

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 48/2026

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:	05.10.2026
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 1,095,000,000
Total number of shares:	109,500,000 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Convening of the Ordinary and Extraordinary General Meetings of Shareholders for 09.11.2026

One United Properties S.A. (hereinafter referred to as the "Company") informs the market and the shareholders that the Board of Directors of the Company decided to convene the Ordinary General Meeting of Shareholders (OGMS) and the Extraordinary General Meeting of Shareholders (EGMS) of the Company for 09.11.2026 (first calling), respectively for 10.11.2026 (second calling) should the attendance quorum for the first meeting not be met.

The convening notice is attached to this current report.

Chairman of the Board of Directors

Claudio Cisullo



ONE UNITED PROPERTIES S.A.

Bucharest, District 1, 20 Maxim Gorki Street

J2007021705402, Sole Registration Code 22767862, EUID:
ROONRC.J2007021705402,

subscribed and fully paid-in registered share capital: RON 1,095,000,000
(the “**Company**”)

**Convening notice for the General Ordinary and Extraordinary meetings of
the shareholders of**

ONE UNITED PROPERTIES S.A.

convened for 9 November 2026

Output no. 2352 dated 2 October 2026

The board of directors of **ONE UNITED PROPERTIES S.A.**, having its headquarters in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Bucharest Trade Registry under no. J2007021705402, having Sole Registration Code 22767862, European Unique Identifier (EUID): ROONRC.J2007021705402, having subscribed and fully paid-up registered share capital of RON 1,095,000,000 (“**OUP**” or the “**Company**”),

Pursuant to Law no. 31/1990 on companies, republished, as subsequently amended and supplemented (“**Companies Law**”), Law no. 24/2017 on issuers of financial instruments and market operations, republished, as subsequently amended and supplemented (“**Law no. 24/2017**”), Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented (“**Regulation no. 5/2018**”), and the Company’s articles of association (the “**Articles of Association**”),

Convenes:

The Ordinary General Meeting of the Company’s Shareholders (the “OGMS”) for the date of 9 November 2026, at 10:00 at One United Tower, 16th Floor, 165 Calea Floreasca, 1st District, Bucharest, Romania, to which all shareholders of the Company registered in the shareholders’ registry (held by Depozitarul Central S.A.) at the end of 28 October 2026, set as reference date (the “**Reference Date**”), will take part of. In case the necessary quorum will not be met at the first convocation, a second meeting of the OGMS will take place on **10 November 2026, at 10:00**, at the same place and with the same agenda and having the same Reference Date; and of

The Extraordinary General Meeting of the Company’s Shareholders (the “EGMS”) for the date of 9 November 2026, at 10:30 at One United Tower, 16th Floor, 165 Calea Floreasca, 1st District, Bucharest, Romania, to which all



shareholders of the Company registered in the shareholders' registry (held by Depozitarul Central S.A.) at the end of 28 October 2026, set as Reference Date, will take part of. In case the necessary quorum will not be met at the first convocation, a second meeting of the EGMS will take place on **10 November 2026**, at **10:30**, at the same place and with the same agenda and having the same Reference Date.

The agenda of the Ordinary General Meeting of Shareholders:

1. Approval of the election of Mr. Alexandru-Victor Savi-Nims (or, in his absence, approval of the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the OGMS, having the identification data available at the Company's headquarters.
2. Approval of the half-year financial report, consisting of the half-year consolidated financial statements prepared for the first six months of the financial year ending on 31 December 2026 and the half-year report prepared by the Board of Directors. In the first six months of the financial year ending on 31 December 2026, the Company has registered RON 79,223,510 net profit at consolidated level.
3. Approval of the distribution of ordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 49,408,008.34 (gross), i.e. a dividend of RON 0.47/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 3 on the OGMS agenda are:
 - 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolution adopted by the OGMS under this item 3, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
 - 25 November 2026 as "ex-date", computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018; and
 - 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.
4. Approval of the distribution of extraordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 149,275,259.24 (gross), i.e. a dividend of RON 1.42/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098, subject to the execution, completion and availability of the credit facility for which an



amendment of the scope is submitted for approval under item 10 of the EGMS agenda and drawdown by the Company's subsidiaries of the respective amounts at least 5 business days before the payment date applicable to this item 4 of the OGMS agenda. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 4 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolutions adopted by the OGMS under this item 4, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as "ex-date", computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.

