



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 39/2026

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:                        | 05.08.2026                                               |
| 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: H1 2026 Trading Update**

One United Properties S.A. (hereinafter referred to as the “**Company**”) provides the market general and provisional information on the Company's key performance indicators for the 6-month period ended June 30<sup>th</sup>, 2026. One United Properties will publish the H1 2026 financial results on August 26<sup>th</sup>, 2026, at 8:00 AM. The information provided in this trading update is preliminary and may be subject to change and may differ from the final numbers that will be presented in the financial report.

### **Residential sales and pre-sales**

In H1 2026, One United Properties recorded residential transactions of EUR 106.1 million, including sales, pre-sales and reservations, corresponding to 229 residential and commercial units with a total surface of 25,221 sqm, as well as 396 parking and storage spaces. The data is not directly comparable to the same period of last year, as reservations were introduced as a distinct transaction stage starting with 2026 under the new Romanian legislative framework governing client advance payments, shifting the timing of recognition of client commitments. For information purposes, in H1 2025, the Group sold and pre-sold 301 residential and commercial units with a total surface of 28,602 sqm and 332 parking and storage spaces for EUR 95.4 million.

Beginning with 2026, Romanian legislation introduced a staged advance payment mechanism linked to construction progress. Under the new framework, transactions that would previously have been recorded directly as pre-sales are now initially booked as reservations until the first contractual payment milestone is reached. Consequently, reservations have become the primary indicator of commercial activity for newly launched developments. While this changes the timing of revenue



recognition under IFRS 15, it does not affect underlying customer demand, contracted cash flows or the economics of the Company's developments. Of the EUR 106.1 million residential transactions recorded in H1 2026, EUR 102.9 million related to reservations, while EUR 2.6 million represented contracted pre-sales, reflecting the early-stage nature of the developments launched during the period.

The H1 2026 pre-sales and reservations across the portfolio, together with the total number of units sold or reserved from launch until June 30<sup>th</sup>, 2026, are as follows:

| Development                   | Estimated delivery | Contracted units in H1 2026 | Total units contracted from construction start | Total units developed | Units available for sale |
|-------------------------------|--------------------|-----------------------------|------------------------------------------------|-----------------------|--------------------------|
| One Floreasca Sunset          | Q3 2028            | 159                         | 165                                            | 227                   | 62                       |
| One Lake District Phase 2     | Q3 2027            | 35                          | 507                                            | 863                   | 356                      |
| One Academy Club              | Q4 2027            | 14                          | 93                                             | 159                   | 66                       |
| One Lake Club Phase 1         | Q3 2026            | 8                           | 390                                            | 601                   | 211                      |
| One Mamaia Nord Phase 3       | Q1 2028            | 8                           | 79                                             | 128                   | 49                       |
| Other developments            |                    | 5                           | 3,832                                          | 4,248                 | 416                      |
| <b>TOTAL UNITS CONTRACTED</b> |                    | <b>229</b>                  | <b>5,066</b>                                   | <b>6,226</b>          | <b>1,160</b>             |

Commercial activity in H1 2026 was primarily driven by newly launched developments, reflecting the Company's transition into its largest delivery year to date. Unlike the previous two years, when transactions were primarily generated by developments already under construction and with limited new launches, the current period was dominated by the newly launched developments. One Floreasca Sunset was the bestselling development during the period, with approximately 73% of its residential and commercial units reserved since sales began at the end of March 2026, making it one of the most successful launches in the Company's history and confirming continued demand for One United Properties' premium residential offering.

The shift in the sales mix was also reflected in pricing. The average contracted selling price reached EUR 3,853/sqm in H1 2026, compared to EUR 3,105/sqm in H1 2025, representing a 24% year-on-year increase, driven primarily by the launch of higher-value developments, including One Floreasca Sunset and One Academy Club.

As of June 30<sup>th</sup>, 2026, 75% of all units under construction were already contracted, with 1,002 units remaining available for sale across developments under construction. Across the finalized residential portfolio, the Group had an additional 158 units available for sale, of which 122 units are located developments completed during 2025 and 2026 and 36 units in developments completed prior to 2025.

