

SUBSCRIPTION FORM FOR THE SHARES OF ONE UNITED PROPERTIES S.A. IN THE PUBLIC TENDER OFFER INITIATED BY ONE UNITED PROPERTIES S.A. AND INTERMEDIATED BY S.S.I.F. BRK FINANCIAL GROUP S.A.

The tender offer document approved by the Financial Supervisory Authority by the Decision no. 641/25.06.2026

(the "Offer")

Concluded between:

_____, headquartered in _____,
_____, registered with the Trade Register under no. _____, sole
registration code _____, authorized by the National Securities Commission ("CNVM")/Financial Supervisory Authority
("FSA") by the Decision no. _____, registration number in the CNVM/FSA Register no.
_____, personal data controller registered with the National Supervisory Authority for Personal
Data Processing under no. _____, legally represented by Mr./Mrs.
_____, as _____,
hereinafter referred to as **"Intermediary"**

And:

Individuals:

Name and surname _____ holder of the ID/passport series _____ no.
_____, issued by _____, on _____, place and date of birth
_____, PIN _____, citizenship _____, nationality
_____, country of origin _____, domiciled in _____, address

_____,
telephone _____, fax _____, e-mail _____

through attorney in fact (if applicable)

Name and surname of the attorney in fact _____ holder of the ID/passport series
_____ no. _____, issued by _____, on _____, place and date of birth
_____, PIN _____, citizenship _____, nationality
_____, country of origin _____, domiciled in _____, address

_____,
telephone _____, fax _____, e-mail _____

Based on the power of attorney no. _____ / _____

Legal entities:

Name _____ Trade Registry registration no.
_____, fiscal code _____, share capital _____,
Headquarters _____, telephone _____
fax _____, e-mail _____, ultimate beneficiary _____

Legally represented by:

Name and surname of the representative _____ holder of the ID/passport series
_____ no. _____, issued by _____, on _____, place and date of birth
_____, PIN _____, citizenship _____, nationality
_____, country of origin _____, domiciled in _____, address

_____,
telephone _____, fax _____, e-mail _____

As _____

In _____ accordance _____ with _____

(the documents evidencing the capacity of the representative according to the provisions of the tender offer document will be specified).

Hereinafter referred to as the **"Client"**,

that have agreed the conclusion of this **Subscription Form**, in compliance with the following conditions:

A. Description of the services provided by the Intermediary

The main service provided by the Intermediary is the subscription of shares belonging to the Client within the Offer.

The ancillary services provided by the Intermediary are the custody and management of the Client's financial instruments, foreign exchange services in the case of non-resident Clients, as well as services related to underwriting.

B. Duration of service provision

The services described above will be provided during the term of the Offer, as described in the tender offer document approved by the FSA. In the event of publication and authorization by the FSA of an amendment to the Offer, the services described above will be provided during the extended term of the Offer.

C. Rights and obligations of the parties

C1. Rights and obligations of the Intermediary

The Intermediary is authorized, under the law, to hold the Client's funds and financial instruments and has the obligation to keep safe the financial instruments and funds entrusted by the Client, highlighting them separately from its own financial instruments and funds and those of other clients. The Intermediary has the obligation not to make use of any of the securities held in custody or the rights arising therefrom and not to transfer these securities without the express consent of the Client.

The Intermediary opens an account/sub-accounts of financial instruments in the name of the Client, indicating the identification data of the person in whose name it is opened and, as the case may be, of his/her proxies/representatives, in which all holdings and operations with those financial instruments will be highlighted and will perform all activities related to the operation and maintenance of the account, in accordance with the transactions and any other changes in the Client's identification data. The Intermediary keeps track of all instructions, operations and documents that determine the change of positions within the Client's account.

The Intermediary opens, operates and maintains in its records a cash account(s) in the name of the Client.

The Intermediary credits the cash account(s) of the Client(s) opened in its records with:

- a) net amounts of money obtained as income from transactions in financial instruments, after deduction of the brokerage fee and fees, interest, taxes, as the case may be and other expenses that the Client is obliged to pay in connection with transactions in financial instruments and any other operations carried out for him, in accordance with this Subscription Form and the applicable regulations;
- b) any other funds due to the Client from the execution of this Subscription Form.

