To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 53/2026

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:	02.11.2026
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 1,095,000,000
Total number of shares:	109,500,000 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Availability online voting in the GMS on 09.11.2026

One United Properties S.A. (hereinafter referred to as the "Company") informs the market that as of 02.11.2026, the online voting for the Ordinary and Extraordinary General Shareholders Meetings from 09.11.2026 is open. Therefore, shareholders who held ONE shares on the reference date of 28.10.2026 are invited to go to https://one.evote.ro/login, register and cast their votes in OGMS and EGMS.

The OGMS of One United Properties S.A. will take place on 09.11.2026, at 10:00 AM, at One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, and the EGMS will take place on the same day, at the same location at 10:30 AM. The shareholders can cast their votes online using eVOTE solution, by correspondence or by participating in person, at the location mentioned above.

Shareholders who wish to participate in person are kindly requested to arrive at the location of the meetings by 09:30 AM at the latest in order to allow sufficient time for registrations. The online voting in eVOTE solution will be available also live, during the meetings.

The shareholders can access the convening notice as well as all the documents related to these meetings on the Company's website, at the link: https://www.one.ro/en/investor-relations/.

Chairman of the Board of Directors
Claudio Cisullo