

7.1.2 Share buyback program

7.1.2.1 Current share buyback program

The Ordinary General Meeting of April 22, 2021 authorized the Board of Directors to purchase or arrange for the purchase of Company shares in accordance with the provisions of Articles L. 22-10-62 (formerly Article L. 225-209) et seq. of the French Commercial Code, Articles 241-1 to 241-7 of the General regulation of the AMF, and European market abuse regulations (specifically regulations (EU) 596/2014 of April 16, 2014 and 2016/1952 of March 8, 2016), primarily for the following purposes:

- to maintain liquidity and stimulate the market for the Company's shares through an investment services provider acting independently on behalf of the Company, in connection with a liquidity agreement compliant with a Code of Ethics recognized by the AMF;
- to implement any Company stock option plan, under the provisions of Article L. 22-10-56 (formerly Article L. 225-177) et seq. of the French Commercial Code, any savings scheme in accordance with Articles L. 3332-1 et seq. of the French Labor Code or any allocation of bonus shares under the provisions of Articles L. 22-10-59, L. 22-10-60 and L. 225-197-1 et seq. of the French Commercial Code, or any other scheme for payment in shares;
- to deliver these shares when the rights attached to marketable securities conferring a right to shares are exercised by reimbursement, conversion, exchange, the presentation of a warrant or debt security convertible or exchangeable into shares of the Company, or by any other means that confers a right to shares of the Company;
- to keep them with a view to subsequently using them as payment or exchange in connection with, or following, any external growth transaction;
- to cancel all or part of them in order to optimize net earnings per share in connection with a share capital reduction in the manner specified by law;
- to conduct any further market practice authorized by the French Financial Markets Authority and generally to carry out any transaction compliant with applicable regulations.

These shares may be acquired, sold, transferred, or exchanged by any means, including on the regulated market or over the counter and by block trade transactions. These means include the use of any derivative financial instrument traded on a regulated market or over the counter and the implementation of options strategies in the manner authorized by the competent market authorities, provided that such means do not contribute to a significant increase in share volatility. The shares may also be loaned, pursuant to Articles L. 211-22 et seq. of the French Monetary and Financial Code.

The purchase price of the shares shall not exceed Euro twelve (12) (excluding purchase costs) per share with a par value of Euro one (1) each.

This authorization may be implemented up to a maximum number of shares representing 10% of the Company's share capital as at the date of the General Meeting of April 22, 2021,

on the understanding that when the Company's shares are purchased under a liquidity agreement, the number of these shares taken into account to calculate the 10% threshold specified above shall correspond to said number of purchased shares, after deducting the number of shares resold under the liquidity agreement during the authorization period. However, the number of shares purchased by the Company to be kept and subsequently used as payment or exchange in connection with an external growth transaction may not exceed 5% of the share capital. Purchases made by the Company may not, under any circumstances, result in the Company holding at any time whatsoever, more than 10% of the shares making up its share capital.

In the event of a public offer relating to the shares or marketable securities issued by the Company, the Company may only use this authorization to meet its commitments regarding the delivery of securities, particularly in the context of bonus share plans or strategic transactions undertaken and announced before the launch of the public offer.

7.1.2.2 Transactions carried out in 2021

A. Liquidity agreement

In an effort to increase the liquidity of the Group's shares and ensure share price stability, as well as to avoid large fluctuations in the Company's share price unwarranted by market trends, the Company entered into a liquidity agreement with Oddo Corporate Finance on February 20, 2006. This agreement complies with the AMAFI (French Financial Markets Association) Code of Ethics approved by the AMF on October 1, 2008. The Company allocated Euro 1.6 million to a liquidity account to implement this liquidity agreement.

The Company added Euro 800,000 to the liquidity account on January 20, 2009, a further Euro 3 million on March 9, 2009, and Euro 6 million on May 25, 2009, bringing the total sum allocated to Euro 11.4 million. On December 5, 2011, the Company decided to make a partial withdrawal of Euro 3.4 million, reducing the amount allocated to the liquidity agreement from Euro 11.4 million to Euro 8 million.

On September 9, 2019, the Company entered into a new liquidity agreement, effective retroactively from January 2, 2019, with Oddo BHF SCA. This new liquidity agreement, established following changes in regulations relating to liquidity agreements and in accordance with AMF decision No. 2018-01 of July 2, 2018, replaces the previous agreement signed on February 14, 2006.