The Intermediary debits the Client's cash account with the agreed commissions, fees, as well as other expenses incurred, due on the basis of this Subscription Form, or pursuant to the legal provisions.

All amounts from the credit of the Client's cash account are:

- a) held in the "customers" account opened by the Intermediary at a bank chosen by the Intermediary;
- b) may not be used by the Intermediary for any purpose other than those provided for in this Subscription Form.

For the non-resident Client who requests the withdrawal from the account of an amount available in lei, by transfer in foreign currency, the Intermediary will perform the currency exchange no later than the day after the date of the request, at the exchange rate of the settlement bank on the day of the request, and will transfer the amount in foreign currency to the Client's account. The Client may refuse the exchange rate obtained by the Intermediary from the settlement bank under the conditions in which the negotiated exchange rate differs by more than 3% from the exchange rate communicated by the NBR valid on the date of the operation, in which case the Client will assume the communication to the Intermediary of a bank account in lei with the Client as holder, where the transfer in lei will be made. In the case of foreign exchanges whose value exceeds the equivalent of EUR 10,000 on the date of the request, the Client will be informed about the exchange rate offered by the credit institution at which the Client's funds in Romania are held, as well as about the exchange rate offered by the Intermediary and the net amount resulting from the exchange, as the case may be. If the Client does not accept the exchange of currency through the credit institution or the Intermediary or does not accept the exchange rate offered by them, the Client undertakes to order only payments in RON.

The Intermediary may not use the Client's assets for the purpose of guaranteeing transactions concluded on its own account or on the account of another of its clients, except with the prior written consent of the Client.

The intermediary acts on the instructions of the Client, unless otherwise provided by law or the parties (by their written consent).

The Intermediary shall send to the Client, in accordance with the legislation in force, appropriate reports on the services provided. Transaction confirmations, account statements and any other communications sent by the Intermediary through the means of communication agreed by the parties in this Subscription Form, respectively through

e-mail ☐ , fax ☐ or post (registered letter with acknowledgement of receipt) ☐

which are considered to be appropriate and approved by the Client if, within 24 hours of their transmission, the Client has not issued any notice to the Intermediary regarding possible errors that have occurred.

C2. Client's rights and obligations

The Client is obliged to pay all commissions and fees due to the Intermediary for operations with financial instruments related to the subscription in the Offer, under the conditions and within the terms stipulated in this Subscription Form.

The Client has the obligation to fill in all the necessary data in the Subscription Form requested by the Intermediary, as well as to attach all the required documents, as the case may be.

The Client has the obligation to inform the Intermediary of any changes to the data provided by the Intermediary in the Subscription Form.

The Client has the right to benefit without prohibition from the amounts available (except for the amounts necessary for the completion of transactions in execution or in the process of settlement) from the Client's cash account opened with the Intermediary.

The Client has the right to request and receive from the Intermediary information regarding its account opened by the Intermediary.

D. Contractual clause regarding the manner of return by the Intermediary of the funds held on behalf of the Client

The Intermediary shall make available to the Client the amounts available (except for the amounts necessary for the completion of the transactions in the state of execution or settlement) from the credit of the Client's cash account, no later than the third working day from the date of settlement of the transaction in the Offer,

1. By bank transfer to the account no. _____, opened at
_____ bank, _____ branch,
_____ account holder, ☐

or

2. by using the services provided by "Romanian Post" - postal order with acknowledgement of receipt. ☐

By signing this Subscription Form, the Client understands that the amounts available as a result of depositing the cash in its Client account opened with the Intermediary are not interest-bearing.

E. Contractual clause regarding the manner of return by the Intermediary of financial instruments held on behalf of the Client

In the event that the shares subscribed in the Offering will not be fully allocated (oversubscription), the remaining shares remaining after the conclusion of the Offer and in the custody of the intermediary, will be transferred by the latter to the account of the Client in Section I of the Central Depository within 10 working days from the date of the closing of the Offer. This clause is **the Client's explicit instruction** to carry out this transfer.

F. Commission charged to the Client

For services related to the subscription of shares in the Offering, the commission retained by the Intermediary is _____ of the value of the transaction. The costs related to the transmission by postal order of the amounts due to the customers, where applicable, will be borne by the customers.

