To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 40/2026

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: Errata H1 2026 Trading Update – Future Contracted Cash Collections Table

One United Properties S.A. ("**One United Properties**" or the "**Company**") hereby informs investors that a clerical error was identified in the Future Contracted Cash Collections table included in the H1 2026 Trading Update published on August 5, 2026.

The figures presented in the narrative section of the report are correct. However, the values included in the table for years 2027-2029 were inadvertently carried forward from the Q1 2026 Trading Update. The corrected table is presented below.

Future Contracted Cash Collections (EUR million)

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 165m	EUR 85m	EUR 45m

All other information included in the H1 2026 Trading Update remains unchanged.

Executive Member of the Board of Directors

Victor Capitanu

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