As of June 30<sup>th</sup>, 2026, the Company had EUR 445 million of contracted cash collections scheduled through 2029, comprising EUR 150 million expected in 2026, EUR 165 million in 2027, EUR 85 million in 2028 and EUR 45 million in 2029. During H1 2026 alone, EUR 27 million was collected from customers. These contracted inflows provide strong visibility over future cash generation and represent the highest level ever recorded in the Company's history, reflecting the strength of sales activity and development pipeline. To meet the demand and further expand its residential portfolio, the Company plans to continue launching new developments during 2026, including One City Club, One Cotroceni Towers and One Park Lane in Bucharest, as well as One Riverfront in Sibiu.



| Historical cash inflows |          |          |          |          | Future contracted cash inflows |          |         |         |
|-------------------------|----------|----------|----------|----------|--------------------------------|----------|---------|---------|
| 2021                    | 2022     | 2023     | 2024     | 2025     | 2026                           | 2027     | 2028    | 2029    |
| EUR 142m                | EUR 128m | EUR 211m | EUR 174m | EUR 154m | EUR 150m                       | EUR 160m | EUR 66m | EUR 28m |

On July 12th, 2026, One United Properties marked the fifth anniversary of its listing on the Bucharest Stock Exchange. Since the IPO, the Company has recorded residential transactions exceeding EUR 1.05 billion, corresponding to 3,595 residential and commercial units sold, pre-sold or reserved.

### Commercial lease status

The headline rent for the rental portfolio in H1 2026 was EUR 14.7 million, a 3% increase compared to H1 2025. The lease status across the commercial portfolio as of June 30<sup>th</sup>, 2026, is presented below:

| Development                          | Status         | Delivery/<br>Acquisition | GLA            | % Leased / Pre-<br>leased | % Tenants moved  |
|--------------------------------------|----------------|--------------------------|----------------|---------------------------|------------------|
| One Tower                            | Developed      | 2020                     | 24,073         | 100%                      | 100%             |
| One Cotroceni Park 1                 | Developed      | 2022                     | 47,001         | 99%                       | 97%              |
| Bucur Obor                           | Acquired       | 2022                     | 25,215         | 72%                       | 72% <sup>1</sup> |
| One Victoriei Plaza                  | Acquired       | 2022                     | 12,000         | 100%                      | 100%             |
| One Cotroceni Park 2                 | Developed      | 2023                     | 35,797         | 100%                      | 95%              |
| Eliade Tower                         | Acquired       | 2022                     | 7,860          | 92%                       | 87%              |
| <b>TOTAL CURRENT LEASE PORTFOLIO</b> |                |                          | <b>151,946</b> | <b>95%</b>                | <b>93%</b>       |
| One Gallery                          | In development | 2026                     | 14,845         | 100%                      | n/a              |
| One Technology District              | In development | 2026                     | 21,514         | 100%                      | n/a              |
| Mondrian Hotel                       | In development | 2026                     | 6,447          | 100%                      | n/a              |
| <b>TOTAL LEASE PORTFOLIO</b>         |                |                          | <b>194,752</b> | <b>96%</b>                | <b>n/a</b>       |

**NOTE:** <sup>1</sup>Due to the refurbishment process at Bucur Obor, some spaces are intentionally left unoccupied to allow the temporary relocation of certain essential operators while necessary renovations are being conducted inside the building.

In H1 2026, One United Properties leased and pre-leased 5,000 sqm of office and retail spaces across the commercial portfolio. Moreover, the Company signed lease extensions for a total area of 320 sqm.

### Development

As of June 30<sup>th</sup>, 2026, One United Properties had under construction a total of 3,939 units, 45,500 sqm of office and commercial spaces with a total Gross Development Value (GDV) of EUR 1.53 billion.

### Landbank

As of June 30<sup>th</sup>, 2026, One United Properties had in ownership or under pre-SPA 538.9k sqm of land locations for further development, with total above-ground gross building rights (GBA) of 1.34 million sqm. All these land plots are currently in the planning phase, with estimated GDV of additional EUR 2.7 billion. The Group estimates the construction of 11,000 residential units, services for communities, and 106k sqm of rental commercial buildings on these plots of land. Out of the commercial buildings, 99k sqm will host offices and the remaining 7k sqm will be the Hoxton Hotel, located within buildings that will undergo restoration.

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