

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 62/2025

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:	07.08.2025
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: H1 2025 Trading Update**

The management of 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 period ended June 30<sup>th</sup>, 2025. One United Properties will publish the H1 2025 financial results on August 28<sup>th</sup>, 2025, at 8:00 AM. The information provided in this trading update 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**

301 apartments and commercial units with a total surface of 28,602 sqm, 332 parking spaces and other unit types were sold and pre-sold for a total of EUR 95.4 million in H1 2025. A year prior, in H1 2024, the Group sold and pre-sold 452 apartments and commercial units with a total surface of 43,809 sqm, 624 parking spaces and other units for a total of EUR 123.3 million. The 20% increase in the average sales price per sqm in H1 2025 versus H1 2024 was driven by the sales mix, which consisted primarily of units in advanced stages of construction, such as One Lake Club and One High District. On the other hand, almost a third of the units sold during the quarter were in One Lake District Phase 2, the Group's most affordable development to date, set for delivery in 2027.

The total value of the residential sales as presented above does not include the pre-sales to early clients, which are lower margin sales that help finance land acquisition. These are units that the Group pre-sold to early clients at developments where construction did not begin. The total value of these sales in H1 2025 was EUR 12.3 million, vs EUR 4.8 million for H1 2024.



The H1 2025 sales for key developments, together with the total number of units sold from the launch of the sales until June 30<sup>th</sup>, 2025, are as follows:

Development	Status	Delivery	Units sold in H1 2025	Total units sold from project start	Total units developed
One Lake District Phase 2	In Development	Q1 2027	80	419	867
One Lake Club	In Development	Q4 2026	66	455	738
One High District	In Development	Q4 2025	59	690	841
One Floreasca Towers	In Development	Q3 2025	21	177	215
One North Lofts	In Development	Q3 2025	13	91	160
One Verdi Park	Finalized	Q1 2023	12	328	333
One Cotroceni Park	Finalized	Q4 2023	10	965	993
Other developments	-	-	40	1,686	1,914
<b>TOTAL UNITS</b>			<b>301</b>	<b>4,811</b>	<b>6,061</b>

As of June 30<sup>th</sup>, 2025, 79% of the available apartments under development and delivered were sold out. Amounts to be received under contracts concluded with customers as of June 30<sup>th</sup>, 2025, are EUR 364.4 million in additional cash by 2027 (EUR 80.6 million in 2025, EUR 198.3 million in 2026 and EUR 85.5 million in 2027); EUR 71 million were collected in H1 2025 alone.

### Commercial lease status

The headline rent for the rental portfolio for H1 2025 was EUR 14.2 million, a 3% increase compared to H1 2024. The lease status across the commercial portfolio as of June 30<sup>th</sup>, 2025, 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	96%	90%
Bucur Obor	Acquired	2022	25,215	100%	84% <sup>1</sup>
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	35,797	99%	80%
<b>TOTAL CURRENT LEASE PORTFOLIO</b>			<b>144,086</b>	<b>98%</b>	<b>92%</b>
One Gallery	In development	2025	14,845	76%	n/a
One Technology District	In development	2026	21,514	100%	n/a
Mondrian Hotel	In development	2026	6,447	100%	n/a

**NOTE:** <sup>1</sup>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. Consequently, the space is considered occupied.

In H1 2025, One United Properties leased and pre-leased 7,483 sqm of office and retail spaces across the commercial portfolio. Moreover, the Company signed multiple lease extensions for a total area of 18,948 sqm.

### Development

As of June 30<sup>th</sup>, 2025, One United Properties had under construction a total of 3,884 units, 22,000 sqm of office spaces and 21,000 sqm of commercial spaces with a total Gross Development Value (GDV) of EUR 1.44 billion. In the first half of 2025, One United Properties finalized 157 units at One Lake Club (Phase 2).



## Landbank

As of June 30<sup>th</sup>, 2025, One United Properties had in ownership or under pre-SPA 425k sqm of land locations for further development, with total above-ground gross building rights (GBA) of over 1.1 million sqm. All these land plots are currently in the planning phase, with estimated GDV of additional EUR 2.2 billion. The Group estimates the construction of over 9,000 apartments, services for communities, and 106k sqm of rental commercial buildings. Out of the commercial buildings, 99k sqm will host offices and the remaining 7k sqm are located within buildings that will undergo restoration.

Executive Member of the Board of Directors

Victor Capitanu