Subject to the approval of this item 4 on the OGMS agenda and the payment of the extraordinary interim dividends under this item, the Board of Directors will not include on the agenda of the OGMS to be held in 2027 for the approval of the annual report for the financial exercise ending 31 December 2026 an item regarding the approval of the distribution of dividends for the financial exercise 2026.

5. Approval of the authorisation of the executive members of the Board of Directors, acting jointly or severally, with the right to sub-delegate, in the name and on behalf of the Company, with full power and authority, to execute any documents, including, but without limitation to, the resolution of the OGMS, to file and to request the publication of the resolution in Part IV of the Official Gazette of Romania, to pick up any documents, as well as to fulfil any necessary formalities in front of the Trade Registry Office, as well as in front of any other authority, public institution, legal entities and individuals, as well as to carry out any acts for implementing and ensuring the opposability of the resolutions which will be adopted by the OGMS.

The agenda of the Extraordinary General Meeting of Shareholders:

1. Approval of the election of Mr. Alexandru-Victor Savi-Nims (or, in his absence, approval of the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the EGMS, having the identification data available at the Company's headquarters.
2. Approval of a corporate bond issuance programme and/or one or more individual issues of nominative, dematerialized and non-convertible, secured or unsecured bonds, as the case may be, with or without discount, with an aggregate principal amount not exceeding EUR 500,000,000 or the equivalent



thereof in any other currency, denominated in EUR and/or lei and/or any other currency, with a fixed or variable interest rate, as the case may be, and with a maturity not exceeding 10 years (per issuance), any such issuance taking place over a period of maximum 3 years from the date of the EGMS approval and which will be governed by any applicable law (the "**Bonds**"), the Board of Directors having full authority to determine the terms and conditions of the issuance programme and/or any issuance under the programme and/or any individual issuance, as set out in item 5 on the EGMS agenda. Consequently, the resolutions under items 4 – 7 approved by the Extraordinary General Meeting of Shareholders no. 70 dated 25 April 2024 are hereby revoked.

3. Approval to carry out one or more offerings ("**Offerings**" and each, an "**Offering**"), having as object the Bonds, in the form of (i) offering to the public in Romania ("**Public Offering**"), and/or (ii) private placements, addressed to investors in reliance on the exceptions allowed from the publication of a prospectus, including those provided in article 1 para. (4), letters (a) - (d) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published in the case of a public offering of securities or the admission of securities to trading on a regulated market, and repealing Directive 2003/71/EC (the "**Prospectus Regulation**") ("**Private Placement**"), in accordance with the decision adopted by the Board of Directors on this matter.
4. Approval of the undertaking by the Company of all necessary, useful and / or appropriate actions and formalities, for the admission to trading of the Bonds on a regulated market or on other trading venue, following the Offering (the "**Listings**" and each of them the "**Listing**").
5. Approval of the authorisation of the Board of Directors to issue any decision and to carry out any acts and deeds which are necessary, desirable and/or convenient for implementing the resolutions adopted by the EGMS with respect to the Bonds, any Offering and Listing, subject to the approval of item 2 on the EGMS agenda (the Board of Directors shall have full discretion regarding the adoption of any decision on the Bonds, the Offerings and the Listings), including, but not limited to, in relation to the following matters:
 - negotiating, determining and approving the issue amount, the issue price in accordance with market conditions, as well as other terms and conditions of the Bonds and/or the relevant Offerings, the contractual terms, drawdown, early repayment, interest, taxes and fees, guarantees, granting of any type of security interests, determining the structure and the addressees of the Offerings, selecting the intermediaries for the Offerings, ensuring the drafting and publication of a prospectus, an offering document, as well as the negotiation, approval and execution or any documents related to the Bonds, the Offerings and the Listings, the approval of the listing markets, as well as the negotiation and execution of any agreements



with intermediaries and advisors, and to carry out any other acts and deeds which are necessary, useful and/or appropriate;

