



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 49/2026

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:	12.10.2026
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: Acquisition of a plot of land for a new mixed-use development in Floreasca

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the acquisition of a 5,755 sqm plot of land located at 110-112 Barbu Văcărescu Street, District 2, Bucharest, for a new mixed-use development with an estimated gross development value (GDV) of EUR 130 million. The transaction value amounts to EUR 10 million.

The development is envisaged as a new address for hospitality and living in Floreasca-Barbu Văcărescu area, combining residences with commercial and works paces on the lower floors.

Based on the existing zoning, the development will comprise an exclusive landmark tower with up to four basement levels, a ground floor and 25 upper floors (4B + GF + 25F). A floor area ratio (CUT) of 4.5 applied to the 5,755 sqm plot corresponds to approximately 25,900 sqm of above-ground floor area. With a planned height exceeding 100 metres, the tower will be one of the tallest buildings in Bucharest and Romania, offering panoramic views across the city, lakes and parks

The location is within walking distance of One Gallery and One Floreasca Club, and close to One Verdi Park. Future residents and guests will benefit from access to One Gallery's restaurants and the neighbourhood's wellness and longevity club, a choice of supermarkets and Cinema Floreasca Park, all within walking distance. Connectivity is supported by the modernisation of the tramway infrastructure on Barbu Văcărescu Street and the resumption of tram line 5 services in March 2026.



Together with the Company's other nearby landmarks, this development is expected to contribute to the continued regeneration of the Floreasca-Barbu Văcărescu area.

The development will soon enter the design and permitting stage. The Company plans to organise an international architecture competition to select an architect for a distinctive building that will become a city landmark. The launch of sales and the start of construction are planned for 2028. The final concept and development timetable remain subject to the completion of design and permitting.

Executive Member of the Board of Directors

Victor Capitanu