To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 58/2026

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:	12.11.2026
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: Q3 2026 Results

One United Properties S.A. (hereinafter referred to as the "Company" or the "Group"), Romania's leading listed investor and developer of sustainable residential, office, and mixed-use real estate, ended Q3 2026 with an Adjusted Net Asset Value[1] attributable to the Company's shareholders of EUR 1.25 billion, corresponding to a NAV per share of RON 62.64 (EUR 11.93), up from EUR 1.24 billion (RON 61.91 per share) as of June 30th, 2026. Although the Public Tender Offer completed in July 2026, through which the Company repurchased 4,307,178 own shares for RON 142.1 million, reduced the Company's equity, the operations carried out in Q3 2026 more than offset this impact. Total assets under control amounted to EUR 2.11 billion, while the loan-to-value ratio, calculated as total external debt divided by total assets under control based on the Adjusted NAV calculation, stood at 16.1%.

The Company is executing the largest residential delivery cycle in its history. In 9M 2026, One United Properties completed four residential developments – One Floreasca Towers, One High District, One Lake Club and One Lake District Phase 1 – totaling 2,453 units, of which 2,238 units in Q3 2026 alone, one of the most significant quarters in terms of deliveries by a single developer in the Romanian real

[1] The Adjusted Net Asset Value is calculated by management based on its detailed knowledge and understanding of the Company's assets, liabilities and operations. It is intended to provide management's best estimate of the current net value of the Company's assets. The calculation follows a straightforward approach, similar to the way an individual or a family would assess its own net worth: the estimated current value of apartments, land, buildings, receivables, cash and other assets is aggregated, and taxes, borrowings and other liabilities are deducted. The NAV is a management estimate involving judgements and assumptions. It is not an IFRS measure, has not been audited, and the amounts ultimately realized may differ from those presented.



estate market. In Q3 2026, the Group also delivered One Technology District, developed for Infineon Technologies under a 15-year lease agreement, adding 21,514 sqm of GLA to its standing rental portfolio. As of September 30th, 2026, One United Properties had under construction 1,932 residential units with a Gross Development Value of EUR 812.7 million, while its landbank comprised 551.4k sqm of land in ownership or under pre-SPA, with above-ground gross building rights of 1.34 million sqm and an estimated additional GDV of EUR 2.7 billion.

In 9M 2026 IFRS consolidated financial statements, the Company recorded turnover of RON 696.4 million, gross profit of RON 104.4 million and net profit of RON 84.9 million. The 9M 2026 results reflect the temporary timing impact generated by the implementation of the new legislative framework applicable to the Romanian residential real estate market starting with December 2025. Under the new framework, preliminary sale-purchase agreements can only be signed after the completion of additional cadastral and administrative procedures, including the preliminary unit subdivision process. For developments where this process is not yet finalized, transactions are initially reflected as reservations and subsequently converted into preliminary sale-purchase agreements. Since revenue recognition under IFRS 15 is linked to signed preliminary sale-purchase agreements, reservations alone do not qualify for accounting revenue recognition. The conversion of reservations into pre-sales started to pick up in Q3 2026, although its pace was slowed by the ransomware attack on the National Agency for Cadastre and Land Registration (ANCPI) in July 2026, which suspended cadastral registrations and the issuance of land book documentation until mid-August and generated a backlog that is still being processed. To provide investors with a comparable view of the Company's underlying performance, the earnings analysis also includes management-adjusted like-for-like figures excluding the temporary IFRS 15 timing impact generated by the legislative changes.

In this context, One United Properties recorded residential transactions of EUR 145.5 million in 9M 2026, compared to EUR 137.7 million in 9M 2025, including sales, pre-sales and reservations, corresponding to 339 residential and commercial units with a total surface of 35,112 sqm, together with 537 parking and storage spaces. Out of the total transaction value, EUR 91.1 million related to reservations and EUR 54.5 million to sales and pre-sales, of which EUR 51.9 million were recorded in Q3 2026 alone, compared to EUR 2.6 million in H1 2026, as reservations started to convert into pre-sales. The average selling price reached EUR 3,807/sqm, up 28% compared to 9M 2025, supported by newly launched developments, including One Floreasca Sunset, which accounted for 163 of the units contracted. As of September 30th, 2026, the residential portfolio reached an overall contracted level of 81%, while EUR 447 million in contracted customer collections are scheduled through 2029, of which EUR 110 million in Q4 2026.

IFRS revenues from the residential segment amounted to RON 432.6 million in 9M 2026, down 56% year-on-year. On a like-for-like basis, excluding the temporary legislative timing impact, residential revenues would have amounted to RON 728.9 million, down 25% YoY. Net income from residential property amounted to RON 95.6 million, compared to RON 359.6 million in 9M 2025, while the net margin from residential sales stood at 22.1%. On a like-for-like basis, net income from residential property would have amounted to RON 230.9 million.

The rental properties portfolio continued to generate stable recurring income. Rental income, including revenues from services to tenants, increased by 8% YoY to RON 129.8 million, while net rental income increased by 12% YoY to RON 87.8 million. As of September 30th, 2026, following the

completion of One Technology District, the standing lease portfolio comprised 173.5k sqm of GLA, 96% leased, with tenants having moved into 94% of the space, while headline rent reached EUR 22.6 million in 9M 2026, up 4% YoY.

At consolidated level, the result from operating activity (EBITDA) amounted to RON 190.8 million in 9M 2026, compared to RON 475.2 million in 9M 2025, while gross profit reached RON 104.4 million and net profit amounted to RON 84.9 million. On a like-for-like basis, EBITDA would have amounted to RON 326.1 million, gross profit to RON 239.7 million and net profit to RON 198.5 million. The year-on-year evolution reflects primarily the temporary IFRS 15 recognition lag, alongside the current stage of the development cycle, with a significant part of the portfolio completed in Q3 2026.

Report Availability

One United Properties' interim consolidated results for Q3 2026, accompanied by the Director's Report, are available on the company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

Investor Call

The management will organize a conference call to present the Q3 2026 financial results. The conference call in English, organized for analysts, retail, and institutional investors, will take place on November 13th, at 10:00 AM, Bucharest time. To participate in the Q3 2026 results call, the interested parties are invited to register at: https://www.one.ro/en/investor-relations/. Registered participants will receive, via e-mail, a confirmation with the log-in details.

Executive Member of the Board of Directors

Victor Capitanu