- approving any agreements regarding the Bonds and/or the Offerings and/or the Listings, and any other arrangements, any security agreements, commitments (including guarantee commitments), offering prospectuses, offering documents, any subscription agreements, sale, agency, trust, assistance agreements, certificates, affidavits, registers, notices, addenda and any other acts and documents which are necessary, useful and/or appropriate to fulfil any formalities and to authorize and/or to execute any other actions which are necessary in order to give full effect to the issuance of Bonds and/or the Offerings and/or the Listings (as the case may be) and/or the associated guarantees, finance documents etc; and
 - empowering representatives of the Company to sign any such documents, to fulfil any such formalities and execute any such actions.
6. Approval of the decrease of the Company's share capital pursuant to Article 207 para. (1) letter c) of Law no. 31/1990 on companies, with the amount of RON 43,765,780, by cancelling a number of 4,376,578 own shares with an individual nominal value of RON 10, from the shares repurchased by the Company in accordance with the share buyback program approved through EGMS Resolution no. 74 dated 10 October 2024 and pursuant to the public tender offer carried out by the Company in accordance with EGMS Resolution no. 79 dated 15 October 2025.

Once the share capital decrease approved pursuant to this item 6 on the EGMS agenda is finalised, the subscribed and paid-up share capital of the Company will amount to RON 1,051,234,220, divided into 105,123,422 shares, with a nominal value of RON 10/share.

Article 4.1. of the Articles of Association of the Company shall be amended after the finalisation of the share capital decrease approved pursuant to this item 6, as follows:

“The subscribed and paid-up share capital of the Company is of RON 1,051,234,220 (of which RON 1,041,908,318.5 and EUR 1,922,633.5) fully subscribed and paid-up by the shareholders, divided into 105,123,422 ordinary, nominative and dematerialized shares, having a nominal value of RON 10/share.”

The share capital decrease operation approved in accordance with this item 6 on the EGMS agenda will take effect once all of the following conditions have been met:

- a) This EGMS resolution is published in the Official Gazette of Romania, Part IV for a period of at least two months; and
- b) This EGMS resolution is registered with the Trade Registry Office attached to the Bucharest Tribunal.



7. Approval of the participation by the Company (direct and/or indirect 100 % holding) in the share capital of a joint-stock company to act as a holding for the Company's group's rental income-generating assets (the **"Rental Holding"**), irrespective of whether the Rental Holding will be a new company incorporated by the Company for this purpose or an existing direct or indirect subsidiary of the Company that will be restructured for the purposes of the Rental Holding, as determined by the Company, for the purpose of better managing, streamlining and increasing the transparency of this business segment, as well as the approval of the consolidation within the Rental Holding of the following direct or indirect subsidiaries of the Company (the **"Project Companies"**):
- ONE COTROCENI PARK OFFICE S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2020007032404, (EUID) ROONRC.J2020007032404, having sole registration code RO42688380;
 - ONE COTROCENI PARK OFFICE FAZA 2 S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2020006838407, (EUID) ROONRC.J2020006838407, having sole registration code RO42671346;
 - ONE UNITED TOWER S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2017020317401, (EUID) ROONRC.J2017020317401, having sole registration code RO38586064;
 - ONE VICTORIEI PLAZA S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2018016016403, (EUID) ROONRC.J2018016016403, having sole registration code RO40114438;
 - REAL HABITAT OFFICE BUILDING S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2022021879401, (EUID) ROONRC.J2022021879401, having sole registration code RO47113260;
 - ONE GALLERY FLOREASCA S.A., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2022013376404, (EUID) ROONRC.J2022013376404, having sole registration code RO46463119;
 - BUCUR OBOR S.A., a joint-stock company incorporated and operating in accordance with the laws of Romania, with registered office in Bucharest, 2 Șoseaua Colentina, District 2, registered with the Trade Registry under no.



