ONE UNITED PROPERTIES

Shaping life

INVESTOR PRESENTATION

June **2026**

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Therefore, the final results achieved may vary significantly from the forecasts, and the variations may be material.

Contents

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Shaping life

EXECUTIVE SUMMARY

ONE UNITED PROPERTIES

One United Properties is a leading green investor and developer of residential, mixed-use and commercial real estate in Bucharest, Romania. One United Properties is an innovative company dedicated to accelerating the adoption of construction practices for energy-efficient, sustainable, and healthy buildings.

ONE is a high-end brand and represents quality, design, community, sustainability, and last but not least - very desired locations. All ONE buildings have superior certifications of sustainability, energy efficiency and wellness, and the developer is awarded at numerous galas and conferences in the field, both internationally and locally.

RESIDENTIAL

Landmark developments, premium locations, quality, focus on design, great communities and sustainability are at the core of ONE's residential developments.

OFFICE

ONE's office developments integrate an energy-efficient plan, being healthy and environmentally sustainable buildings, with emphasis on the employee experience and wellness.

RETAIL

Commercial spaces bring value to the ample rich communities One United Properties is developing, offering all the facilities and services only a few steps away.

ONE **TRACK RECORD**

2012 – 2018

- High-end and ultra-high-end developments
- Smaller developments
- Entry to the office market through acquisition of One North Gate

2019 – 2022

- First large-scale high-rise developments
- Development of top-quality office buildings
- First developments on the mid-income market – One Timpuri Noi, One Cotroceni Park
- Increased focus on sustainability, urban regeneration

2023 – FUTURE

- Focus on large to very large developments, regional expansion
- Attention to quality & brand recognition
- Consolidation of the position on the office market
- Entry on retail market (build to rent vs build to sell) incl. hospitality

Turnover

€ 68.3m(1)

€ 236.5m(2)

€ 280m(3)

(1) Turnover in 2018 *(2) Turnover in 2022* *(3) Turnover in 2025*
(2) EUR/RON exchange rates used: 2018 – 4.65; 2019 – 4.75; 2020 – 4.84; 2021 – 4.92; 2022 – 4.93; 2023 – 4.95; 2024 – 4.97; 2025 – 5.04.

ONE **AT A GLANCE**

One United Properties operates through two core segments:

Residential

Development of premium and high-end housing with strong pre-sales dynamics

Commercial

Development and ownership of office and retail assets generating recurring rental income

Residential segment status

	Completed	Under Construction (2026 delivery)	Under Construction (2027+ delivery)	Planning phase
GDV	**€774.1m**	**€1,023.5m**	**€395.9m**	**€2,372.2m**
No of units	**2,813**	**2,777**	**1,377**	**10,775**
Est. gross margin (35%)	**€270.9m**	**€358.2m**	**€138.6m**	**€830.3m**

Commercial segment status

	31.03.2026	*31.12.2026*	*Est. by 31.12.2030*
Gross Asset Value[1]	**€493m**	**€689m**	**€1,008.8m** [2]
GLA	**155K**	**200.5K**	**306K**

[1] *Some rented assets might be opportunistically sold and equity reinvested in new developments.*

[2] *Calculated for the completion of buildings under development and a rental rate of 100%.*

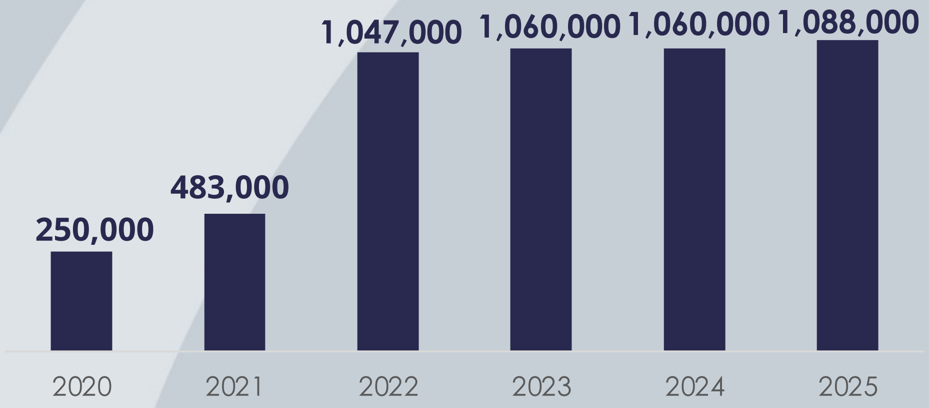
NATIONAL DEVELOPMENTS FOOTPRINT

Existing Developments

Potential Developments

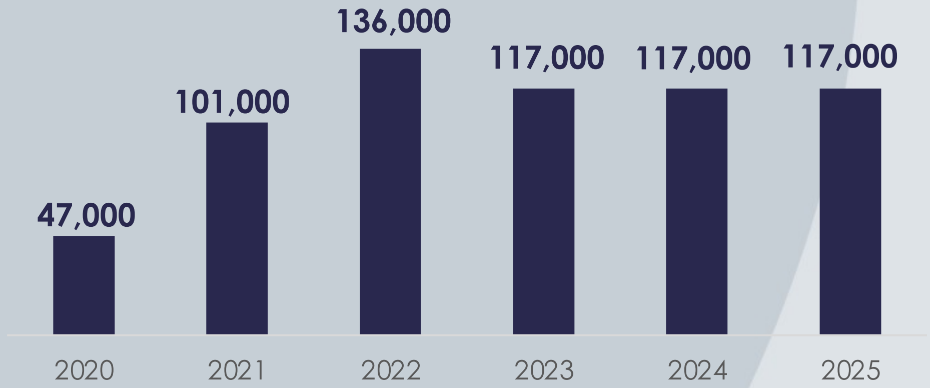
KEY **INDICATORS**

Built surface[1] – residential (sqm)

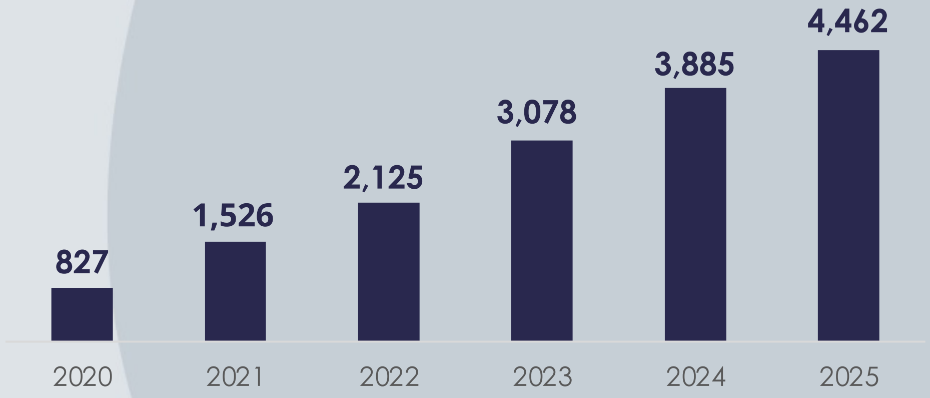


[1]Cumulated, includes both finalized and under construction.

