



## FORECASTING POLICY OF ONE UNITED PROPERTIES S.A.

### 1. Introduction

This document outlines the forecasting policy for One United Properties (the "**Company**"), Company listed on the Main Market of the Bucharest Stock Exchange (the "**Policy**"). The Policy is guided by the principles that the Company prepares annual budgets and that it does not provide any financial forecast beyond the mandatory annual budgets approved by the shareholders. No extended or overall forecasts or estimates are made public in addition to the annual budget, except for cases where the Board of Directors considers that additional forecasts and estimates should be presented in the periodical financial reports or through current reports published on the Bucharest Stock Exchange website.

### 2. Objective

The objective of this policy is to provide clear guidelines for the preparation and disclosure of financial forecasts for the Company, ensuring that the Company operates within the bounds of regulatory requirements, shareholders' expectations, and best practices.

### 3. Annual Budget

- 3.1 The annual budget outlines the Company's financial and operational goals and generally covers the revenue and associated costs forecast, operating expenses, capital expenditures, debt balances and cash balances for the upcoming fiscal year. Also the annual budget comprises the macroeconomic indicators relevant for the market in which the Company operates.
- 3.2 The annual budget is prepared by the Financial Department coordinated by the Chief Financial Officer of the Company, in consultation with the various department heads, and is approved by the Board of Directors prior to submission of the yearly budget for approval by the Ordinary General Meeting of Shareholders.
- 3.3 Following the approval of the Board of Directors, the group consolidated annual budget is disclosed to the public via current report published on the Company's website as well as on the Bucharest Stock Exchange website, in accordance with applicable regulations and reporting standards, including the Bucharest Stock Exchange and the Romanian Financial Supervisory Authority requirements. The current report explicitly mentions that the annual budget is subject to an approval in the annual Ordinary General Meeting of the Shareholders.
- 3.4 The approved annual budget is then presented to the shareholders during the annual Ordinary General Meeting of the Shareholders for approval.



#### **4. Additional Budgets and Estimates**

- 4.1 In cases where the Board of Directors determines that it is necessary to present additional budgets or estimates, such disclosures shall be made in the Company's periodical financial reports, through current reports company presentations or other documents designated for public.
- 4.2 These additional budgets or estimates must be approved by the Board of Directors before disclosure.
- 4.3 The additional budgets or estimates must be based on reasonable assumptions, and the methodologies employed must be clearly described in the relevant disclosures, including the Bucharest Stock Exchange and the Romanian Financial Supervisory Authority requirements.
- 4.4 The Company will ensure that any additional budgets and estimates are disclosed in a transparent manner and in compliance with applicable regulations and reporting standards.

#### **5. Monitoring and Review**

- 5.1 The Board of Directors, through its Risk and Audit Committee, is responsible for monitoring the implementation of this Policy, ensuring compliance with its provisions, and assessing the effectiveness of the forecasting process.
- 5.2 The Board of Directors will review this Policy on an annual basis to ensure its continued relevance and effectiveness, considering any changes to the Company's strategic objectives, risk appetite, and regulatory requirements.

#### **6. Policy Compliance, Review and Amendment**

- 6.1 Any questions or concerns regarding this Policy should be directed to the Company's legal department.
- 6.2 This Policy will be reviewed and updated as necessary to ensure its continued effectiveness and compliance with applicable laws, regulations, and best practices. The review process will consider any changes in the Company's strategic objectives, risk appetite, and regulatory requirements.
- 6.3 This Policy is published on the Company's website ([www.one.ro](http://www.one.ro)), and any updates to the Policy shall be uploaded on the website as soon as they are approved.

#### **7. Cautionary Statement for Investors**

- 7.1 By their nature, explicit one-year forecasts in the form of annual budgets are not a guarantee of future performance and involve risk and uncertainty. The actual results may differ materially from those expressed in the annual budget statements, depending on a variety of factors, including but not limited to:
- Operational, economic, and financial market conditions;



- Political stability and economic growth;
- Changes in laws and governmental regulations;
- Natural disasters;
- Wars and acts of terrorism, cyber-attacks, or sabotage.

7.2 The factors set out above are important factors that may cause actual results to differ materially from those expressed or implied by the annual budget. While not exhaustive, these factors must be considered by investors and other stakeholders when making decisions based on the Company's financial forecasts and/or forward-looking statements.

7.3 Investors and other stakeholders are encouraged to consider these risks and uncertainties carefully and to consult with their professional advisors when making investment decisions based on the Company's financial forecasts or forward-looking statements.