J40/365/1991, having sole registration code (CUI) RO 19,

which may be carried out, alternatively or cumulatively and subject to regulatory clearance (as and if required under the relevant regulations) and financing banks consent, in the proportions and ratios determined by the Company, by any of the following means: (i) the contribution, in whole or in part, of the Company's holdings in the Project Companies to the share capital of the Rental Holding; and/or (ii) the transfer, in whole or in part, of the immovable assets held directly or indirectly through the Project Companies to the Rental Holding, in all cases subject to compliance with the applicable legal provisions and upon obtaining any approvals and completing any formalities required, including at the level of the Project Companies (together, the “**Rental Portfolio Consolidation**”), as well as the approval of the undertaking of all necessary, useful and/or appropriate actions and formalities for the implementation of the Rental Portfolio Consolidation on the terms approved under this item on the EGMS agenda.

8. Approval of the authorisation of the Board of Directors to issue any decision and to carry out any acts and deeds which are necessary, useful and/or opportune for implementing the resolutions adopted by the EGMS with respect to the Rental Portfolio Consolidation, subject to the approval of item 7 on the EGMS agenda (the Board of Directors shall have full discretion regarding the adoption of any decision on the Rental Portfolio Consolidation), including, but not limited to, in relation to the following matters:
 - determining the incorporation of a new company or the amendment of the characteristics (including changing the legal form and/or increasing the share capital) of an existing subsidiary of the Company for the purposes of the Rental Holding;
 - determining the manner of implementation of, and all features of, the Rental Portfolio Consolidation, negotiating, approving and executing any documents with the financing banks to which the Company and the Company's subsidiaries involved in the Rental Portfolio Consolidation are a party, including, but not limited to, amendments to credit agreements, facility agreements and guarantee contracts or agreements, as well as the appointment of any valuers and the establishment of the terms of their engagement and the preparation of any valuation reports or other documents required in the context of the Rental Portfolio Consolidation, determining and approving any terms and conditions of the Rental Portfolio Consolidation, as well as the negotiation and execution of any agreements with advisors, and the carrying out of any other acts and deeds which are necessary, useful and/or opportune in the context of the Rental Portfolio Consolidation, the incorporation of the Rental Holding or the completion of such contributions, including the approval, negotiation and execution of agreements regarding the shares granted to minority associates of the Project Companies within the Rental Holding;
 - approving any agreements regarding the Rental Portfolio Consolidation and any other arrangements, any security agreements, commitments,



certificates, affidavits, registers, notices, addenda and any other acts and documents which are necessary, useful and/or appropriate to fulfil any formalities and to authorise and/or to execute any other actions which are necessary in order to give full effect to the Rental Portfolio Consolidation and/or the associated guarantees, finance documents etc.; and

- empowering representatives of the Company to sign any such documents, to fulfil any such formalities and execute any such actions.

9. The buyback by the Company of its own shares, on the stock exchange where the shares are listed, in accordance with the applicable legal provisions, subject to the following conditions:

