



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 102/2025

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:	19.11.2025
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: Initiation of procedures for the Public Tender Offer

One United Properties S.A. (hereinafter referred to as the "Company") informs its shareholders and investors that Decision no. 79 dated October 15th, 2025 of the Extraordinary General Meeting of Shareholders ("EGMS") has been published in the Official Gazette no. 5307 dated 5 November 2025. Following this publication, the Company has commenced the procedures for implementing the EGMS resolutions related to the Public Tender Offer ("PTO").

Through the PTO, the Company intends to acquire up to 20% of its registered share capital, at a minimum price of RON 25 and a maximum price of RON 40 per share, with total value of the PTO amounting to maximum RON 884 million (approximately EUR 175 million). The repurchased shares will be cancelled and the share capital reduced, thereby enhancing long-term shareholder value and optimizing the Company's capital structure. More details regarding the PTO can be found in Current Report 71/2025 dated September 1st, 2025, available **HERE**, through which the Company announced its intention to initiate the process.

The members of the Board of Directors, including the Company's co-founders, have confirmed that they will retain their shares and will not take part in the PTO programme.

The Company currently expects to provide an update on the implementation status of the PTO by the end of January 2026.

Chairman of the Board of Directors

Claudio Cisullo