G. Contractual clause on the protection of personal data

By signing this Subscription Form, the Client consents to the processing of his/her data by the personal data controller (Issuer, Intermediary), for the purpose of establishing databases on subscribers, as well as for the purpose of providing the mandatory information provided to the competent institutions of the capital market, in compliance with the legislation in force on the protection of individuals with regard to the processing of personal data and the free movement of personal data.

H. Contractual clause regarding the recording and storage by the intermediary of telephone conversations with the Client

By signing this Subscription Form, the Client consents to the recording/storage/archiving of all documents, notifications, requests, telephone conversations and correspondence with the Client, in particular but not limited to, copies of trading order forms, confirmation forms, reporting forms, in connection with transactions in financial instruments, underwriting operations of financial instruments, conversion, payments, requests for the issuance of account statements, settlement and transfer instructions and any other operations related to the Client's financial instruments and funds.

I. Final Statements of the Client

The Client declares and warrants to the Intermediary that, on the date of signing this Subscription Form:

- I have the legal capacity to conclude and carry out this subscription and, as the case may be, to grant the powers contained therein, in accordance with the applicable laws and/or, as the case may be, the statutes. The Client undertakes to immediately notify the Intermediary of any change in the content of these data that may affect the validity of this statement;
- there are no approvals required by the applicable laws and/or, as the case may be, the applicable statutes, which would condition the valid conclusion of this Subscription Form or the assumption of any of the obligations provided by it, which have not been obtained prior to the date of signing this document;
- the conclusion of this Subscription Form or the assumption of any of the obligations provided therein does not contravene any applicable law, statute or convention;
- it is not aware of any circumstances that could adversely affect the conclusion, validity or execution of this sales instruction under the Offer;
- it or its representatives, nominated to send instructions to the Intermediary in relation to the services subject to this Subscription Form, have all the necessary approvals and legal capacity to engage the Client in this type of transactions, including regarding the settlement of transactions concluded within the course of this act;
- it **authorises the Intermediary to transfer the shares** object of the sale in the Offer as a pre-condition for the valid subscription therein;
- it **has acknowledged the content of the tender offer document**, has understood and accepted all its conditions and accepts the risks resulting from the transactions concluded in the Offer. The Client acknowledges and accepts that the shares subject to this Subscription Form will be blocked in the corresponding account of the Intermediary or custodian of the respective Client (as applicable) from the date of subscription of the shares until the Transaction Date (as defined in the tender offer document). Clients who hold shares through a custodian accept and guarantee that they will instruct the custodian to block the offered shares until the Transaction Date. If the shares he/she intends to sell in the Public Offering are not held with the Intermediary through which he/she subscribes, the Client attaches to this Subscription Form the proof of ownership of the shares in the form of a statement issued by the custodian mentioning the number of shares he/she holds and also acknowledges that the payment of the amount due to him for the shares sold in the Offer will be made through the custodian agent;
- it is the ultimate beneficial owner of the sale transaction in the Offer YES ☐ NO ☐

If NO, the ultimate beneficial owner of the transaction is _____, identified with the ID/Passport _____.

- is the person politically exposed? YES ☐ NO ☐

If YES, the public office held is _____

- IT HOLDS A NUMBER OF _____ SHARES ISSUED BY ONE UNITED PROPERTIES S.A. AND IT WISHES TO SELL A NUMBER OF _____ SHARES ISSUED BY ONE UNITED PROPERTIES S.A. OWNED BY IT, AT THE PRICE OF 33 LEI/SKARE. IN ACCORDANCE WITH THE TENDER OFFER DOCUMENT.

- in relation to the shares sold under the Offer, the Client declares on its own responsibility that they have been acquired as follows:

Method of acquisition	No. of shares	Average purchase price (lei/share)
By purchase or other types of transfer of ownership (inheritance, stock bonus program or stock options, etc.) – in the annex supporting documents		

Concluded today/...../....., o'clock:, in 2 copies, one for each part.

Name and surname of the representative of the Intermediary

Signature and stamp

Name and Surname/Name of the Client

Signature and stamp