- the buyback program will be carried out at the minimum price of RON 10 per share and a maximum price of RON 63 per share;
- the aggregate value of the buyback program is up to RON 37,987,500;
- the buyback program will target the buyback of a maximum number of 3,798,750 shares;
- the buyback program will take place for a maximum period of 18 months from the date of the EGMS resolution adopted in this regard;
- the buyback transactions will have as object only fully paid-up shares and will be made only from the Company's distributable profit or available reserves, recorded in the last approved annual financial statement, except for legal reserves;
- the buyback program will have as its purpose the objectives referred to in article 5 para. (2) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC ("**MAR**") or, to the extent the buyback transactions do not fulfill the criteria to benefit from the exemptions set out by the MAR provisions and by the provisions of Commission Delegated Regulation (EU) 2016/1052 of 8 March 2016 supplementing Regulation (EU) No 596/2014 of the European Parliament and of the Council with regard to regulatory technical standards for the conditions applicable to buy-back programmes and stabilisation measures, such transactions will be performed in compliance with the provisions of art. 14 and 15 of MAR (each being assessed on a case-by-case basis); and
- the Board of Directors is authorised to issue any decision and to fulfil all the necessary, useful and / or opportune legal acts and deeds for the fulfilment of the decisions to be adopted by the EGMS regarding this item on the agenda, including (but without limitation) regarding the approval and adequate public disclosure, prior to the start of trading in the buyback program, of the purpose of the program.

10. Approval of the supplementation of the purpose of the credit facility in an amount of up to EUR 140,000,000, approved by Resolution of the



Extraordinary General Meeting of Shareholders of the Company no. 79/15.10.2025, respectively, also for the repayment of/granting loans to the Company, on the terms and conditions to be established with the financing bank under the credit agreement entered into on 28 May 2026 by the subsidiaries ONE HIGH DISTRICT S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, Sector 1, Maxim Gorki Street no. 20, registered with the Trade Register Office attached to the Bucharest Court under no. J2021008190401, (EUID) ROONRC: J2021008190401, having sole registration code 44235874 (**OHD**) and ONE LAKE CLUB S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, Sector 1, Maxim Gorki Street no. 20, registered with the Trade Register Office attached to the Bucharest Court under no. J2021008913404, (EUID) ROONRC: J2021008913404, having sole registration code 44312314 (**OLC**).

11. Approval of the empowerment of the Board of Directors, with full powers, to approve, subject to compliance with all applicable legal provisions and the Articles of Association, any financing terms and conditions, as well as any other matters requiring additional approval, including where the financing structures, as approved by the financing bank, subsequently include new conditions or amendments to those approved by the resolution adopted under item 10, provided that the limits indicated by such EGMS resolution are not exceeded.
12. Approval of the empowerment of the executive members of the Board of Directors – Mr. Andrei-Liviu Diaconescu and Mr. Victor Căpitanu, with full powers, exercised individually, and with the right of sub-delegation, so that, for and on behalf of the Company, they may negotiate, sign, issue, deliver and/or transmit all documents relating to the financing facility and any guarantees to be approved pursuant to items 10-11 above, and undertake or cause to be undertaken any actions that they deem necessary, appropriate or advisable to implement the said resolutions, including, without limitation, to:
 - a) negotiate, sign and transmit, for and on behalf of the Company, the credit agreements, security agreements, subordination agreements and/or affidavits, as well as any other agreements, documents, instruments or correspondence required to be issued, concluded, signed or transmitted by the Company in order to implement the resolutions to be adopted in accordance with items 10-11, as well as any other agreements, documents or instruments to which the Company is, or is intended to become, a party, subject to compliance with the applicable legal provisions and the Articles of Association, it being understood that the executive members of the Board of Directors are authorized and empowered, for the duration of the aforementioned financing, to agree to any amendments, modifications or changes to be made thereto, as well as to any other agreements, documents or instruments to which the Company is or is intended to become a party, as



they may deem appropriate, subject to compliance with the applicable legal provisions and the Articles of Association;

b) carry out or cause to be carried out all formalities necessary for the registration and enforceability against third parties of any guarantees, credit agreements, movable mortgage agreements over corporate shares, subordination agreements and/or affidavits, as well as any other documents concluded in the performance of the resolutions to be adopted, in accordance with items 10-11, and fulfil any other formalities or take any other measures necessary, appropriate or advisable to give full effect thereto, including, without limitation, the registrations with the National Registry for Movable Publicity, the Trade Registry, or any other competent public registers, as well as the representation of the Company and the signing of any necessary documents before a notary public or any other competent authorities, institutions or persons;

c) individually represent the Company at the general meetings of the shareholders of the subsidiaries OHD and OLC for the purpose of approving the financing facility and any guarantees referred to in items 10-11 above, and of adopting all measures necessary to implement them.

