



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

CURRENT REPORT NO. 28/2025

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: 14.04.2025
 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: Notification of transactions carried out between 07.04.2025 - 11.04.2025, under the share buy-back program

One United Properties S.A. (hereinafter referred to as the "Company") in accordance with the provisions of art. 2 of EU Regulation 1052/2016 supplementing EU Regulation 596/2014 on market abuse, informs investors about the transactions carried out on the symbol ONE between 07.04.2025 - 11.04.2025, within the share buy-back program, approved by EGMS Decision no. 74/10.10.2024, published in the Official Gazette of Romania, Part IV, no. 5184/12.12.2024.

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| Issuer Name | ONE UNITED PROPERTIES S.A |
| BVB Symbol | ONE |
| ISIN | ROJ8YZPDHWW8 |
| Category | Main, Premium |
| Name of the intermediary | SSIF BRK Financial Group S.A |
| Description of financial instruments | Shares |
| Transaction type | Buy-back |
| Details regarding the execution of trading orders related to buy-back | During trading session |
| Total number of shares bought during the period 07.04.2025 - 11.04.2025 | 19,500 shares |
| Total value of transactions made during the reporting period 07.04.2025 - 11.04.2025 | 355,441.74 lei |



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| The total number of shares bought since the beginning of the buy-back period | 333,500 shares (adjusted with the consolidation operation) |
| Total value of transactions made since the beginning of the buy-back program | 6,888,837.36 lei |

Summary of transactions from 07.04.2025 - 11.04.2025:

| Date of transaction | Nature of transaction | Volume of transaction | Weighted average price (RON) | Transaction value (RON) |
|---------------------|-----------------------|-----------------------|------------------------------|-------------------------|
| 07.04.2025 | Buy-back | - | - | - |
| 08.04.2025 | Buy-back | 6,000 | 18.2386 | 109,431.74 |
| 09.04.2025 | Buy-back | 5,500 | 17.9945 | 98,970.00 |
| 10.04.2025 | Buy-back | 6,000 | 18.4000 | 110,400.00 |
| 11.04.2025 | Buy-back | 2,000 | 18.3200 | 36,640.00 |

Detailed transactions from 07.04.2025 - 11.04.2025:

| Symbol | ISIN | Market | Date | Hour | Volume | Price | Value |
|--------|--------------|--------|------------|----------|--------|---------|-----------|
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 11:07:23 | 73 | 17.9000 | 1,306.70 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 13:34:20 | 295 | 18.0000 | 5,310.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:29:33 | 451 | 18.2200 | 8,217.22 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:30:08 | 100 | 18.2200 | 1,822.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:30:20 | 81 | 18.2200 | 1,475.82 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:39:08 | 47 | 18.2600 | 858.22 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:39:08 | 219 | 18.2600 | 3,998.94 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:40:52 | 500 | 18.2600 | 9,130.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:42:01 | 234 | 18.2600 | 4,272.84 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:42:23 | 12 | 18.2600 | 219.12 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:43:09 | 750 | 18.2600 | 13,695.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 14:51:15 | 1,100 | 18.2600 | 20,086.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 15:19:46 | 500 | 18.2600 | 9,130.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 15:22:51 | 1,600 | 18.2600 | 29,216.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 08.04.2025 | 15:49:57 | 38 | 18.2600 | 693.88 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 13:34:44 | 60 | 17.9800 | 1,078.80 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 13:38:20 | 327 | 17.9800 | 5,879.46 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 13:41:14 | 500 | 17.9800 | 8,990.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 13:41:32 | 568 | 17.9800 | 10,212.64 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 13:42:36 | 45 | 17.9800 | 809.10 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 14:47:56 | 184 | 18.0000 | 3,312.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 14:47:56 | 300 | 18.0000 | 5,400.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 14:48:51 | 1,500 | 18.0000 | 27,000.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 14:50:59 | 16 | 18.0000 | 288.00 |



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| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 14:58:36 | 169 | 18.0000 | 3,042.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 09.04.2025 | 15:00:42 | 1,831 | 18.0000 | 32,958.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 10.04.2025 | 11:28:39 | 6,000 | 18.4000 | 110,400.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 11.04.2025 | 17:50:18 | 50 | 18.3200 | 916.00 |
| ONE | ROJ8YZPDHWW8 | REGS | 11.04.2025 | 17:51:10 | 1,950 | 18.3200 | 35,724.00 |

Executive Member of the Board of Directors

Victor Capitanu