To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

# CURRENT REPORT NO. 100/2025

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.

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| Report date: | 12.11.2025 |
| 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: Q3 2025 Results**

One United Properties S.A. (hereinafter referred to as the "Company"), Romania's leading green developer of residential, mixed-use, and office real estate, recorded a turnover of RON 1.2 billion (EUR 236.3 million) in the first nine months of 2025, up 15% year-on-year (YoY), and a gross profit of RON 426 million (EUR 84.8 million), up 21% YoY, while the net profit stood at RON 353.2 million (EUR 70.3 million), up 18% YoY.

Revenues from the residential segment reached RON 975.7 million (EUR 194.1 million) in 9M 2025, a 19% YoY increase driven by solid sales performance throughout the past year and steady construction progress. The net income from residential property accelerated 31% YoY, to RON 359.6 million (EUR 71.5 million), due to construction advancing across the entire development portfolio. Consequently, the net margin increased from 33.5% in 9M 2024, to 36.9% for 9M 2025, above the margin of 35% targeted by One United Properties for this segment.

Rental income, which includes revenues from the commercial division and tenant services, rose by 6% YoY to RON 120.4 million (EUR 24 million) in 9M 2025, while the net rental income remained stable at RON 78.4 million (EUR 15.6 million), reflecting resilience of the commercial portfolio. In 9M 2025, One United Properties leased and pre-leased 7,739 sqm of office and retail spaces and signed multiple lease extensions for a total area of 21,900 sqm, reinforcing the superior quality of One United Properties' commercial portfolio.

Administrative expenses decreased 16% YoY to RON 45.5 million (EUR 9.1 million) due to the cost optimization program carried across the Group, which will continue throughout the rest of the year, helping lift the result from operating activity, which increased 22% YoY, to RON 475.2 million (EUR 94.6 million) for 9M 2025.

The gross loan-to-value ratio stood at 31% as of the end of 9M 2025, proving solid financials and low leverage of the Group compared with the European peers. Net debt as of the end of 9M 2025 amounted to RON 837.2 million (EUR 164.8 million), representing just 14% of total assets, which are at a historical high of RON 6.1 billion (EUR 1.2 billion).

In the first nine months of 2025, One United Properties delivered 138 units at One Lake Club (Phase 2) and 86 units at One Mamaia Nord 2. One Herastrau Vista, One Floreasca Towers and One North Lofts are scheduled for completion before the yearend. As of September 30th, 2025, One United Properties had under construction a total of 3,817 units, 22,000 sqm of office spaces and 21,000 sqm of commercial spaces with a total Gross Development Value (GDV) of over EUR 1.4 billion. Moreover, the Company had in ownership or under pre-SPA 467.5k sqm of land locations for further development, with total above-ground gross building rights (GBA) of over 1.2 million sqm. The Group estimates the construction of approximately 9,650 apartments, services for communities, and 151k sqm of rental commercial buildings on these land plots with estimated GDV of additional EUR 2.35 billion.

**Report Availability**

One United Properties' unaudited condensed consolidated financial statements for Q3 2025, accompanied by the Directors' Report, are available on the Company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

**Investor Call**

The conference call in Romanian, organized for local investors, will take place on November 13th, at 10:00AM, Bucharest time. The conference call in English, organized for international analysts, retail, and institutional investors, will take place on November 13th, at 11:00AM, Bucharest time. Both calls will be hosted by Victor Capitanu, Executive Member of the Board of Directors, Cosmin Samoila, CFO, and Zuzanna Kurek, IR Manager.

To participate in the Q3 2025 results call, the interested parties are invited to register at: https://www.one.ro/en/investor-relations/.

Executive Member of the Board of Directors

Victor Capitanu

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