13. Approval of setting the date of:

- 26 November 2026 as registration date for the identification of the shareholders who will benefit from the effects of the resolutions adopted by the EGMS, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018.

As they are not applicable to this EGMS, the shareholders do not decide on the other aspects set out in Article 176 para. (1) of Regulation no. 5/2018 such as date of the guaranteed participation and payment date.

14. Approval of the authorisation of the executive members of the Board of Directors, acting jointly or severally, with the right to sub-delegate, in the name and on behalf of the Company, with full power and authority, to execute any documents, including the EGMS resolution, the Articles of Association of the Company, to file and to request the publication of the resolution in Part IV of the Official Gazette of Romania, to pick up any documents, as well as to fulfil any necessary formalities in front of the Trade Registry Office, as well as in front of any other authority, public institution, legal entities and individuals, as well as to carry out any acts for implementing and ensuring the opposability of the resolutions which will be adopted by the EGMS.

Miscellaneous

a) Documents related to the agenda of the OGMS and EGMS



Starting on 6 October 2026, all the information materials regarding the items included on the agenda of the OGMS and of the EGMS shall be made available on the Company's website, the investor relations section (<https://one.ro/investor-relations/>). The shareholders of the Company may receive, upon request, copies of the documents related to the items on the agenda of the OGMS and EGMS.

b) The shareholders' rights to request the inclusion of additional items on the agenda and to make new resolution proposals for the existing or proposed items to be included on the agenda

One or more shareholders representing, individually or collectively, at least 5% of the Company's share capital, have the right:

- (i) to introduce new items on the agenda of the general meeting of shareholders, provided that every new item is accompanied by a reasoning memo, or a draft resolution proposed for adoption to the general meeting; and
- (ii) to make resolution proposals for the items included or proposed to be included on the agenda of the OGMS and EGMS.

The rights mentioned above may be exercised only in writing (sent via courier at the Company's headquarters or via e-mail, in compliance with the regulations issued by the FSA, to the address investors@one.ro) no later than 22 October 2026, at 18:00.

The identification requirements mentioned at letter c) below are also applicable to the shareholder(s) – natural person(s) and/or the legal representative of the shareholder - legal person that request the insertion of new items on the OGMS and EGMS agenda.

To the extent the exercise of such right determines the amendment of the agenda of the general meeting that was already communicated to the shareholders, the Company will publish an amended agenda, following the same procedure as the one for the previous agenda, before the Reference Date and in compliance with the term provided by the Companies Law.

c) Participation and voting in the OGMS and EGMS

Only shareholders who are registered with the Company's Shareholders Registry at the Reference Date are entitled to attend and cast their votes in the OGMS and EGMS, in accordance with the legal provisions applicable to companies that are listed on the Regulated Market of the Bucharest Stock Exchange and those of the Articles of Association, in person (or through legal representatives), by proxy (based on a special or general power of attorney), considering the applicable legal requirements, or by correspondence (based on a correspondence voting ballot).