GLA office portfolio (sqm)



Apartments sold and pre-sold[2]



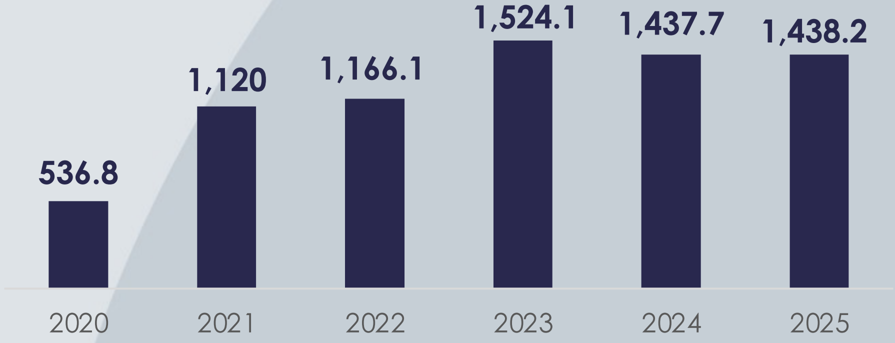
[2]Cumulated, starting 2020.

GLA retail portfolio[3] (sqm)

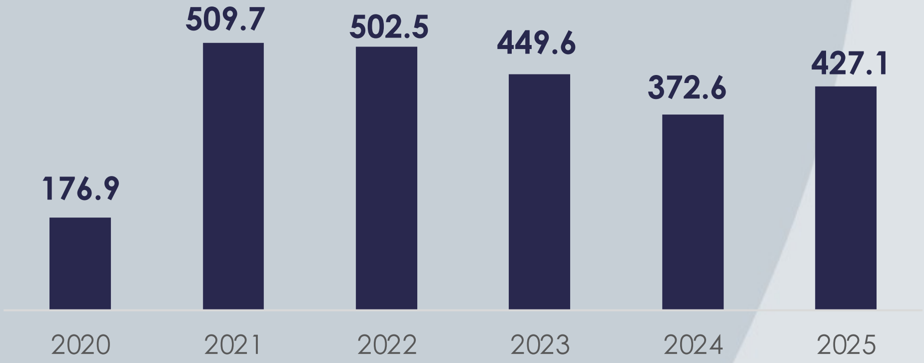
[3]Until 2021, ONE has developed retail spaces exclusively for sale. Please note different interval of time on x-axis versus other graphs on this page, considering that prior to 2021, own retail GLA was 0.

KEY **FINANCIAL DATA**

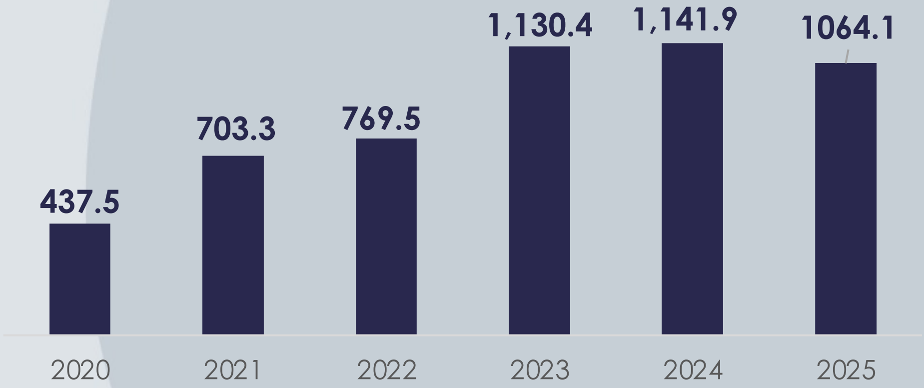
Turnover



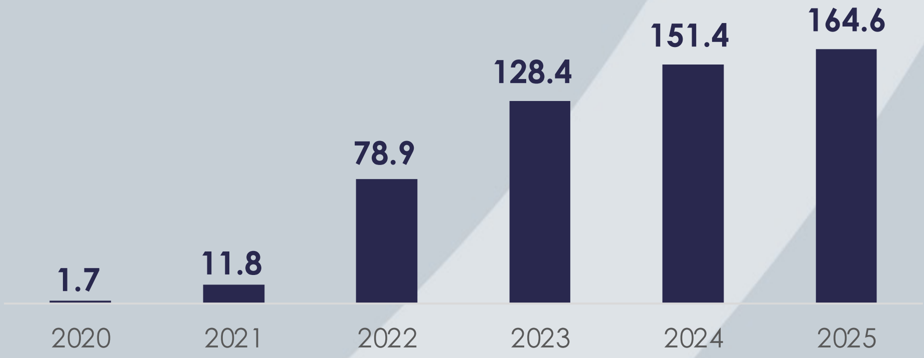
Net profit



Sales of residential property



Rental income[1]



[1] Rental income refers to income generated by the Office as well as retail divisions and includes both rental revenues and services to tenants revenues.

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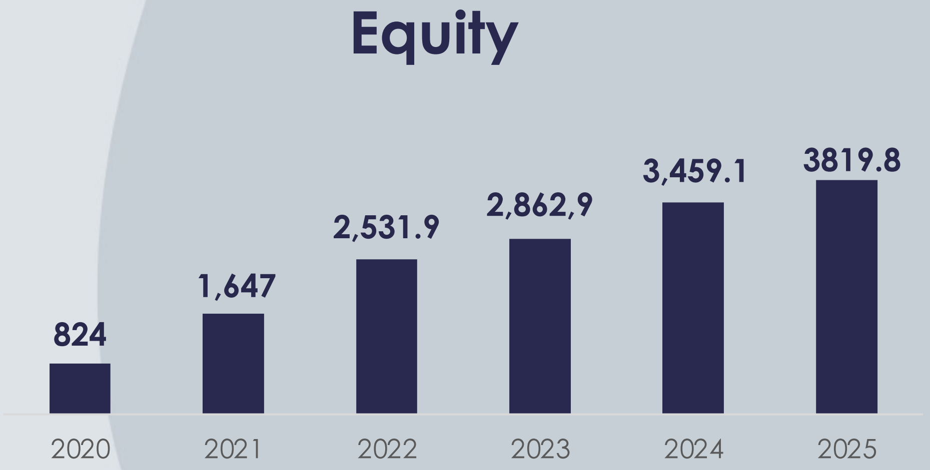
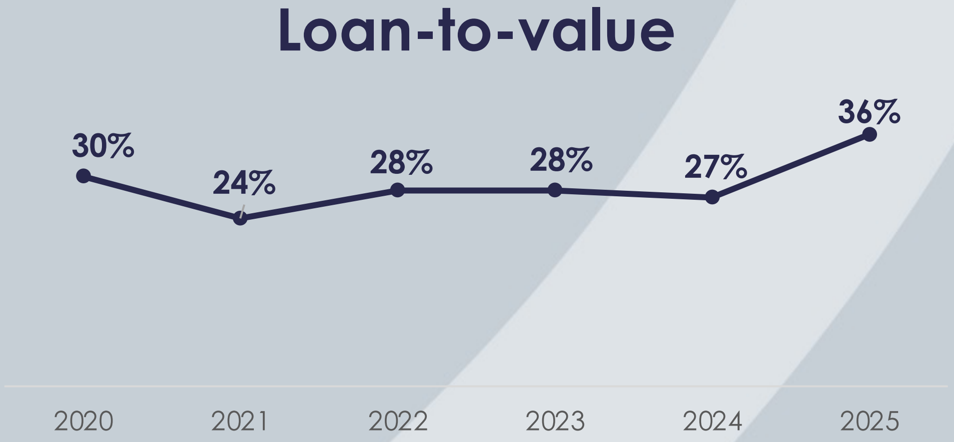
KEY **BALANCE SHEET INDICATORS**





