

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 02/2026

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:	27.01.2026
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: Closed trading period

One United Properties S.A. (hereinafter referred to as the "Company") informs the market that on 27.02.2026, at 08:00, the Company will publish the 2025 Preliminary Financial Results and that on 28.01.2026, the Company will enter the closed trading period. This means that the persons discharging managerial responsibilities within the Company within the meaning of Regulation (EU) no. 523/2016 and Regulation (EU) No. 596/2014, shall not conduct any transactions on their own account or for the account of a third party, directly or indirectly, relating to the shares of the issuer or other financial instruments linked to them, during a closed period of 30 days before the publishing of a financial report.

According to internal regulations of the Company, the trading restrictions are also applicable to individuals who have access to privileged information within the meaning of FSA Regulation no. 5/2018 and Law no. 24/2017.

Therefore, since the closing of the trading session from 27.01.2026, the trading activity on ONE shares is not allowed for the persons mentioned herein above. These persons will be able to resume trading on 27.02.2026, after the Company will publish the 2025 Preliminary Financial Results on 27.02.2026, at 08:00, before the market opens.

Executive Member of the Board of Directors

Victor Capitanu