DEFINING WORKSTYLE

The next generation of work environments
AT THE CENTER OF THE RENAISSANCE OF A CITY DESTINATION
Madrid’s Business District

+40,000
Employees*

370,000
Daily touristic visits*

470,000
SQM of office space*

4,300
Area residents*

* Source: CBRE
TOP COMPANIES

WORKSTYLE IS CREATING AN INSPIRING ENVIRONMENT
## The Most Flexible and Adaptable Building in Spain

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open floor space</td>
<td>6,500</td>
</tr>
<tr>
<td>Flexible spaces</td>
<td>5,000</td>
</tr>
<tr>
<td>Auditorium and dinning area</td>
<td>1,000</td>
</tr>
<tr>
<td>Open terrace spaces</td>
<td>2,315</td>
</tr>
<tr>
<td>Total space</td>
<td>36.5K</td>
</tr>
</tbody>
</table>
### Section of the Entrance and Half Area

**West View**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area (sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>4,298.27</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>4,880.90</td>
</tr>
<tr>
<td>3rd Floor</td>
<td>6,559.86</td>
</tr>
<tr>
<td>4th Floor</td>
<td>6,538.94</td>
</tr>
<tr>
<td>5th Floor</td>
<td>3,953.89</td>
</tr>
<tr>
<td>6th Floor</td>
<td>3,953.89</td>
</tr>
<tr>
<td>7th Floor</td>
<td>3,953.89</td>
</tr>
<tr>
<td>Roof Top</td>
<td>7,953.89</td>
</tr>
</tbody>
</table>

*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.
CONNECTING WITH THE COMMUNITY. CREATING MOMENTS
FLEXIBILITY

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
PRIVATE TERRACE
PROJECT IN PROGRESS: IMAGES MAY CHANGE IN THE PROCESS OF THE PROJECT DEFINITION

TERRACE
COMMUNITY INSPIRED

DIVERSITY & EMPOWERMENT

WORKSTYLE IS BEING OUTDOORS

COMMUNITY AND TEAM BUILDING
MAKING SMART BUILDINGS THE NEW STANDARD

TECHNOLOGY

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

Ambitious certification program to guarantee respect of our environment.

+2.8M sqm certified

Circular Economy
Sustainable Mobility
Sustainable Construction
Chargers
Photovoltaic Projects

NET ZERO INITIATIVE

ECO FRIENDLY
0.1% of the company’s revenues devoted to RSC program

4,288 hr of community services

Donations to 62 institutions

52 certified assets with top rate (4)

Socially responsible
MERLIN has been included in the Dow Jones Sustainability European Index.
DEFINING A NEW WORKSTYLE
TOGETHER
A COMMITMENT TO WORLD-CLASS ENVIRONMENTS
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
1,326k OFFICE SQM
€13,041m GAV
€505.3m GRI
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
A SHARED VISION WITH TOP-CLASS TENANTS TO CREATE THE BEST WORK ENVIRONMENTS

Fostering longstanding relationships with our tenant base (average office lease: +10 years)
Proven experience working hand in hand with leading technological companies to create their HQ in Spain.