For the implementation of the new agreement, 345,930 shares and Euro 2,389,808.95 were allocated to the liquidity account. The fixed amount paid under this contract, which includes trading costs, amounted to Euro 42,000 excluding taxes for the 2021 fiscal year.

During the 2021 fiscal year, a total of 5,525,032 Mercialys shares were purchased at an average price of Euro 9.27 each, and 5,542,346 Mercialys shares were sold at an average price of Euro 9.29 each. At December 31, 2021, the liquidity account contained 387,113 shares and Euro 2,107,036.08.

B. Other transactions

No shares were canceled during the 24-month period from January 1, 2020 to December 31, 2021.

C. Summary of transactions

The table below summarizes the transactions carried out by the Company on treasury shares between January 1, 2021 and December 31, 2021 and indicates the number of treasury shares held by the Company:

| | Number of shares | % of capital |
|--|------------------|--------------|
| Number of shares held at December 31, 2020 | 511,547 | 0.56 |
| Number of shares purchased under the liquidity agreement | 5,525,032 | |
| Number of shares sold under the liquidity agreement | (5,542,346) | |
| Number of shares purchased | 0 | |
| Number of shares canceled | 0 | |
| Number of bonus shares | (2,640) | |
| Number of shares held at December 31, 2021 | 491,593 | 0.52 |

The Company's position at December 31, 2021 was as follows:

| | Dec. 31, 2021 |
|--|---------------|
| Number of treasury shares in portfolio | 491,593 |
| Percentage of share capital held directly or indirectly as treasury shares | 0.52% |
| Number of shares canceled during the last 24 months | 0 |
| Book value of the portfolio (in millions of euros) | 3.7 |
| Market value of the portfolio (in millions of euros) ⁽¹⁾ | 4.2 |

(1) Value calculated in millions of euros on the basis of the closing price on December 31, 2021, i.e. Euro 8.57.

Mercialys has no open positions in derivatives. The 491,593 treasury shares held at December 31, 2021 were allocated as follows:

- 387,113 shares for use in connection with the liquidity agreement;
- 104,480 shares for use in any Company stock option plans, savings schemes or in the allocation of bonus shares to executive corporate officers and employees of the Company and related companies.

7.1.2.3 Description of the Company's share buyback program submitted for shareholder approval

At the Ordinary General Meeting of April 28, 2022, shareholders will be asked to renew the Board of Directors' authorization to purchase, directly or indirectly, shares in the Company pursuant to Articles L. 22-10-62 et seq. of the French Commercial Code, Articles 241-1 to 241-7 of the General regulation of the AMF, and the European market abuse regulations (specifically regulations (EU) 596/2014 of April 16, 2014 and 2016/1052 of March 8, 2016), primarily for the following purposes:

- to maintain liquidity and stimulate the market for the Company's shares through an investment services provider acting independently on behalf of the Company, in connection with a liquidity agreement compliant with a Code of Ethics recognized by the AMF;
- to implement any Company stock option plan, under the provisions of Articles L. 225-177 et seq. and L. 22-10-56 et seq. of the French Commercial Code, any savings scheme

in accordance with Articles L. 3332-1 et seq. of the French Labor Code, or any allocation of bonus shares under the provisions of Articles L. 22-10-59, L. 22-10-60 and L. 225-197-1 et seq. of the French Commercial Code, or any other scheme for payment in shares;

- to deliver these shares when the rights attached to marketable securities conferring a right to shares are exercised by reimbursement, conversion, exchange, the presentation of a warrant or debt security convertible or exchangeable into shares of the Company, or by any other means that confers a right to shares of the Company;
- to keep them with a view to subsequently using them as payment or exchange in connection with, or following, any external growth transaction;
- to cancel all or part of them in order to optimize net earnings per share in connection with a share capital reduction in the manner specified by law;
- to conduct any further market practice authorized by the French Financial Markets Authority and generally to carry out any transaction compliant with applicable regulations.

These shares may be acquired, sold, transferred, or exchanged by any means, including on the regulated market or over the counter and by block trade transactions. These means include the use of any derivative financial instrument traded on a regulated market or over the counter and the implementation of options strategies in the manner authorized by the competent market authorities, provided that such means do not contribute to a significant increase in share volatility. The shares may also be loaned, pursuant to Articles L. 211-22 et seq. of the French Monetary and Financial Code.

The purchase price of the shares shall not exceed Euro thirteen (13) (excluding purchase costs) per share with a par value of Euro one (1) each.

