



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 11/2026

Pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian Financial Supervisory Authority Regulation no. 5/2018 on issuers and operations with securities, as subsequently amended and supplemented and the provisions of Article 99 of the Bucharest Stock Exchange Code, Title II, Issuers and Financial Instruments.

Report date:	18.03.2026
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J2007021705402
Sole registration code:	22767862
Share Capital:	RON 1,105,000,000
Total number of shares:	110,500,000 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Acquisition of a plot of land for a new development, One Floreasca Sunset

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the acquisition of a 9,045 sqm plot of land located at 241-273 Barbu Văcărescu Street.

The new development, named One Floreasca Sunset, will be situated between Lake Tei, Lake Colentina, and Lake Floreasca, in the immediate vicinity of the green area of Verdi Park. The development will have direct access to the Barbu Văcărescu - Aurel Vlaicu - Dimitrie Pompei business hub, the public transport network, and the main traffic arteries, offering an optimal balance between proximity to nature and easy access to dynamic urban areas.

One Floreasca Sunset will comprise a two-wing building with a height regime of 3B + GF + 13F + 14F duplex, with a total gross built area of 29,138 sqm and over 2,700 sqm of green spaces. The residential component will include 221 units, ranging from studios and one-, two-, and three-bedroom apartments to penthouses with panoramic views of the surrounding lakes, all featuring terraces or balconies. The lower levels will integrate retail spaces (1,172 sqm), office spaces (981 sqm), and administrative spaces (156 sqm).

Additionally, One Floreasca Sunset will provide 361 parking spaces, of which 20 will be outdoor, equipped with infrastructure for electric vehicle charging, and will include VRV air-conditioning systems, being designed in accordance with nZEB standards.



The development targets the upper segment of the market. The development has already obtained its building permit, and construction works, and the sales process are scheduled to begin this year, with completion estimated for 2028. The gross development value (GDV) of One Floreasca Sunset amounts to EUR 135 million.

Executive Member of the Board of Directors

Victor Capitanu