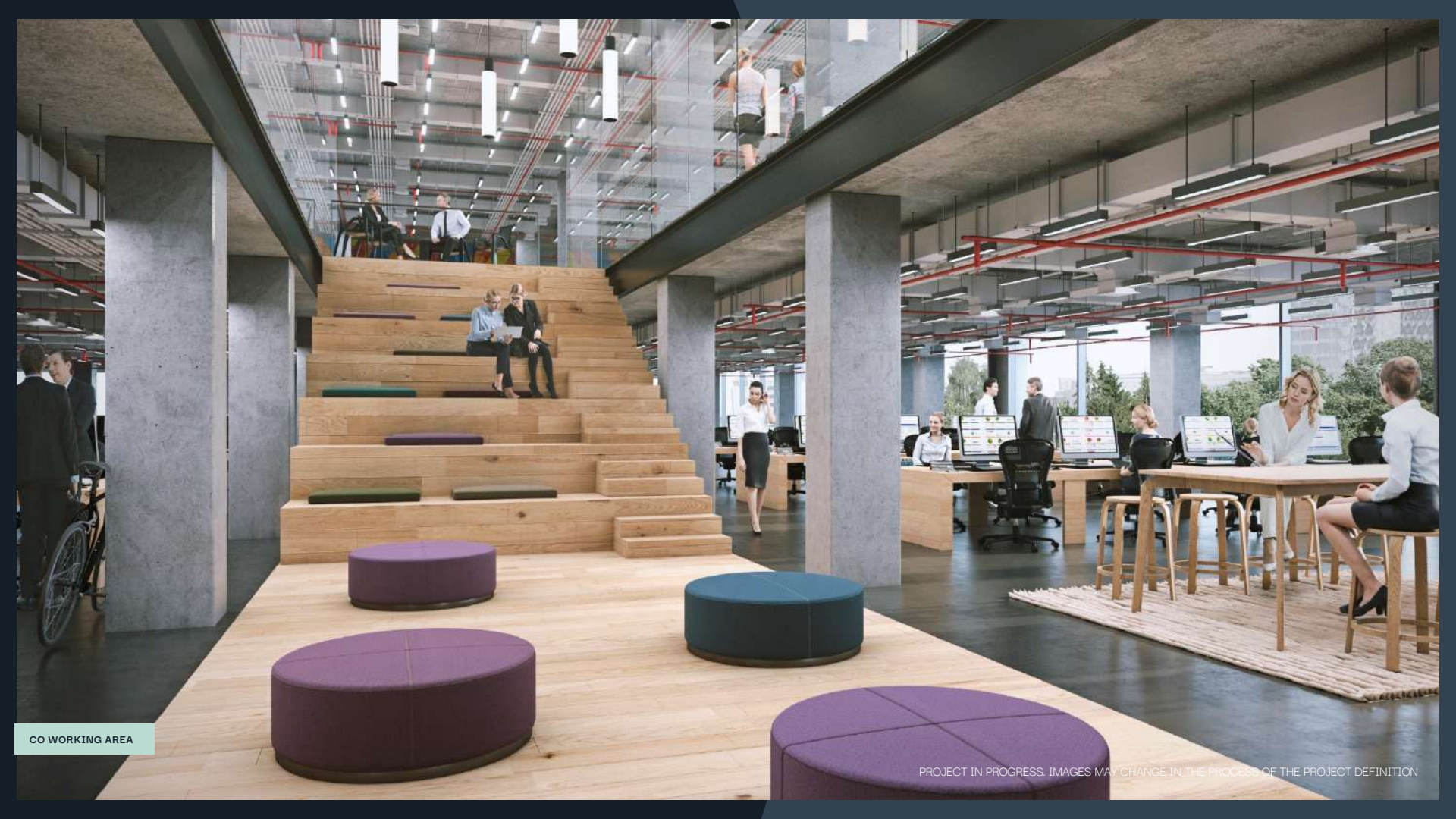
WALKWAY - CENTRAL CORE TO FLOOR

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



TAILOR-
MADE
SOLUTIONS
FOR YOUR
NEEDS

ADAPTABILITY



CO WORKING AREA

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



POTENTIAL OFFICE SPACE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION



PRIVATE TERRACE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION.



