



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 83/2025

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:	26.09.2025
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 1,105,000,000
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: Purchase of land for new residential development, One Academy Club

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the acquisition of a plot of land with a surface area of 14,295 square meters, located on Radu Tudoran Street (a four-lane road), parallel to Fabrica de Glucoză street. The total value of the transaction amounts to EUR 11.4 million, fully settled through the transfer of residential units, with no cash or equity consideration.

The new development, named One Academy Club, will have an estimated Gross Development Value (GDV) of 50 million euros. Positioned in the proximity of One Lake Club and One High District, One Academy Club will host approximately 150 apartments, 6 commercial spaces, and 254 parking spaces and will integrate essential community facilities, such as a school, kindergarten, and sports hall.

The development is targeted towards the medium-high market segment and is estimated to be completed in Q4 2027, with construction works and pre-sales estimated to begin this year, after the issuance of the building permit.

Executive Member of the Board of Directors

Victor Capitanu