



RESOLUTIONS OF THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF

ONE UNITED PROPERTIES S.A.

Bucharest, District 1, 20 Maxim Gorki Street

J2007021705402, Sole Registration Code 22767862, EUID:
ROONRC.J2007021705402,

subscribed and fully paid-in share capital: RON 1,095,000,000

(the “**Company**”)

No. [●] dated 9 November 2026

Shareholders of **ONE UNITED PROPERTIES S.A.**, having its headquarters in Bucharest, 20 Maxim Gorki Street, District 1, registered with the Bucharest Trade Registry under no. J2007021705402, having Sole Registration Code 22767862, European Unique Identifier (EUID): ROONRC.J2007021705402, having subscribed and fully paid-up share capital of RON 1,095,000,000 (“**OUP**” or the “**Company**”), met today, 9 November 2026, at 10:00 (Romanian time) at address One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, in the Ordinary General Meeting of Shareholders (the “**OGMS**”) first calling, in accordance with the convening notice published in the Official Gazette of Romania, Part IV, number [●] of [●] and in the newspaper [●] no. [●] of [●].

Following the debates on the points included on the agenda, the shareholders present or represented at the OGMS adopted the following resolutions, which were duly recorded in the minutes of the meeting:

RESOLUTION NO. 1

In the presence of shareholders representing [●]% ([●] shares) of the share capital and [●]% ([●] voting rights) of the total voting rights, with the “for” vote of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail (there are [●] abstentions and [●] votes which were not expressed):

[Approved]/[Rejected]:

The election of Mr. Alexandru-Victor Savi-Nims (or, in his absence, approval of the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the OGMS, having the identification data available at the Company's headquarters.



RESOLUTION NO. 2

In the presence of shareholders representing [●]% ([●] shares) of the share capital and [●]% ([●] voting rights) of the total voting rights, with the "for" vote of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail (there are [●] abstentions and [●] votes which were not expressed):

[Approved]/[Rejected]:

The half-year financial report, consisting of the half-year consolidated financial statements prepared for the first six months of the financial year ending on 31 December 2026 and the half-year report prepared by the Board of Directors. In the first six months of the financial year ending on 31 December 2026, the Company has registered RON 79,223,510 net profit at consolidated level.

RESOLUTION NO. 3

In the presence of shareholders representing [●]% ([●] shares) of the share capital and [●]% ([●] voting rights) of the total voting rights, with the "for" vote of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail (there are [●] abstentions and [●] votes which were not expressed):

[Approved]/[Rejected]:

The distribution of ordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 49,408,008.34 (gross), i.e. a dividend of RON 0.47/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 3 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolution adopted by the OGMS under this item 3, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as "ex-date", computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the

provisions of Article 178 para. (2) of Regulation no. 5/2018.

RESOLUTION NO. 4

In the presence of shareholders representing [●]% ([●] shares) of the share capital and [●]% ([●] voting rights) of the total voting rights, with the "for" vote of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail (there are [●] abstentions and [●] votes which were not expressed):

[Approved]/[Rejected]:

The distribution of extraordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 149,275,259.24 (gross), i.e. a dividend of RON 1.42/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098, subject to the execution, completion and availability of the credit facility for which an amendment of the scope is submitted for approval under item 10 of the EGMS agenda and drawdown by the Company's subsidiaries of the respective amounts at least 5 business days before the payment date applicable to this item 4 of the OGMS agenda. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 4 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolutions adopted by the OGMS under this item 4, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as "ex-date", computed in accordance with the provisions of Article 2 para. (2) letter (l) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.

Subject to the approval of this item 4 on the OGMS agenda and the payment of the extraordinary interim dividends under this item, the Board of Directors will not include on the agenda of the OGMS to be held in 2027 for the approval of the annual report for the financial exercise ending 31 December 2026 an item regarding the approval of the distribution of dividends for the financial exercise 2026.

RESOLUTION NO. 5

In the presence of shareholders representing [●]% ([●] shares) of the share capital



and [●]% ([●] voting rights) of the total voting rights, with the "for" vote of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing [●]% ([●] votes) of the votes of the shareholders present, represented or who voted by mail (there are [●] abstentions and [●] votes which were not expressed):

[Approved]/[Rejected]:

The authorisation of the executive members of the Board of Directors, acting jointly or severally, with the right to sub-delegate, in the name and on behalf of the Company, with full power and authority, to execute any documents, including, but without limitation to, the resolution of the OGMS, to file and to request the publication of the resolution in Part IV of the Official Gazette of Romania, to pick up any documents, as well as to fulfil any necessary formalities in front of the Trade Registry Office, as well as in front of any other authority, public institution, legal entities and individuals, as well as to carry out any acts for implementing and ensuring the opposability of the resolutions which will be adopted by the OGMS.

This Resolution was drafted and signed in the name and on behalf of the shareholders, today, 9 November 2026, in two (2) original copies, by the chairman of the meeting, Mr. [●] and the secretary of the meeting, [●].

[SIGNATURES PAGE FOLLOWS]