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ONE **TODAY**

I	Attractive Market & Macro Conditions	✓ **Above EU average CAGR of GDP per capita,** with GPD estimated to reach €377bn in 2026 ✓ **Unmatched demand of residential properties** amid 2nd highest overcrowding within EU-27
II	Proven business model delivering superior returns	✓ **Proven residential development** process providing **returns and superior margins** ✓ **Excellent advanced-payment system** allowing company to **self-finance investment needs**
III	Top quality projects leading Bucharest urban regeneration	✓ Developments focused on the **most attractive areas of Bucharest**, leader in upper segment ✓ Focused on **building modern, urban, sustainable and healthy buildings**
IV	Strong track record of growth and profitability	✓ **Steep increase in terms of residential built surface and number of units sold** over last 4 years ✓ **Strong track record of growth and profitability**
V	Visible development pipeline supporting future growth	✓ **Ongoing developments and new pipeline** fully consistent with ONE growth ambitions ✓ **Commercial portfolio** with a potential to generate **additional revenue bulk**
VI	Proven managerial capability	✓ **Experienced management team** and solid in-house expertise ✓ **Strong financial background** coupled with **consolidated real estate knowledge**

ABOUT
ONE UNITED PROPERTIES

KEY INVESTMENT **HIGHLIGHTS**

1. FAVOURABLE MARKET DYNAMICS FOR RESIDENTIAL SEGMENT

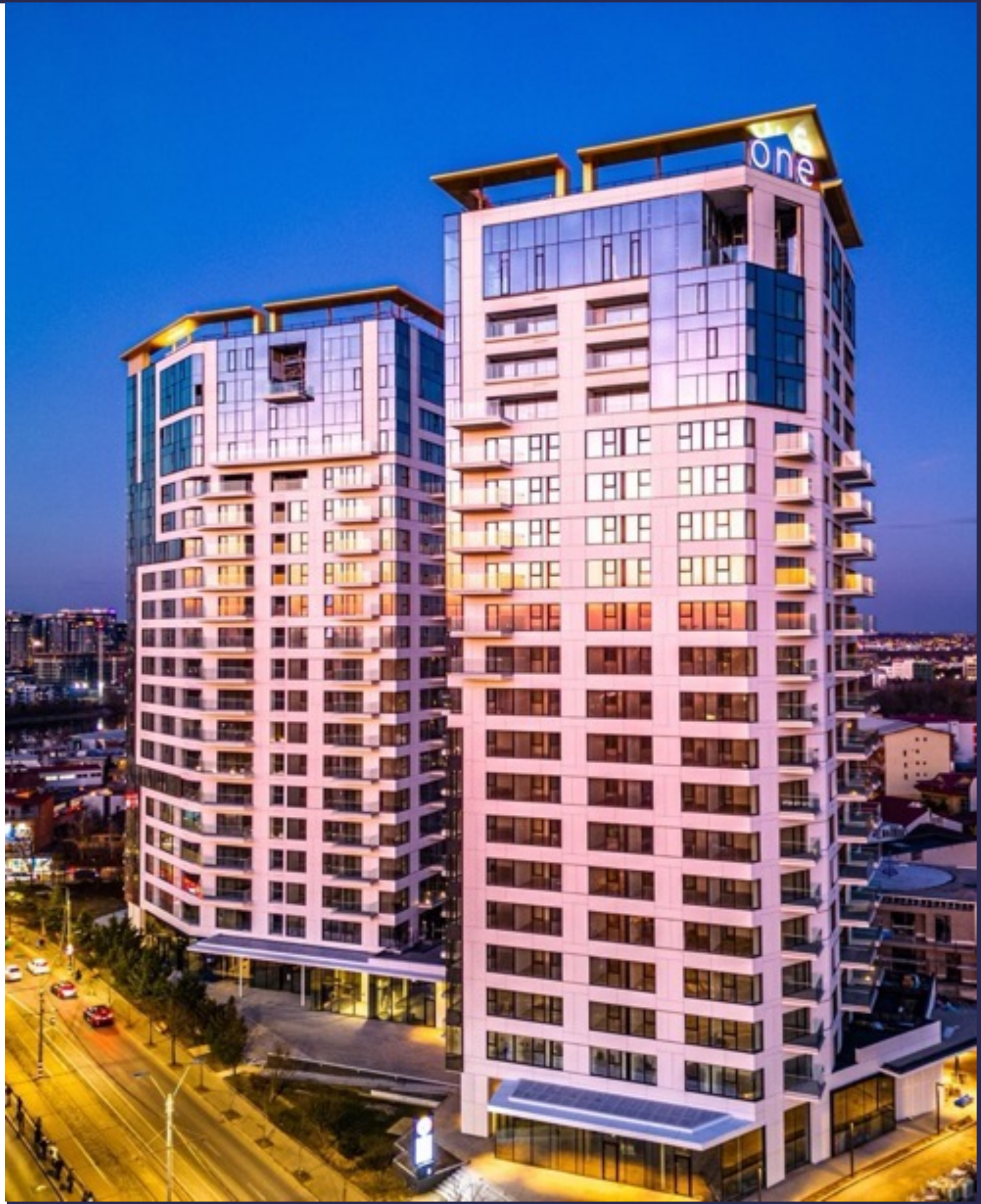
Between 2016-2020, Romania's GDP per capita increased with CAGR of 9%, above EU CAGR of 1.54%, and is estimated to increase, between 2024 and 2029 at CAGR of 5.8%, in euro terms. Bucharest-Ilfov region has population of 2.7 million inhabitants and 0.7 million of daily commuters, with GDP per capita of 188% compared to EU-27 average, overpassing Budapest (168%), Warsaw (157%), Vienna (137%), and Berlin (127%). At the same time, Romania struggles with the second highest overcrowded ratio in EU-27, of 41%, after Latvia 41.3%. With only 441 units/1,000 inhabitants, Romania has a 200K deficit considering its population and ageing stock.

2. DIVERSIFICATION THROUGH OFFICE SEGMENT

ONE's non-speculative exposure to the commercial segment with estimated GLA of 306K, market value of over EUR 1bn by end of 2030, offers predictable, recurrent revenues strengthening the company's residential business model.

3. HISTORY OF PROFITABILITY & VALUE GROWTH

The Company has a history of high profitability, at the project level and overall, with gross profit margin ranging per residential development ranging on average between 35-45% (with lower or higher margins sometimes occurring depending on individual developments' characteristics). To date, ONE has delivered total profits of almost €460m in the last 10 years. The company has a dividend policy which includes distribution, semi-annually, of a cash dividend up to 35% of the gross distributable profit.



One Verdi Park, the tallest residential towers in northern Bucharest, delivered in 2023.

One Lake Club, premium development located on the lakeshore, with geothermal heat pump system implemented for the benefit of residents.

4. TRACK RECORD OF EXCELLENCE IN EXECUTION

ONE so far delivered 15 residential projects with GDV of €774.1m and 3 office buildings, having won numerous awards both locally and internationally. The developments are distinguishable by the exceptional interior design.

5. RISK REDUCTION THROUGH BUSINESS MODEL BASED ON PRE-SALES

ONE finances development of residential projects in a significant proportion of pre-sales, as proven by the conservative LTV of 36% reported as of 2025 yearend. This approach allows ONE to transform high-quality land portfolio into cash-generating developments, while maintaining significant profit margins and minimizing capital investment. Before starting construction, a significant portion of the built-up areas of residential units are pre-sold, with Company receiving cash advances. This reduces the risk of unavailability of financing, optimizing costs and providing increased visibility of revenues.

6. UNIQUE LAND PORTFOLIO

As of December 31st, 2025, One United Properties had in ownership or under pre-SPA 504.1k sqm of prime land for further development, with total above-ground gross building rights (GBA) of over 1.3 million sqm. All these land plots are currently in the planning phase, with estimated GDV of EUR 2.7 billion. The Company estimates the construction of over 11,000 apartments, services for communities, and 106k sqm of rental commercial buildings on these plots of land.

