

DIVIDEND POLICY

1. Purpose and overview

- 1.1. This Policy is intended to provide general parameters within which the Board of URB Investments Limited (“**URB**” or the “**Company**”) intends to determine the level of dividends to be paid to shareholders.

2. Glossary

- 2.1. “**Net Operating Profits**” means after tax, but before Special Investment Revenue, net gains/losses on financial assets held at fair value through profit and loss, and realised profits on disposal of unlisted interests in direct property assets.
- 2.2. “**Special Investment Revenue**” means dividends and distributions received from the investment portfolio that have been designated by an underlying investee entity as not an ordinary dividend or distribution, for example special dividends or capital returns.

3. Policy

- 3.1. URB’s objective is to capture and add value through capital growth and income from an actively managed portfolio of equities and unlisted interests in direct property assets.
- 3.2. With respect to prudent business practices, and ensuring the business retains sufficient working capital to allow the achievement of URB’s objectives, the Company’s long term aim is to pay out between 50% and 70% of Net Operating Profits for that year to shareholders as fully franked dividends to the extent permitted by the *Corporations Act 2001* and the *Income Tax Assessment Act 1997*.
- 3.3. Ordinary dividends will be declared by the Board of Directors out of the Company’s Net Operating Profits as defined in this policy.
- 3.4. In circumstances where the Company accumulates sufficient Special Investment Revenue after ensuring the business retains sufficient working capital in accordance with its capital management objectives, the Board will consider declaring special fully franked dividends to the extent permitted by the *Corporations Act 2001* and the *Income Tax Assessment Act 1997*.
- 3.5. URB’s intention is to provide shareholders a sustainable and growing fully franked dividend yield that is competitive within the listed investment company market.