



DIVIDEND POLICY OF ONE UNITED PROPERTIES S.A.

Dividends of One United Properties S.A. (the "Company") are distributed from the annual net distributable profit based on the audited individual annual financial statements, after their approval by the Company's Ordinary General Meeting ("OGMS") and after the approval of the dividend proposal by the OGMS. The distributable profit represents the part of the net profit of the financial year that can be distributed as dividends after legal and statutory distributions have been made, such as the distribution for the legal reserve and, where applicable, the use of the net profit for other purposes prescribed by law (for example, coverage of accounting losses from the previous year, if applicable).

Shareholders receive dividends in proportion to their share in the paid-up share capital of the Company, no right of priority or preference over the distribution of dividends in favor of any shareholder being applicable.

The proposal regarding the distribution of dividends made by the Board of Directors will be submitted to the vote of the OGMS, as a rule, in the same meeting in which the Company's audited financial statements are approved, respectively no later than within four (4) months from the end of the financial year, respectively during the third quarter of the year in respect of any interim dividend distributions or distributions from retained earnings.

The Board of Directors will take into account in the proposal made to the OGMS of the Company the principle of distributing up to 35% of the net distributable profit obtained at the individual level of the Company, but in any case, in compliance with any provisions regarding the distribution of dividends included in the financing contracts to which the Company or any member of its group is a party.

If there are deviations outside this range, they will be justified and explained to shareholders in the periods in which they occur.

The Company will be able to pay the dividends also in the form of shares of the same class as those giving the right to these dividends.

In selecting a particular dividend distribution rate in accordance with the Company's dividend policy, the Board of Directors will take into account the following:

- reducing the fluctuations of the dividend yield from one period to another, as well as the absolute value of the dividend per share;
- the Company's investment needs and opportunities;
- the possible contributions of non-monetary elements to the reporting of net profit;
- the financial availability for the payment of dividends, as well as the degree of indebtedness of the Company; and
- establishing a dividend yield comparable to that of other listed companies in the same activity sector or related sectors.

This Dividend Policy is aligned with the policy included in the Prospectus for the Share Capital Increase Operation (approved by the Romanian Financial Supervisory Authority on 22.06.2022, as stated in Decision 750/23.06.2022), as such was approved by the Decision of the Board of Directors of One United Properties S.A. no. 27 of June 9, 2022.