7. SUSTAINABILITY FOCUS

ONE is the leading green developer and investor in Romania, with all residential projects developed since 2017 having received the “Green Homes” certification from the Romanian Council for Green Buildings. All office developments are certified or are undergoing WELL and LEED Platinum certification by the US Green Building Council, one of the most demanding certifications on the environmental impact and performance.

STRATEGIC KEYPOINTS

One Cotroceni Park, a mixed-use development which is the largest and most dynamic urban regeneration project in Romania.

One United Properties' strategy is to invest in premium development opportunities with prospects of sustained returns and to continue leading the high-end residential development sector. The main directions of action to achieve this are:

- Maintain **leadership** position in the prime, mixed-use and office real estate market in Romania;
- Leverage **strong brands** and reputation to expand addressable market into the medium-income customer segment while keeping strong margins and expanding geographically into all areas of Bucharest and potentially into other major cities in Romania or in Europe;
- Continue to build revenue generating portfolio through **development** and, opportunistically, acquisition of premium office properties to benefit from the shift towards new, well located Class A offices;
- Maintain **low-risk** cash generation business model, while optimizing capital structure and enhancing returns to shareholders;
- Maintain the commitment to **green and sustainable** developments;
- Be one of the most active issuers listed on the Bucharest Stock Exchange, having our contribution to **bringing liquidity to the local capital market** and supporting its reclassification to the Emerging Market.

RESIDENTIAL TIMELINE

As of 2026, the delivery dates are estimated.

ONE Floreasca Lake I
ONE Madrigalului
ONE Floreasca Lake II
ONE Herăstrău Park
ONE Charles de Gaulle
ONE Herăstrău Plaza
ONE Mircea Eliade
ONE Mamaia Nord I
ONE Herăstrău Towers
ONE Verdi Park
ONE Floreasca Vista
ONE Timpuri Noi
ONE Cotroceni Park
ONE North Lofts
ONE Mamaia Nord II
ONE Lake Club
ONE Floreasca Towers
ONE Herăstrău Vista
ONE High District
ONE Peninsula
ONE Modrogan
ONE Lake District
ONE Cotroceni Towers
ONE City Club
ONE Herăstrău City

2013 2014 2015 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026

€10 min EQUITY RAISE
ONE North Gate
€20 min BOND RAISE
€20 min EQUITY RAISE
ONE Herăstrău Office
€23 min EQUITY RAISE
ONE Tower
€52 min EQUITY RAISE
€20 min BOND REPAYMENT
€78 min LOAN for OCPO
ONE Cotroceni Park I
Bucur Obor
ONE Victoriei Plaza
€51.5 min EQUITY RAISE
Eliade Tower
ONE Cotroceni Park II
ONE Athénée
ONE Gallery
ONE Downtown
ONE Mondrian Hotel
ONE Technology District
ONE Cotroceni Park III & IV

FINANCIAL MILESTONES

OFFICE & RETAIL TIMELINE

OFL I – developed under a different company.

PURPOSE STATEMENT

One United Properties' purpose is to improve existing and to build new communities, by developing quality, energy-efficient buildings, as well as to generate long-term value growth for the shareholders. One United Properties has pioneered mixed-use development concept in Romania, being the most important player in this segment on the local market.

- First ESG Committee to the Board of Directors of a Romanian blue chip, appointed in March 2022 to drive the sustainability agenda.
- Sustainability strategy focused on building sustainable and healthy communities: responsible production, urban regeneration, infrastructure & mobility, innovative & clean energy solutions.
- All residential developments are Green Certified by Romanian Green Building Council, all office developments are WELL Health and Safety and LEED Certified (received or ongoing). New developments will target LEED Zero Carbon.
- Member of UN Global Compact as of December 2021.
- Since 2020, One United Properties publishes voluntary annual Sustainability Report. The 2024 Sustainability Report is available **HERE**.
- Rated 18.4, low ESG risk, by MorningStar Sustainalytics in November 2023.

One **Athenee,** the first cultural monument regeneration development of One United Properties.

SUSTAINABILITY

One United Properties is a member of **Romanian Green Building Council** (RGBC), organization promoting environmental responsibility and energy efficiency. All office developments are WELL Health and Safety certified, the most rigorous certification focused on employee wellbeing, as well as have LEED certifications. One Tower receiving LEED Platinum v4 certification, while One Cotroceni Park received LEED Platinum pre-certification.

All residential developments of One United Properties are "**Green Homes**" certified by the RGBC, which require, amongst other: sorting for recycling in site, reducing the heat effect through light-coloured roofing and terraced spaces, the optimization of water consumption through efficient irrigation, connected to smart BMS systems, efficient low-flow sanitary units, the elimination of light pollution by the installation of LED lamps, the use of sustainable building materials such as brick, (Caparol <1 g / l compared to the standard 30 g/l), education for sustainable operating scales of the building (energy efficiency, waste sorting, compost etc.).

In September 2021, One United Properties announced acquisition of historical building located in 2 Georges Clemenceau Street, District 1, Bucharest, near the Romanian Athenaeum. **One Athenee** (*pictured left)* is the first development of ONE where the company purchased a cultural monument with a goal to protect and regenerate the cultural heritage of the centre of Bucharest.

Since 2021, the Group announced other urban regeneration developments such are: **One Gallery,** the former Ford Factory, **One Downtown** and **One Plaza Athenee,** which will host the very first Mondrian Hotel in Romania.

RECOGNITION

2025

European Growth Champion

#9 in Europe, #1 in Romania

2024

Victor Capitanu

Best CEO in IR

2023

One United Properties

Best Company in Investor Relations – Public Vote

2023

One United Properties

Public Listed Company of the Year

2022

One United Properties
Residential developer of the Year

One Cotroceni Park
Urban Regeneration Project of the Year

2022

One United Properties

Best practices for proven success

2022

One Cotroceni Park

Best Urban Regeneration Project

2022

One United Properties
Real Estate Developer of the Year 2021 in Romania

Skia Real Estate
2021 Sales Performance

One Herastrau Towers
High End Residential Project of 2021 In Romania

2022

One United Properties

Largest Developer of Luxury Residential Spaces

2022

One United Properties
Residential Developer

One Tower
Mixed-use Project

2022

One Floreasca City

Best Residential Developer

Best Co-Working Community

2021

One United Properties
Residential Developer of the Year

Investor of the Year

One Verdi Park
Residential Project of the Year

RECOGNITION

2021
One Tower
the first office building in Romania to obtain LEED Platinum Building Design and Construction certification

2021
One Tower
received the WELL Health and Safety certification by International WELL Building Institute (IWBI)

2020
One Mircea Eliade
Best Sustainable Residential Development

Best Residential High-rise Development

2020
One Floreasca City
Best Residential Renovation Redevelopment

Best Mixed Use Development

2020
Leader Green Development & Developer

One Mircea Eliade
Best Luxury Residential Development

2019
Developer of the Year

One Charles de Gaulle
Residential Project of the Year

2019
One Tower
was awarded a special prize for Dynamism at Forbes Gala

2019
Residential Developer of the Year at HOF Awards

One Charles de Gaulle
Residential Luxury Development

2019
One Charles de Gaulle
Residential Project of the Year at SEE Real Estate Awards Gala

2018
Residential Developer of the Year

One Charles de Gaulle
Best Luxury Residential Development of the Year

2018
One Herastrau Park
Residential Project of the Year

One Charles de Gaulle
Top Residential Project of the Year

2018
OUP founders included in **Forbes Romania Hall of Fame**

2017
Sustainable Company of the Year Award

One Herastrau Park
was granted a Green Homes Certificate

2017
Forbes Green Award
for building the most efficient and environmentally friendly residences in Romania

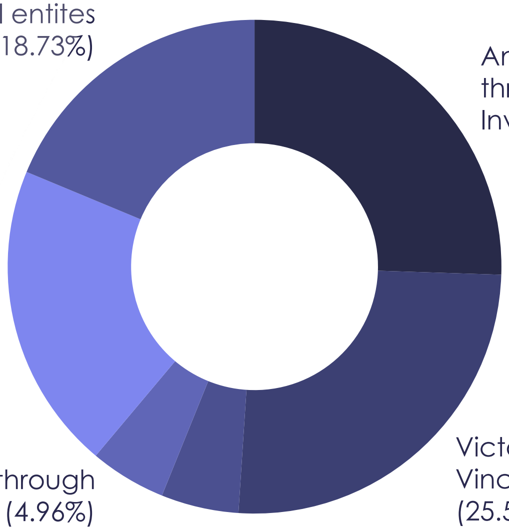
2017
Residential Developer of the Year

One Herastrau Park
Best Residential Development

2014
One Floreasca Lake
nominated at CEEQA in association with Financial Times for the category "Hotel, Leisure and Residential Development of the Year 2014"

