



To: the Bucharest Stock Exchange
the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 21/2025

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.

Report date: 28.03.2025
Name of the issuer: One United Properties S.A.
Registered office: 20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry: J40/21705/2007
Sole registration code: 22767862
Share Capital: RON 1,105,831,020
Total number of shares: 110,583,102 ordinary shares
Symbol: ONE
Market where securities are traded: Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: 2025 Revenue and Expense Budget Estimate

One United Properties S.A. (hereinafter referred to as the "Company") informs the shareholders and investors about the availability of the Company's Revenue and Expense Budget proposal for fiscal year 2025. The budget was adopted by the Board of Directors on March 24th, 2025, and is subject to the approval in General Meeting of Shareholders on April 29th, 2025.

The budget for in RON is presented in the table below and includes the results expected to be generated by the Company at the consolidated level.

Values in RON	2025 Budgeted	2024 Audited	Δ%
Turnover	1,549,064,903	1,437,731,021	8%
Revenues from sales of residential property	1,304,203,117	1,141,909,097	14%
Rental income and revenues from services to tenants	180,689,955	151,447,486	19%
Result from operating activity	543,529,649	481,686,431	13%
Gross Profit	463,847,457	430,749,472	8%
Net Profit	393,531,864	372,625,552	6%

The 2025 budget projects growth across all key financial metrics of One United Properties, in both residential and commercial real estate. Turnover is expected to increase by 8% to RON 1.55 billion, driven by strong demand for residential properties and a growing rental income base.

Revenues from residential property sales are forecasted to rise by 14% to RON 1.3 billion, supported by sustained sales momentum, deliveries from ongoing developments, and continued strong pre-sales activity. A key focus for 2025 will be the delivery of residential developments to final clients, with an estimated 2,300 units scheduled for completion, positively impacting the net margin from residential development. On the other hand, pre-sales are expected to remain a strong driver of



revenue, with 74% of available units already pre-sold as of December 31, 2024. As of the same date, One United Properties had 1,572 units available for sale and pre-sale.

Rental income and revenues from services to tenants are expected to grow by 19% to RON 180.7 million, reflecting the company's expanding office and retail footprint and high occupancy levels. As of December 31, 2024, the lease and pre-lease rate across the standing commercial portfolio had reached 96%. The goal for 2025 is to achieve full occupancy at One Cotroceni Park Office Phase 1 and 2, securing 100% lease-up across the standing office portfolio. Additionally, One Gallery, scheduled for delivery in 2025, is currently 76% pre-leased, further strengthening the company's rental income base for the future.

Macroeconomic conditions, particularly interest rate movements and financing availability, will continue to influence the company's financial performance. To mitigate potential impacts, One United Properties will focus on effective capital management and optimizing non-essential costs, particularly at the headquarters level, to improve margins and sustain profitability.

Result from operating activity is projected to increase by 13%, outpacing the turnover growth operational efficiency improvement. Gross profit is expected to rise by 8%, while net profit is forecasted to grow by 6% to RON 393.5 million.

The supporting documents for the OGMS and EGMS, which will be held on April 29th, 2025, starting with 10:00 AM and 11:00 AM respectively, are available on the Company's website and can be accessed at <https://www.one.ro/en/investor-relations/>.

Executive Member of the Board of Directors

Victor Capitanu