This authorization may be implemented up to a maximum number of shares representing 10% of the Company's share capital, taking into account transactions affecting it subsequent to the date of this Annual General Meeting, *i.e.*, 8,897,057 shares based on the share capital at December 31, 2021, net of 491,593 treasury shares, up to a maximum of Euro 115.7 million. It should be noted that when the Company's shares are purchased under a liquidity agreement, the number of these shares taken into account when calculating the 10% threshold referred to above shall correspond to this number of shares purchased, less of the number of shares resold under the liquidity agreement during the authorization period. However, the number of shares acquired by the Company with a view to retaining them and subsequently delivering them as payment or exchange as part of a merger, spin-off or contribution transaction may not exceed 5% of the share capital. Purchases made by the Company may not, under any circumstances, result in the

Company holding at any time whatsoever, more than 10% of the shares making up its share capital.

The authorization granted to the Board of Directors is valid for a period of eighteen months. It terminates and replaces the authorization previously granted by the 17th resolution of the General Meeting of April 22, 2021.

In the event of a public offer relating to shares, securities or marketable securities issued by the Company, the Company may only use this authorization to satisfy its commitments to deliver securities, in the context of bonus share plans committed to and announced before the launch of the public offer.

The Ordinary and Extraordinary General Meeting of shareholders held on April 22, 2021 renewed the authorization granted to the Board of Directors to reduce the Company's share capital by the cancelation of treasury shares. This authorization, granted for a period of 18 months, is valid until October 21, 2022. The renewal of this authorization will be proposed to the Annual General Meeting of April 28, 2022.

7.1.3 Dividend distribution policy

On November 24, 2005, the Company elected to be taxed under the regime applicable to *sociétés d'investissement immobilier cotées* (SIICs).

As a SIIC, Mercialys is exempt from corporate tax on its rental revenues and on capital gains generated from the sale of real estate assets or some investments in real estate companies. In return for this tax exemption, SIICs must distribute to their shareholders at least 95% of the tax-exempt profits generated from property leasing and subletting transactions. Similarly, SIICs must distribute at least 70% of the tax-exempt profits generated from the sale of real estate assets or investments in real estate companies. Dividends from subsidiaries that are subject to corporate tax and are covered by this tax regime must be paid out in full.

Given a very uncertain health environment, marked by new restrictive measures and a late deployment of State aid for the period of store closures, which has led tenants to postpone the payment of their rents, in the interests of protecting the Company's cash, the Mercialys Board of Directors has decided not to distribute an interim dividend for the 2021 fiscal year.

At December 31, 2021, the net income generated by Mercialys, the parent company, amounted to Euro 33.1 million, of which Euro 26.8 million in tax-exempt income and Euro 6.3 million in taxable income.

A dividend of Euro 0.92 per share for the 2021 fiscal year will be proposed at the Annual General Meeting of April 28, 2022, for a total of Euro 86.4 million based on the number of shares outstanding at December 31, 2021, without taking into account the cancelation of dividends on treasury shares on the payment date. The proposed dividend corresponds to 85% of the 2021 FFO and offers a yield of 10.7% on the closing price at December 31, 2021.

This dividend proposal comprises the distribution obligation under SIIC status concerning tax-exempt profits from:

- the leasing or subletting of properties (including dividends paid by subsidiaries subject to the SIIC regime), *i.e.* Euro 0.39 per share;
- the distribution of 70% of the tax-exempt profits for the 2021 fiscal year from the sale of properties and investments in real estate companies, *i.e.* Euro 0.01 per share;
- the distribution of 70% of the tax-exempt profits for the 2020 fiscal year from the sale of properties and investments in real estate companies, *i.e.* Euro 0.38 per share;
- the distribution of tax-exempt income recorded in the Company's balance sheet in the amount of Euro 0.14 per share.

The payment of the dividend of Euro 0.92 per share would take place on May 5, 2022 (ex-dividend date being May 3, 2022), subject to approval by the Annual General Meeting of April 28, 2022.

Dividends taken from the tax-exempt profits of SIICs do not qualify for the 40% allowance provided for in Article 158-3, paragraph 2, of the French General Tax Code. Only dividends taken from the non-tax-exempt profits of SIICs are eligible for this allowance.

Furthermore, social security contributions (17.2%) on dividends paid to individuals fiscally domiciled in France are withheld by the paying institution. In addition, since January 1, 2018, an income tax prepayment (12.8%) has also been withheld on these dividends by the paying institution.