ONE ON BVB

Shareholding structure as of 31.12.2025:



INDICES

- BUCHAREST STOCK EXCHANGE
- FTSE Russell
- EPRA European Public Real Estate Association
- Nareit
- MSCI
- STOXX
- wiener boerse

ANALYST COVERAGE

- BT Capital Partners – Investment Banking & Capital Markets
- ERSTE Bank
- Kepler Cheuvreux
- ODDO BHF
- PKO Bank Polski
- SWISS CAPITAL

one
UNITED PROPERTIES

Shaping life

MARKET OVERVIEW

Romania, CEE's 2nd economy

Economy

12th largest economy in the EU

2nd largest economy in the CEE

€ 377bn estimation for Romania's GDP in 2026

6.7m employees

4.3m work in service sector

2.2m industry and construction

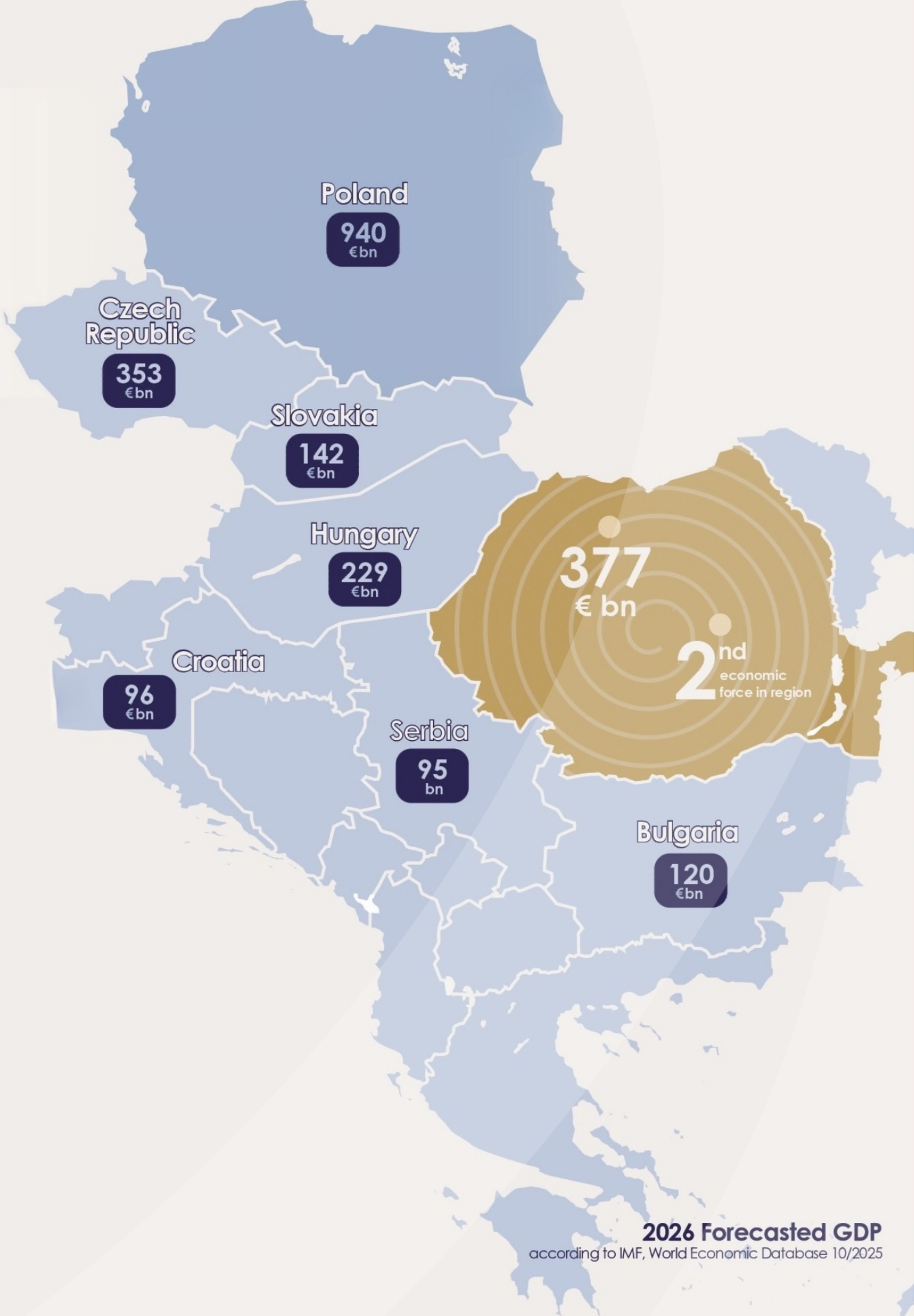
6.0% unemployed in September 2025

GDP

Romania's GDP is expected to grow at CAGR of 4% in euro terms between 2025 and 2030.

2025	2030
€ 357.9 bn	€ 435.6 bn of EU average overpassing Greece, Slovakia & the Baltics

*Source: IMF World Economic Outlook Database, 10/2025.

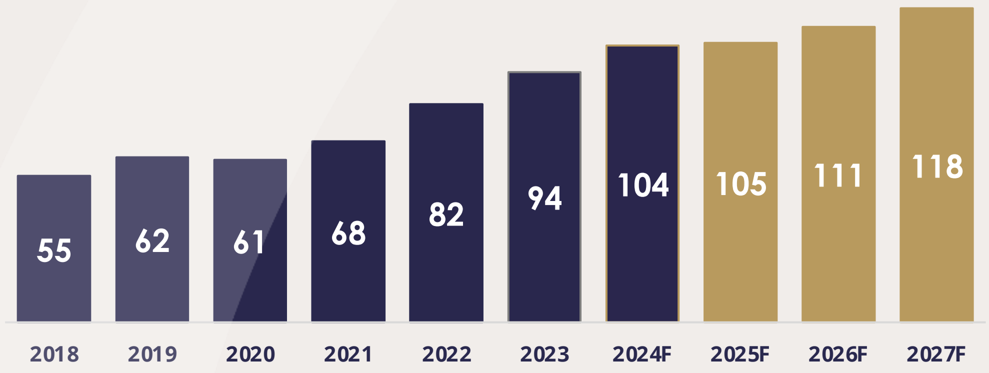


2026 Forecasted GDP
according to IMF, World Economic Database 10/2025

Bucharest contributes 30% to Romania's GDP

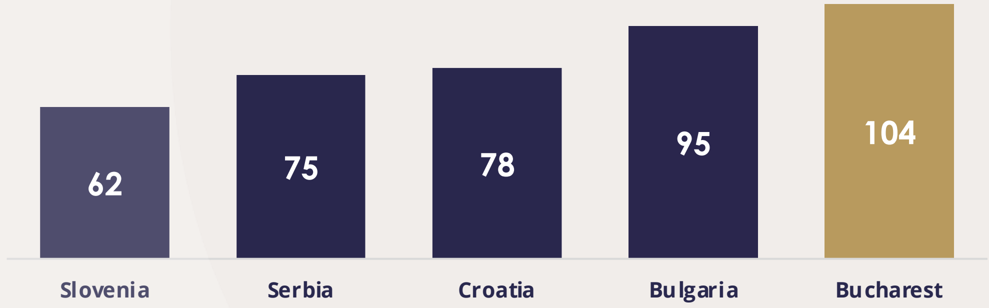
Bucharest Metropolitan Area - GDP evolution (€ bn)

