

MERCIALYS

PRESS RELEASE

Paris, February 17, 2022

Euro 500 million bond issue successfully placed as part of a global refinancing operation

The Company has today successfully placed a new bond issue for a nominal total of Euro 500 million, based on a maturity of seven years and a 2.5% coupon, with a diverse investor base.

Alongside this, on February 16, 2022, Mercialys launched an offer to redeem part of the Euro 300 million bond issue maturing in July 2027.

This issue should also enable the Company to fully exercise its make-whole call option for the early redemption of its bond maturing in March 2023 with a nominal total of Euro 469.5 million.

Once completed, these operations will help extend the average maturity of drawn debt, which was 3.2 years at December 31, 2021.

BNP Paribas and Natixis were the global coordinators and bookrunners for this operation, while CIC, Crédit Agricole Corporate and Investment Bank, La Banque Postale and Société Générale were bookrunners.

Mercialys is rated BBB / outlook stable by Standard & Poor's.

Not for distribution in the United States, Australia, Canada or Japan. This press release does not constitute an offer of securities in the United States or in any other country. The bonds cannot be offered or sold in the United States of America unless they are registered or exempt from registration under the U.S. Securities Act of 1933 (amended). Mercialys does not intend to register all or part of the offering in the United States or to conduct a public offering in the United States.

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This press release is available on www.mercialys.com.

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About Mercialys

Mercialys is one of France's leading real estate companies. It is specialized in the holding, management and transformation of retail spaces, anticipating consumer trends, on its own behalf and for third parties. At December 31, 2021, Mercialys had a real estate portfolio valued at Euro 3.1 billion (including transfer taxes). Its portfolio of 2,134 leases represents an annualized rental base of Euro 168.8 million. Mercialys has been listed on the stock market since October 12, 2005 (ticker: MERY) and has "SIIC" real estate investment trust (REIT) tax status. Part of the SBF 120 and Euronext Paris Compartment B, it had 93,886,501 shares outstanding at December 31, 2021.

IMPORTANT INFORMATION

This press release contains certain forward-looking statements regarding future events, trends, projects or targets. These forward-looking statements are subject to identified and unidentified risks and uncertainties that could cause actual results to differ materially from the results anticipated in the forward-looking statements. Please refer to Mercialys' Universal Registration Document available at www.mercialys.com for the year ended December 31, 2020 for more details regarding certain factors, risks and uncertainties that could affect Mercialys' business. Mercialys makes no undertaking in any form to publish updates or adjustments to these forward-looking statements, nor to report new information, new future events or any other circumstances that might cause these statements to be revised.