TERRACE

PROJECT IN PROGRESS. IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION

COMMUNITY INSPIRED

WORKSTYLE

IS BEING OUTDOORS



DIVERSITY &

EMPOWERMENT



COMMUNITY

AND TEAM BUILDING



MAKING
SMART
BUILDINGS
THE NEW
STANDARD



TECHNOLOGY



EDGE

TECHNOLOGIES



Measure & report

Easy, fact-based insights on actual performance & increased efficiency for management



Sustainability

Minimize energy consumption & CO2 footprint and increase life-time of equipment



Asset use

Optimize space use, Accurate capacity planning & manage hybrid working



Wellbeing

Better performance against key indoor climate parameters & increased employee wellbeing

BUILT WITH THE HIGHEST STANDARDS IN ESG



WiredScore
PLATINUM



ESG



Circular Economy



Sustainable mobility

Ambitious certification program to guarantee respect of our environment

+2.8M sqm certified



Sustainable Construction



Chargers



Photovoltaic Projects



Engaged in the race to net-zero emissions by 2030, reducing our operational carbon emissions

ECO FRIENDLY

0.1%

OF THE COMPANY'S
REVENUES DEVOTED TO
RSC PROGRAM

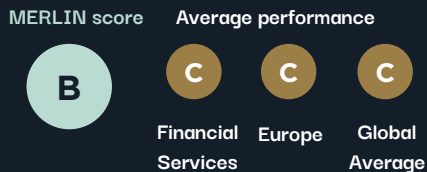
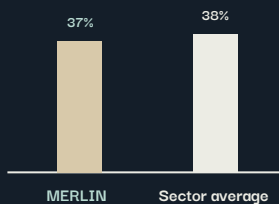
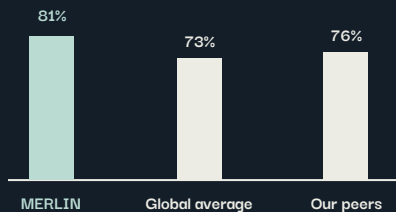
4,288hr
OF COMMUNITY
SERVICES

DONATIONS
TO 62
INSTITUTIONS



52 CERTIFIED
ASSETS
WITH TOP RATE (4)

SOCIALLY RESPONSIBLE



Dow Jones Sustainability Indexes

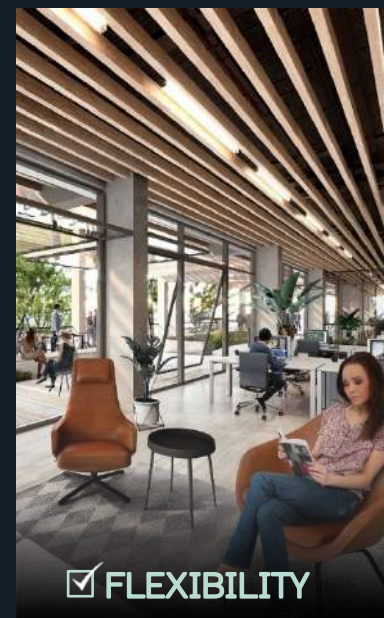
MERLIN has been included in the Dow Jones Sustainability European Index

QUALITY ORIENTED



WiredScore PLATINUM

1st SPANISH COMPANY CERTIFIED



✓ FLEXIBILITY



✓ ADAPTABILITY



✓ TECHNOLOGY



✓ ESG



✓ EXPERIENCE

DEFINING A NEW WORKSTYLE
TOGETHER



 MERLIN

The logo consists of a large, white-outlined letter 'A' followed by a large, white-outlined number '1'. The background is a dark, semi-transparent image of a modern office interior with glass walls and people working.

A COMMITMENT TO
WORLD-CLASS
ENVIRONMENTS

The Merlin logo features a stylized icon of three vertical bars of varying heights to the left of the word 'MERLIN' in a bold, white, sans-serif font.



- Leading REIT in the Iberian Peninsula, listed in the Spanish Stock Exchange (IBEX-35)
- Operating 3 asset categories: offices (50%), retail (17%), logistics (13%) and others (20%)
- Robust balance sheet, with just 39.2% LTV and BBB rating from S&P

123
OFFICE ASSETS

1,326_k
OFFICE SQM

€13,041_M
GAV

€505.3_M
GRI

#1 OFFICE
LANDLORD
IN SPAIN

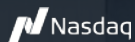
Transitioning from a space provider to a **service provider**:

- RE consultancy: We help you define your optimal footprint and streamline your space consumption
- Space as a Service: Plug in your laptop and start working!
- Iconic venues to celebrate your corporate events
- Able to provide solutions for your retail needs



#1
OFFICE

A SHARED VISION
WITH TOP-CLASS
TENANTS TO CREATE
THE BEST WORK
ENVIRONMENTS



accenture

SONY



ORACLE

facebook



Deloitte.

McKinsey
& Company

BBVA



BNP PARIBAS

CREDIT SUISSE

Fostering longstanding relationships with our
tenant base (average office lease: +10 years)

accenture



CASTELLANA 85 - MADRID

ORACLE

facebook



TORRE GLORIES - BARCELONA

Proven experience working hand in hand with leading technological companies to create their HQ in Spain



COMERCIALIZA
CBRE

11 MERLIN