Source: Eurostat



Bucharest GDP overpassing neighboring economies

Source: Eurostat, International Monetary Fund



6th largest capital in the EU

2.7m inhabitants

0.7m daily commuters

Source: National Prognosis & Statistics Office

Best performing region in the SEE

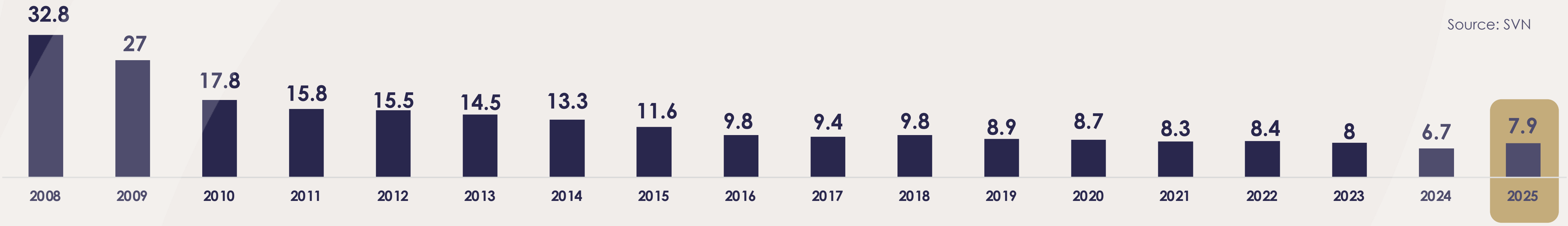
1.5 million employees with average net wage of € 1,371 (2025), versus € 1,080 national net wage. Bucharest-Ilfov region had GDP per capita of 188% in 2024 compared to EU-27.

Source: National Prognosis & Statistics Office, Eurostat

The affordability has significantly improved over last decade

Increasing affordability
Years required to purchase 50sqm 1-bedroom apartment in Bucharest

Source: SVN

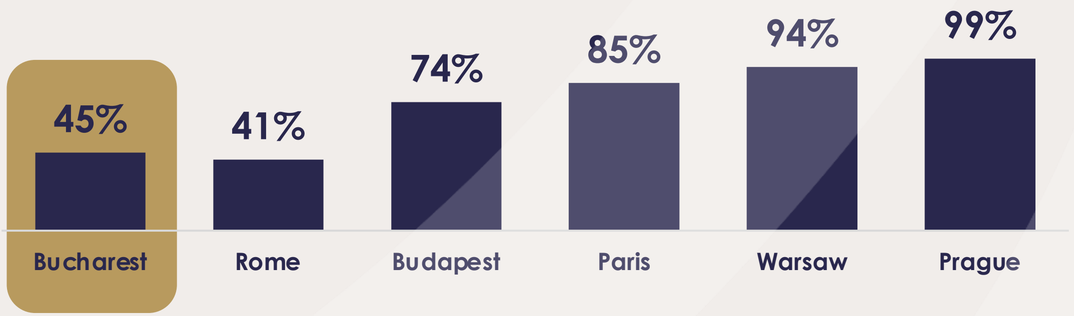


Average transaction value for new homes in 2024 (EUR/sqm)

Source: Deloitte

Affordable mortgages
Share of the mortgage rate in average national salary (%)

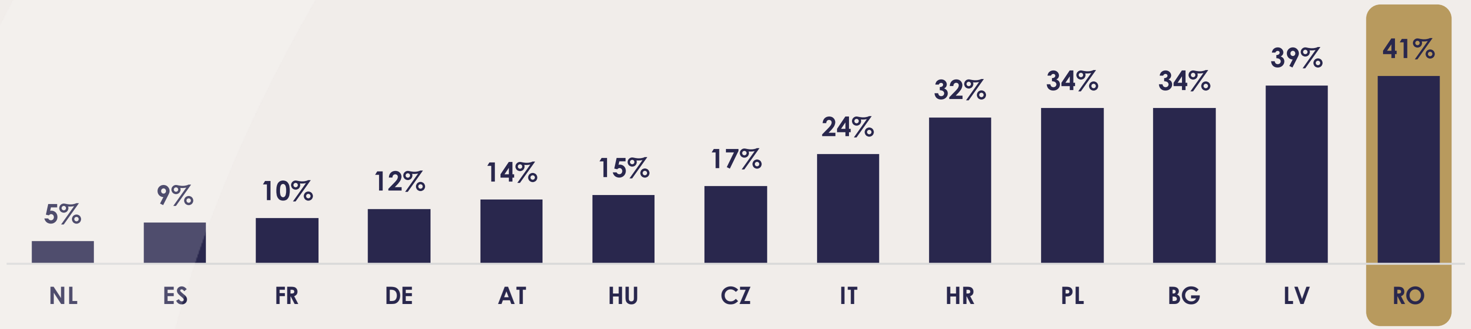
Source: SVN



Romanians prefer to own homes, yet deficit of approx. 200K units persists due to overcrowdness and old stock

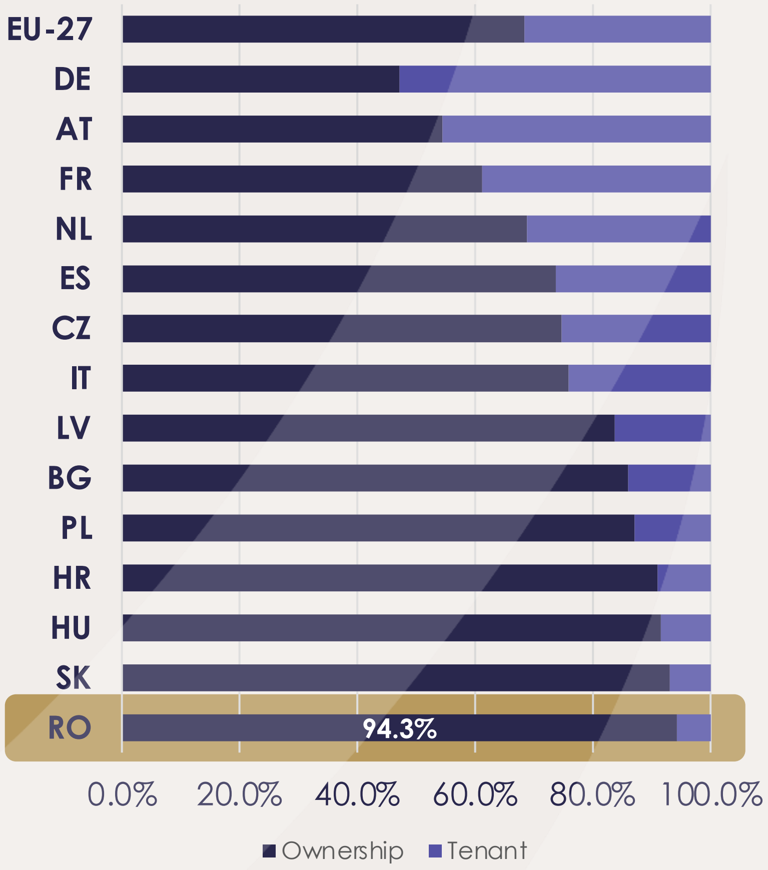
Persons living in overcrowded household in 2024 (%)

