To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 39/2026

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:	05.08.2026
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: H1 2026 Trading Update

One United Properties S.A. (hereinafter referred to as the "**Company**") provides the market general and provisional information on the Company's key performance indicators for the 6-month period ended June 30th, 2026. One United Properties will publish the H1 2026 financial results on August 26th, 2026, at 8:00 AM. The information provided in this trading update is preliminary and may be subject to change and may differ from the final numbers that will be presented in the financial report.

Residential sales and pre-sales

In H1 2026, One United Properties recorded residential transactions of EUR 106.1 million, including sales, pre-sales and reservations, corresponding to 229 residential and commercial units with a total surface of 25,221 sqm, as well as 396 parking and storage spaces. The data is not directly comparable to the same period of last year, as reservations were introduced as a distinct transaction stage starting with 2026 under the new Romanian legislative framework governing client advance payments, shifting the timing of recognition of client commitments. For information purposes, in H1 2025, the Group sold and pre-sold 301 residential and commercial units with a total surface of 28,602 sqm and 332 parking and storage spaces for EUR 95.4 million.

Beginning with 2026, Romanian legislation introduced a staged advance payment mechanism linked to construction progress. Under the new framework, transactions that would previously have been recorded directly as pre-sales are now initially booked as reservations until the first contractual payment milestone is reached. Consequently, reservations have become the primary indicator of commercial activity for newly launched developments. While this changes the timing of revenue recognition under IFRS 15, it does not affect underlying customer demand, contracted cash flows or the economics of the Company's developments. Of the EUR 106.1 million residential transactions recorded in H1 2026, EUR 102.9 million related to reservations, while EUR 2.6 million represented contracted pre-sales, reflecting the early-stage nature of the developments launched during the period.

The H1 2026 pre-sales and reservations across the portfolio, together with the total number of units sold or reserved from launch until June 30th, 2026, are as follows:

Development	Estimated delivery	Contracted units in H1 2026	Total units contracted from construction start	Total units developed	Units available for sale
One Floreasca Sunset	Q3 2028	159	165	227	62
One Lake District Phase 2	Q3 2027	35	507	863	356
One Academy Club	Q4 2027	14	93	159	66
One Lake Club Phase 1	Q3 2026	8	390	601	211
One Mamaia Nord Phase 3	Q1 2028	8	79	128	49
Other developments		5	3,832	4,248	416
TOTAL UNITS CONTRACTED		**229**	**5,066**	**6,226**	**1,160**

Commercial activity in H1 2026 was primarily driven by newly launched developments, reflecting the Company's transition into its largest delivery year to date. Unlike the previous two years, when transactions were primarily generated by developments already under construction and with limited new launches, the current period was dominated by the newly launched developments. One Floreasca Sunset was the bestselling development during the period, with approximately 73% of its residential and commercial units reserved since sales began at the end of March 2026, making it one of the most successful launches in the Company's history and confirming continued demand for One United Properties' premium residential offering.

The shift in the sales mix was also reflected in pricing. The average contracted selling price reached EUR 3,853/sqm in H1 2026, compared to EUR 3,105/sqm in H1 2025, representing a 24% year-on-year increase, driven primarily by the launch of higher-value developments, including One Floreasca Sunset and One Academy Club.

As of June 30th, 2026, 75% of all units under construction were already contracted, with 1,002 units remaining available for sale across developments under construction. Across the finalized residential portfolio, the Group had an additional 158 units available for sale, of which 122 units are located developments completed during 2025 and 2026 and 36 units in developments completed prior to 2025.

As of June 30th, 2026, the Company had EUR 445 million of contracted cash collections scheduled through 2029, comprising EUR 150 million expected in 2026, EUR 165 million in 2027, EUR 85 million in 2028 and EUR 45 million in 2029. During H1 2026 alone, EUR 27 million was collected from customers. These contracted inflows provide strong visibility over future cash generation and represent the highest level ever recorded in the Company's history, reflecting the strength of sales activity and development pipeline. To meet the demand and further expand its residential portfolio, the Company plans to continue launching new developments during 2026, including One City Club, One Cotroceni Towers and One Park Lane in Bucharest, as well as One Riverfront in Sibiu.

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Historical cash inflows					Future contracted cash inflows			
2021	2022	2023	2024	2025	2026	2027	2028	2029
EUR 142m	EUR 128m	EUR 211m	EUR 174m	EUR 154m	EUR 150m	EUR 165m	EUR 85m	EUR 45m

On July 12th, 2026, One United Properties marked the fifth anniversary of its listing on the Bucharest Stock Exchange. Since the IPO, the Company has recorded residential transactions exceeding EUR 1.05 billion, corresponding to 3,595 residential and commercial units sold, pre-sold or reserved.

Commercial lease status

The headline rent for the rental portfolio in H1 2026 was EUR 14.7 million, a 3% increase compared to H1 2025. The lease status across the commercial portfolio as of June 30th, 2026, is presented below:

Development	Status	Delivery/ Acquisition	GLA	% Leased / Pre-leased	% Tenants moved
One Tower	Developed	2020	24,073	100%	100%
One Cotroceni Park 1	Developed	2022	47,001	99%	97%
Bucur Obor	Acquired	2022	25,215	72%	72%[1]
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	35,797	100%	95%
Eliade Tower	Acquired	2022	7,860	92%	87%
TOTAL CURRENT LEASE PORTFOLIO			**151,946**	**95%**	**93%**
One Gallery	In development	2026	14,845	100%	n/a
One Technology District	In development	2026	21,514	100%	n/a
Mondrian Hotel	In development	2026	6,447	100%	n/a
TOTAL LEASE PORTFOLIO			**194,752**	**96%**	**n/a**

NOTE: [1]Due to the refurbishment process at Bucur Obor, some spaces are intentionally left unoccupied to allow the temporary relocation of certain essential operators while necessary renovations are being conducted inside the building.

In H1 2026, One United Properties leased and pre-leased 5,000 sqm of office and retail spaces across the commercial portfolio. Moreover, the Company signed lease extensions for a total area of 320 sqm.

Development

As of June 30th, 2026, One United Properties had under construction a total of 3,939 units, 45,500 sqm of office and commercial spaces with a total Gross Development Value (GDV) of EUR 1.53 billion.

Landbank

As of June 30th, 2026, One United Properties had in ownership or under pre-SPA 538.9k sqm of land locations for further development, with total above-ground gross building rights (GBA) of 1.34 million sqm. All these land plots are currently in the planning phase, with estimated GDV of additional EUR 2.7 billion. The Group estimates the construction of 11,000 residential units, services for communities, and 106k sqm of rental commercial buildings on these plots of land. Out of the commercial buildings, 99k sqm will host offices and the remaining 7k sqm will be the Hoxton Hotel, located within buildings that will undergo restoration.

Executive Member of the Board of Directors

Victor Capitanu

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