



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

CURRENT REPORT NO. 60/2025

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:	04.08.2025
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 1,105,831,020
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: Strategic expansion through acquisition of development land in Sibiu

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about a transaction concluded by ONE PROIECT 24 S.R.L., a subsidiary fully controlled by the Company, representing the signing of a promissory sale and purchase agreement for the acquisition of multiple plots of land located in a prime area of Sibiu, totaling approximately 28,825 sqm of land and existing buildings.

This transaction marks One United Properties' entry into Sibiu, an important milestone in the Company's expansion strategy, following its established track record of high-end developments in Bucharest and Constanta. The Company intends to bring its hallmark quality of sustainable urban living to one of Romania's most dynamic regional cities.

The acquired site, positioned on the former FLARO industrial platform, benefits from a central location and significant urban regeneration potential. The project will be developed as a mixed-use community, combining residential, commercial, and service areas. As part of this development, the Company will preserve and restore four historical buildings located on the platform, which reflect the industrial and architectural heritage of Sibiu. These buildings, including the former Gratioza fountain-pen factory, founded in 1922, will be carefully integrated into the future development, creating a distinctive blend between contemporary architecture and the historical identity of the city. This approach reinforces the Company's commitment to preserving the city's cultural heritage and historical identity and aligns with the One United Properties' focus on high-impact redevelopment initiatives that generate long-term value for both the community and shareholders.



This transaction underscores One United Properties' capacity to identify and secure strategic opportunities beyond Bucharest, in line with evolving urban demand patterns and the Company's long-term value creation strategy. The decision to expand into Sibiu reflects a flexible and adaptive expansion strategy, targeting selected cities where the premium, high-quality and sustainable residential offering is currently underserved yet growing rapidly. It also further strengthens the Company's medium-term development pipeline and supports continued revenue diversification.

The completion of the transaction is subject to the fulfillment of several conditions precedent, including the issuance of the final building permit, expected by the end of 2026.

Executive Member of the Board of Directors

Victor Capitanu