Source: Eurostat



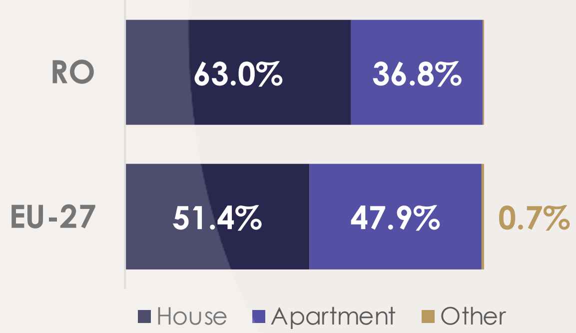
Share of people owning/renting their home in 2024 (%)

Source: Eurostat



Type of housing in 2024 (%)

Source: Eurostat



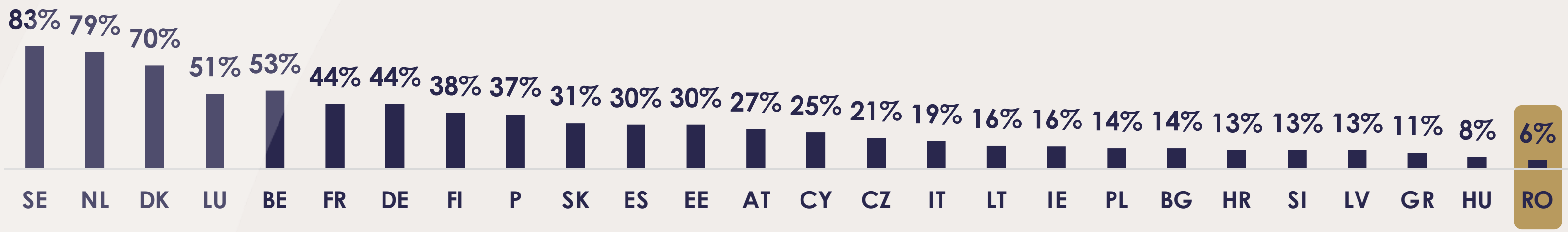
1.1 Average no. of rooms per person in Romania, vs. 1.7 average EU-27, in 2024.

5.1% Average population having housing cost overburden in 2023 (spending 40%+ DI) with EU-27 average at 8.1%.

Low ratio of outstanding residential loans, with the majority of transactions being paid in equity

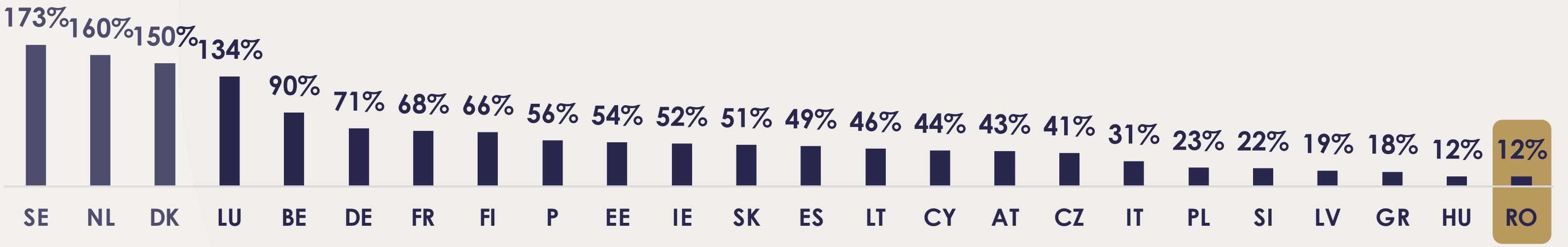
Total outstanding residential loans to GDP ratio in 2024

Source: Hypostat



Total outstanding residential loans to disposable income of households ratio in 2024

Source: Hypostat



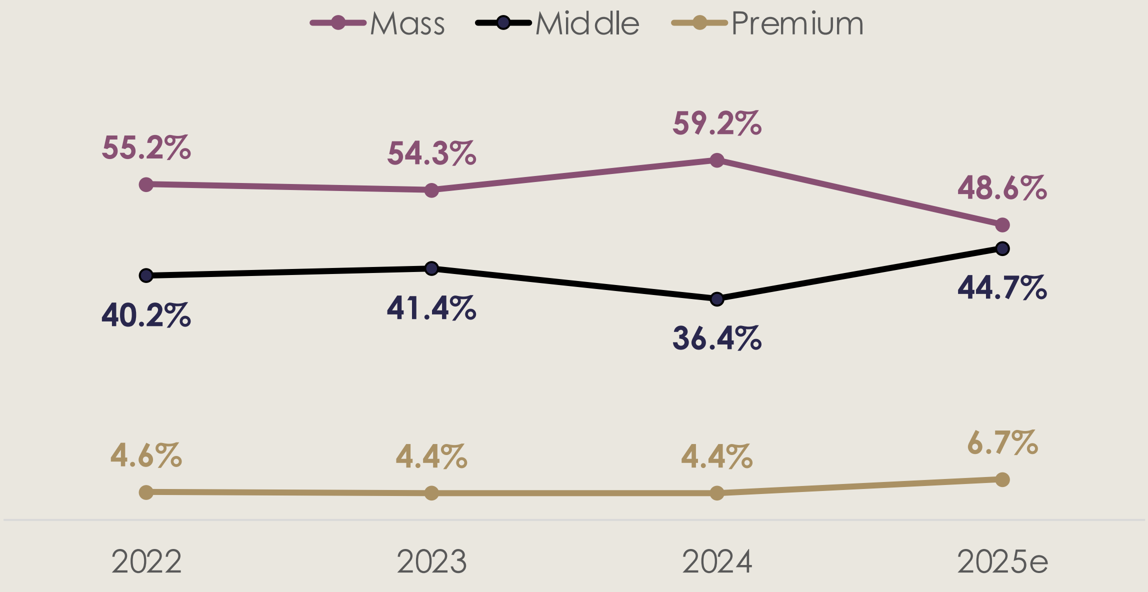
597,000 Romanians had a mortgage loan as of July 2025, accounting for approximately **7%** of the working population.

Source: BNR

Source: SVN

Market overview

Market segmentation for residential deliveries in Bucharest Metropolitan area



2022	2023	2024	2025e
21,328 units	**20,960 units**	**17,500 units**	**18,000 units**

Source: SVN

- Consistently decreasing market supply, not sufficient to address market demand
- Relatively stable segmentation of developments across mass/middle/premium segment
- In 2025, both the middle market segment and the premium reached their highest share in the past five years, indicating the growing preference for higher quality housing as the purchasing power increases.

Market classification criteria, price per sqm:

Mass market	Middle market	Premium
< €1,800 / sqm	€1,800-2,900 / sqm	€2,900+

Targeted sub-segments

PREMIUM

- **Target market:** middle market
- **Price per sqm**: ≈120-180% of market average
- **Differentiators**: balanced mix of affordability and quality, offering large-scale construction with access to essential infrastructure. Modern design, comfortable living environment, convenience being in proximity to business areas.

HIGH-END

- **Target:** premium market
- **Price point**: ≈200% above market average
- **Differentiators**: Developments catering to those with high expectations for quality finishings (also in exclusive partnerships), boasting close-by amenities and situated in prime locations in the city.

