

O N E M A R K P R O P E R T I E S

Asset Management

KYC

Identification Form · Corporate Entity

Confidential Document

Internal reference: OMP-KYC-CO-001 | Version 1.0 | Junho 2026

1. Background and Instructions

This form is required for the identification and due diligence of corporate entities purchasing real estate assets, in accordance with Portuguese Law 83/2017 of 18 August and Law 89/2017 of 21 August (Central Register of Beneficial Owners — RCBE).

All mandatory fields must be completed and all documents identified in section 9 must be attached. Corporate entities established in offshore jurisdictions or in jurisdictions with more favourable tax regimes will be subject to enhanced due diligence measures, and additional documentation may be requested.

2. Identification of the Corporate Entity

Full corporate name *

Legal form * (SA, Lda., GmbH, Ltd., Trust, Fund, etc.)

Jurisdiction of incorporation *

Date of incorporation *

Tax ID (NIPC or equivalent) *

Commercial registry number

Subscribed and paid-up share capital *

Registered office *

Principal place of business (if different)

Corporate website

2.1. Corporate Purpose and Activity

Corporate purpose per articles of association *

Activity actually carried out (principal and secondary) *

Geographic markets of activity

Approximate annual turnover (last financial year) *

3. Shareholding Structure

Identify all shareholders or partners holding 5% or more of the share capital or voting rights. For shareholdings held through chains of ownership, identify the complete structure up to the ultimate beneficial owner (see section 4).

Shareholder / Partner	% Capital	% Voting Rights	Tax ID / Identification

4. Ultimate Beneficial Owner (UBO)

Identify the natural person(s) who, in the final analysis, own or control the entity, or on whose behalf the transaction is conducted, in accordance with Article 30 of Portuguese Law 83/2017 and Law 89/2017.

A beneficial owner is the natural person who directly or indirectly owns more than 25% of the capital or voting rights, or who exercises control over the entity by other means. Where no natural person meets these criteria, the senior managing official with representative powers must be identified.

For detailed identification of each beneficial owner, the Beneficial Owner Declaration form (OMP-UBO-001) must be completed for each UBO identified.

Name of UBO	Nationality	% Held	Form of Control

Is the entity registered with the Portuguese Central Register of Beneficial Owners (RCBE) or equivalent? * ☐

Yes ☐ No

If yes, indicate date of last update

5. Governing Bodies and Representatives

Composition of the management body * *(name, position, and Tax ID of each director / manager)*

Identification of the representative(s) authorised to bind the entity in this transaction *

Document evidencing representation powers

☐ Articles of association ☐ Board minutes ☐ Specific power of attorney ☐ Other: _____

6. PEP Status

For the purposes of Law 83/2017, situations must be identified where members of the management body, beneficial owners, or persons with representation powers hold the status of Politically Exposed Person (PEP), close family member, or person recognised as a close associate.

Is any member of the management body a PEP? * ☐ Yes ☐ No

Is any beneficial owner a PEP? * ☐ Yes ☐ No

Is any legal representative a PEP? * ☐ Yes ☐ No

If yes, identify the person(s), the public office held, and the entity

Important notice: *transactions involving PEP status will be subject to specific analysis and approval by the OneMark Properties Compliance Committee.*

7. Source of Funds

Identify the source(s) of funds to be applied in the acquisition. For transactions exceeding €500,000, the Source of Funds Declaration form (OMP-SOF-001) is also required.

- ☐ Company's own funds (retained earnings, reserves)
- ☐ Capital increase subscribed by shareholders
- ☐ Shareholder loans or supplementary capital contributions
- ☐ Bank financing (loan, credit line, structured financing)

- ☐ Bond issuance or other debt instruments
- ☐ Sale of company assets
- ☐ Investment fund capital (with fund identification)
- ☐ Other source (specify below)

Additional description

8. Purpose of the Acquisition

- ☐ Long-term patrimonial investment (buy-and-hold)
- ☐ Investment for residential rental
- ☐ Investment for commercial / services rental
- ☐ Development and resale (trading)
- ☐ Refurbishment for subsequent sale
- ☐ Acquisition for own use / corporate headquarters
- ☐ Other purpose (specify below)

Additional description

9. Documents to Attach

- ☐ Updated commercial registry certificate (validity less than 3 months) or foreign equivalent
- ☐ Articles of association
- ☐ Proof of registration with the Beneficial Owner Register (RCBE) or equivalent
- ☐ Minutes of the competent body that approved the transaction
- ☐ Power of attorney or other document evidencing representative's powers
- ☐ Identification documents of legal representatives
- ☐ OMP-UBO-001 forms completed for each beneficial owner
- ☐ Financial statements for the last financial year
- ☐ Proof of source of funds (statements, contracts, deeds, etc.)
- ☐ If PEP: additional documentation requested by the Compliance Committee

10. Declarations and Undertakings

The representative(s) identified below, on behalf of and for the account of the corporate purchaser, declare(s), on their honour, that:

- All information provided is true, complete, and current as of the date of signature;
- The funds to be applied in the transaction are of lawful origin and are not associated, directly or indirectly, with any criminal activity, money laundering, or terrorist financing;
- The corporate entity acts on its own behalf and account, and not as agent or fiduciary of undisclosed third parties;
- The undersigned undertake to notify, within 30 days, any material change in the corporate structure, beneficial owners, or PEP status of any of the persons identified in this form;
- The undersigned acknowledge and accept the terms of OneMark Properties' Privacy Policy (form OMP-GDPR-001).

11. Signature(s)

Name, position, and signature of first representative

Name, position, and signature of second representative (if applicable)

Place

Date (dd/mm/yyyy)

Reserved for OneMark Properties

Receipt and document verification (date and responsible party)

RCBE / UBO register validation (date, source, reference)

Risk classification

☐ Low ☐ Medium ☐ High ☐ Enhanced (PEP / offshore / >€500k)

Final approval (date, responsible party, Committee resolution)
