ONE UNITED PROPERTIES

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 35/2026

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:	09.07.2026
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: Favourable decision of the Bucharest Court of Appeal regarding the One Peninsula development

The management of One United Properties S.A. hereinafter referred to as the "Company" informs the market that, on 7 July 2026, a ruling was published whereby, in the appeal stage, the Bucharest Court of Appeal fully upheld the favourable judgment rendered in case file no. 21714/3/2023, by which the Bucharest Tribunal had entirely rejected the claim seeking the annulment of building permits no. 352/16/N/10512 of 25 August 2020 and no. 340/17/N/37208 of 29 September 2022, based on which the One Peninsula project is being developed, as well as the claim brought by the claimant NGOs for compensation of the alleged damage by way of demolition of the buildings erected pursuant to these permits and restoration of the land to its initial condition.

This final and binding ruling confirms that the above-mentioned building permits, based on which the One Peninsula project is being developed, have not lost their validity and have never ceased to produce the legal effects provided by law. In addition, the appeal lodged by the Municipality of Bucharest was dismissed in its entirety as lacking legal interest.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu Andrei-Liviu Diaconescu