

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

*Asset Management*

# Source of Funds Declaration

*Transactions  $\geq$  €500,000*

**Confidential Document**

Internal reference: OMP-SOF-001 | Version 1.0 | Junho 2026

## 1. Background

This declaration is required by OneMark Properties for all real estate transactions where the value equals or exceeds €500,000 (five hundred thousand euros), in compliance with the enhanced due diligence measures provided for in Portuguese Law 83/2017 of 18 August.

This declaration must be completed by the purchaser (or by the legal representative, in the case of a corporate entity) and accompanied by the supporting documents identified in section 5.

## 2. Declarant Identification

Name / corporate name \*

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Identification document / Tax ID \*

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OneMark Properties file reference

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Asset under acquisition \*

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Transaction value (€) \*

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## 3. Source of Funds — Detailed Description

The declarant must describe, in detail and chronologically, the source of the funds to be applied in the transaction. The description must be sufficiently precise to allow assessment and document validation, identifying amounts, dates, counterparties, and financial institutions involved.

### 3.1. Primary Source

Nature of source \*

- ☐ Accumulated professional income   ☐ Business activity  
☐ Sale of real estate   ☐ Sale of business / shareholdings  
☐ Inheritance or gift   ☐ Investment capital gains  
☐ Compensation   ☐ Bank financing   ☐ Other: \_\_\_\_\_

Detailed description of primary source \* (*who, when, how much, by what means*)

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Amount associated with this source (€) \*

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Period of generation / date of receipt \*

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Financial institution(s) involved *(custodian bank, jurisdiction, account number)*

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**3.2. Secondary Sources (if applicable)**

*If the transaction is funded by more than one source, identify and describe each separately.*

**Second source — nature, description, amount, dates, institutions**

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**Third source (if applicable)**

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**4. Financial Flow**

**Bank account from which funds will be transferred \***

Bank: \_\_\_\_\_ Country: \_\_\_\_\_

IBAN: \_\_\_\_\_

Account holder(s): \_\_\_\_\_

Is the source account held by the declarant? \* ☐ Yes ☐ No

**If no, justify and identify the relationship with the holder**

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Will any of the funds transit through offshore jurisdictions before settlement? \* ☐ Yes ☐ No

**If yes, identify jurisdictions and justify**

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**5. Supporting Documents to Attach**

All relevant documents to evidence the declared source(s) must be attached. The list below is indicative; OneMark Properties may request additional documentation depending on the specifics of the case.

- ☐ Bank statements for the last 12 months from the source account(s)
- ☐ Tax returns for the last 3 financial years
- ☐ Sale deed or contract of the asset/shareholdings that generated the funds
- ☐ Probate / inheritance documentation (in case of inheritance)
- ☐ Registered gift deed (in case of gift)
- ☐ Court judgment or settlement (in case of compensation)
- ☐ Bank loan approval (in case of financing)
- ☐ Salary / fee receipts (in case of accumulated income)
- ☐ Financial statements (in case of business origin)
- ☐ Other relevant documents: \_\_\_\_\_

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## 6. Declaration and Undertaking

The undersigned declares, on his/her honour:

- That the information provided in this declaration is true, complete, and current;
- That the funds identified are of lawful origin, were obtained in the context of legitimate activities, and have been fully declared to the relevant tax authorities;
- That the funds are not associated, directly or indirectly, with any criminal activity, money laundering, corruption, tax evasion, or terrorist financing;
- That the undersigned will provide OneMark Properties with any additional clarifications or supporting documentation that may be requested in the context of enhanced due diligence;
- **That the undersigned acknowledges that the provision of false or incomplete statements may constitute a criminal offence and shall result in the immediate cancellation of the commercial process.**

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## 7. Signature

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*Declarant's signature (matching identification document)*

**Place**

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**Date**

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**Reserved for OneMark Properties**

**Reviewed by Compliance Officer (date and responsible party)**

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**Document verification result**

☐ Validated   ☐ Validated with reservations   ☐ Additional info requested   ☐ Refused

**Observations**

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**Final approval by Compliance Committee (if applicable)**

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