



**INFORMATION NOTE ON ITEMS 3-4 OF THE AGENDA OF THE ORDINARY
GENERAL MEETING OF SHAREHOLDERS (“OGMS”)
ONE UNITED PROPERTIES S.A. (THE “COMPANY”)**

This document aims to present the basis of the proposal to distribute interim dividends into two categories, ordinary interim dividends and extraordinary interim dividends.

The proposal to distribute ordinary interim dividends, as set out in item 3 of the agenda of the OGMS refers to the results of the first half of the current financial year, namely for the months January to July 2026. The gross dividend amount is RON 49,408,008.34 and the gross amount per share is RON 0.47, out of the distributable net profit in the amount of RON 237,723,098. The amount per share is calculated by reference to the total number of shares issued by the Company (109,500,000 shares issued by the Company on the date of the OGMS convening), less the treasury shares held by the Company on the date of the OGMS convening (4,376,578 shares). Accordingly, the gross dividend amount will be divided to a total of 105,123,422 shares. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends.

The relevant dates proposed for approval regarding item 3 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolution adopted by the OGMS under this item 3, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.

The proposal to distribute extraordinary interim dividends, as set out in item 4 of the agenda of the OGMS also refers to the results for the first half of the current financial year, namely for the months January to July 2026. The gross dividend amount is RON 149,275,259.24 and the gross amount per share is RON 1.42, out of the distributable net profit in the amount of RON 237,723,098. The amount per share is calculated by reference to the total number of shares issued by the Company (109,500,000 shares issued by the Company on the date of the OGMS convening), less the treasury shares held by the Company on the date of the OGMS convening (4,376,578 shares). Accordingly, the gross dividend amount will be divided to a total of 105,123,422 shares. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends.

Unlike ordinary interim dividends distributed in accordance with item 3 on the agenda of the OGMS, in order to ensure the necessary level of liquidity for this distribution, extraordinary interim dividends will be distributed subject to the execution, completion



and availability of the credit facility for which an amendment of the scope is submitted for approval under item 10 of the EGMS and to the drawdown by OHD and OLC of the respective amounts at least 5 business days before the payment date applicable to this item 4 of the OGMS agenda.

The relevant dates proposed for approval regarding this item 4 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolution adopted by the OGMS under this item 4, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.

Subject to the approval of this item 4 on the OGMS agenda and the payment of the extraordinary interim dividends under this item, the Board of Directors will not include on the agenda of the OGMS to be held in 2027 for the approval of the annual report for the financial exercise ending 31 December 2026 an item regarding the approval of the distribution of dividends for the financial exercise 2026.