The access and/or the correspondence vote by shareholders entitled to attend the OGMS and EGMS is allowed, subject to simple proof of their identity made by presenting, in case of shareholders who are natural persons, their identity document



and, in case of legal entities, based on the identity document of the legal representative and a copy of the certificate of status (in Romanian, *certificat constatator*) reflecting the up-to-date status, issued by the trade registry or of any equivalent document issued by a competent authority of the state in which the shareholder that is a legal person is duly registered, submitted in original or in certified copy (the documents attesting the capacity as legal representative of the shareholder that is a legal person will be issued no later than 30 days before the Reference Date). The representatives of shareholders – natural/legal persons will be identified based on their identity document, accompanied by the special or general power of attorney signed by the shareholder who is a natural person/the legal representative of the shareholder that is a legal person, as the case may be, together with the proof of identity of the relevant shareholder natural person/ the legal representative of the legal entity shareholder, and a copy of the certificate of status (in Romanian, *certificat constatator*) reflecting the up-to-date status, issued by the trade registry or of any equivalent document issued by a competent authority of the state in which the shareholder that is a legal person is duly registered, submitted in original or in certified copy (the documents attesting the capacity as legal representative of the shareholder that is a legal person will be issued no later than 30 days before the Reference Date).

The capacity as shareholder and also, in case of shareholders - legal persons or entities without legal status, the capacity as legal representative shall be acknowledged based on the list of shareholders at the Reference Date, received by the Company from Depozitarul Central S.A.

d) General powers of attorney

General powers of attorney may be granted by the shareholders for a period which will not exceed 3 years, allowing their representative to vote in connection with any aspects which are discussed in the general meeting of shareholders, including disposal acts.

Before their first use, general powers of attorney, together with the proof of identity of the relevant shareholder natural person/ the legal representative of the legal entity shareholder, and a copy of the certificate of status (in Romanian *certificat constatator*) reflecting the up-to-date status, issued by the trade registry or of any equivalent document issued by a competent authority of the state in which the shareholder that is a legal person is duly registered, submitted in original or in certified copy (the documents attesting the capacity as legal representative of the shareholder that is a legal person will be issued no later than 30 days before the Reference Date), shall be deposited/sent to the Company's registered headquarters at 20 Maxim Gorki Street, District 1, Bucharest, in copy, containing the mention of conformity with the original under the signature of the representative (or sent by e-mail with extended electronic signature, in compliance with the regulations issued by FSA, to the address aga@one.ro) so as to be registered with the Company's registration desk until 4 November 2026, at 18:00.



For the validity of the mandate, the proxy should have to be an intermediary (investment professional) (pursuant to the provisions of Article 2 para. (1) point (19) of Law no. 24/2017) or a lawyer and the relevant shareholder should be a client of the proxy. Also, the proxy should not be in a state of conflict of interest, pursuant to the provisions of Article 105 para. (15) of the Law no. 24/2017. The proxy cannot be substituted by another person. To the extent the empowered person is a legal entity, it may exercise its mandate through any person belonging to the administrative or management body or its employees.

Together with the general power of attorney, the shareholders shall submit to the Company a statement issued by the legal representative of the intermediary or lawyer who received the power of representation, signed, in original and, as the case, stamped, confirming that:

- (i) the power of attorney is given by the respective shareholder, in its capacity as client, to the intermediary or, as the case lawyer; and
- (ii) the general power of attorney is signed by the shareholder, including by attaching an extended electronic signature, if the case.

e) Special powers of attorney and the correspondence voting ballot

The special powers of attorney and correspondence voting ballots will use the format provided by the Company and shall indicate the vote for each item on the agenda (meaning vote “For”, vote “Against” or vote “Abstention”).

The special powers of attorney may be granted to any person for the representation within one general meeting of shareholders and contains specific voting instructions from the issuer shareholder.

The special powers of attorney/ correspondence voting ballots and the related documents (*i.e.*, the proof of identity of the relevant shareholder natural person/ the legal representative of the legal entity shareholder, and a copy of the certificate of status (in Romanian, *certificat constatator*) issued by the trade registry or of any equivalent document issued by a competent authority of the state in which the shareholder that is a legal person is duly registered, submitted in original or in certified copy (the documents attesting the capacity as legal representative of the shareholder that is a legal person will be issued no later than 30 days before the Reference Date)) shall be deposited/sent to the Company’s registered headquarters at 20 Maxim Gorki Street, District 1, Bucharest, Romania, or by e-mail with extended electronic signature (in case of special powers of attorney) or by e-mail (in case of correspondence vote ballots), in compliance with the regulations issued by FSA, to the address aga@one.ro), in original or in copy, containing the mention of conformity with the original under the signature of the representative, so as to be registered with the Company registration desk no later than until 4 November 2026, at 18:00, clearly mentioning on the envelope or in the subject of the e-mail “For the Ordinary/Extraordinary General Meeting of Shareholders convened for 9/10 November 2026”.



When filling in the special powers of attorney/ correspondence voting ballots, the shareholders are asked to consider that new items on the agenda of the OGMS and EGMS or proposals of resolutions could be added. In this case, the special powers of attorney/ correspondence voting ballots shall be updated and published as described under letter a) above.

f) Electronic vote

Electronic voting can be exercised using electronic voting means in accordance with Article 197 of Regulation no. 5/2018 of the FSA on issuers of financial instruments and market operations through the eVOTE platform (before or during the GSM) by accessing the link <https://one.evot.ro/> from any device connected to the internet and through the eVotePRO platform (before the GSM) for professional investors as defined by Law No. 126/2018 on financial instrument markets, in accordance with the provisions of Article 197 of Regulation no. 5/2018. For professional shareholders who choose to exercise their voting rights through the eVotePRO platform, electronic voting is carried out by accessing the dedicated domain assigned to each professional shareholder, in accordance with the legal identification requirements specified in section ii) below.

Electronic voting forms can be submitted at any time from the start of voting until the live session of the general meeting of shareholders or expressed/re-expressed directly in the live session of the meeting, with the last voting option being the one recorded.

The platforms contain voting options for all items on the agenda. Electronic voting is exercised by checking a voting option “for” or “against” or “abstain”, followed by pressing the “register vote” button. Votes marked on the platform without pressing the “register vote” button will not be taken into account.

Shareholders may log in and vote as many times as they wish during the period designated for correspondence voting and/or live, with the last voting option being the one recorded.

Shareholders should note that, before exercising their voting rights through the eVote/eVotePRO platform, they must complete the registration process described below, and their voting account must be validated by the Company.

Shareholders who are natural persons must complete the registration process once and update their information whenever necessary. Shareholders who are legal persons/entities without legal personality must complete it for each GSM meeting, except for professional shareholders who vote through the eVotePRO platform whose identification documents have been previously validated, which remain valid within 30 days from the date of issue and have not undergone changes and/or have not been replaced with new documents.

For identification and access to the eVote/eVotePRO voting platform, shareholders shall provide the following information:



i) In the case of natural persons:

- last name and first name;
- personal numerical code;
- e-mail address;
- copy of the identity document (identity card, passport, residence permit)*;
- telephone number (optional);
- or
- Access credentials generated following identification via the Online Services Platform developed by the Central Depository, at <https://online.rocstar.ro/Login>.

ii) In the case of legal persons, including professional shareholders / entities without legal personality:

- name of the legal person;
- sole registration code (CUI);
- last name and first name of the legal representative;
- personal numerical code of the legal representative;
- e-mail address;
- the identity document of the legal representative (identity card, passport, residence permit)*;
- copy of the certificate of status (in Romanian, *certificat constatator*) reflecting the up-to-date status, issued by the trade registry or of any equivalent document issued by a competent authority of the state in which the shareholder that is a legal person is duly registered, submitted in original or in certified copy, no older than 30 days from the Reference Date and allowing their identification in the Company's register of shareholders kept by Depozitarul Central*;
- telephone number (optional).

Any documents submitted in a foreign language, other than English, shall be accompanied by the translation into Romanian/English made by a certified translator.

*the electronic copy of the above-mentioned documents will be uploaded online in the dedicated fields. The files that can be uploaded can have one of the following extensions: .jpg, .pdf, .png.

Bucharest, 2 October 2026



Mr. Claudio Cisullo – Chairman of the Board of Directors