LUXURY

- **Target**: top 10% of the premium market
- **Price per sqm**: ≈400% above market average
- **Differentiators**: Exceptional locations in the most prestigious areas of the city, smaller and more private developments offering amenities that blur the line between home and upscale hotel.

Common ONE denominators across all subsegments:

Reliability

Location

Community

Design

Amenities

Comfort

Safety

Prestige

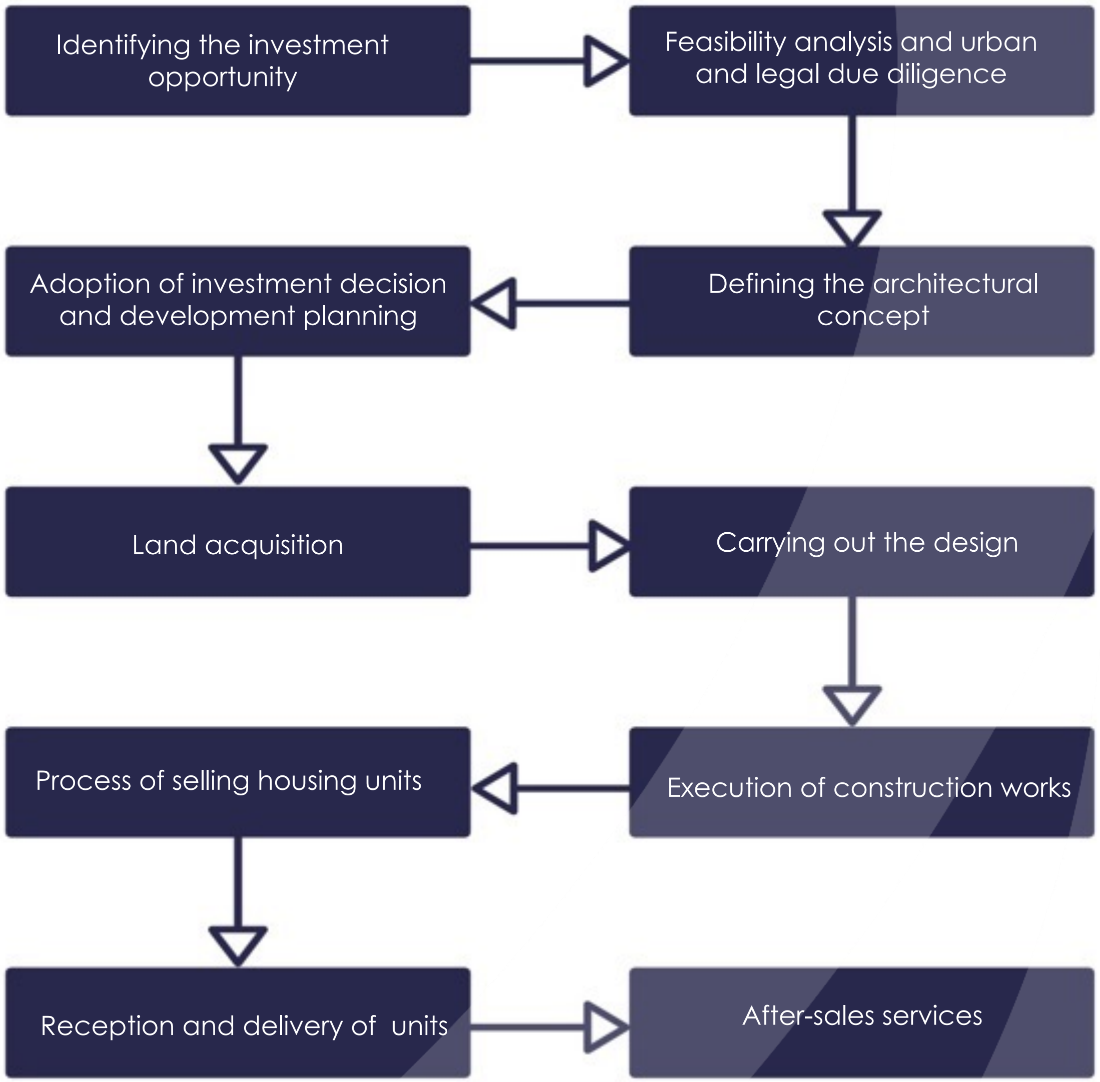
RESIDENTIAL SEGMENT - DEVELOPMENT

Prior to deciding to acquire land for development, the management carries out a thorough analysis on the investment opportunity, which can last between 2-6 months. Only after the feasibility analysis, urban and legal due diligence, defining and seeking feedback from the market on the architectural concept, the decision on the investment is made.

The sale process of the housing units begins as soon as possible after the acquisition of the land destined for development. There are cases when certain areas of a project are sold prior to the acquisition of land for development, in order to attract the capital needed for the development. Sales made in the early stages of construction are used to supplement the financial resources needed in the execution of construction works.

Promises of sale concluded with promising buyers usually provide for the payment of the price in equal instalments of 20% each, divided over the entire construction, so that in most cases full payment of the price occurs before signing the sales contract for completed housing units. The sales strategy of the Issuer's subsidiaries usually aims at the progressive increase of the sale price as the development reaches certain stages in the authorization and execution of construction works, reflecting the increase in value associated with the respective units.

ONE'S RESIDENTIAL DEVELOPMENT PROCESS




one
UNITED PROPERTIES
Shaping life
PORTFOLIO

Growing scale

2014

Madrigalului Residence

14 units

2017

One Herastrau Park

109 units

2021

One Mircea Eliade

258 units

2023

One Cotroceni Park

993 units

2025

One Lake District

1,989 units

2028

New development

3k+ units

COMPLETED

BUCHAREST

ONE COTROCENI PARK

Starting date	Q2'21
Completion Date	Q4'23
UNITS	989
PP	1,434
GBA (sqm)	137,720
Saleable (sqm)	82,359
- Apartments	64,651
- Commercial	17,708
GDV (m)	€ 170.10

ONE TIMPURI NOI

Starting date	Q2'19
Completion Date	Q3'23
UNITS	149
PP	174
GBA (sqm)	23,357
Saleable (sqm)	14,113
- Apartments	13,148
- Commercial	964
GDV (m)	€ 27.03

ONE FLOREASCA VISTA

Starting date	Q2'20
Completion Date	Q2'23
UNITS	68
PP	75
GBA (sqm)	11,677
Saleable (sqm)	9,676
- Apartments	9,676
GDV (m)	€ 36.73

ONE VERDI PARK

Starting date	Q4'19
Completion date	Q1'23
UNITS	338
PP	498
GBA (sqm)	62,590
Saleable (sqm)	38,282
- Apartments	35,155
- Commercial	3,127
GDV (m)	€ 129.72

ONE
HERĂSTRĂU TOWERS

Starting date	Q4'18
Completion Date	Q1'22
UNITS	174
PP	254
GBA (sqm)	30,982
Saleable (sqm)	21,985
- Apartments	16,989
- Commercial	4,996
GDV (m)	€ 55.31

ONE
MAMAIA NORD

	Phase I	Phase II
Starting date	Q3'18	Q3'22
Completion Date	Q3'21	Q2'25
UNITS	50	86
PP	71	148
GBA (sqm)	8,523	18,552
Saleable (sqm)	6,285	13,639
- Apartments	6,285	13,639
GDV (m)	€ 17.50	€ 32.10

ONE
MIRCEA ELIADE

Starting date	Q1'18
Completion Date	Q2'21
UNITS	258
PP	546
GBA (sqm)	60,735
Saleable (sqm)	34,681
- Apartments	30,949
- Commercial	3,732
GDV (m)	€ 124.50

ONE
HERĂSTRĂU PLAZA

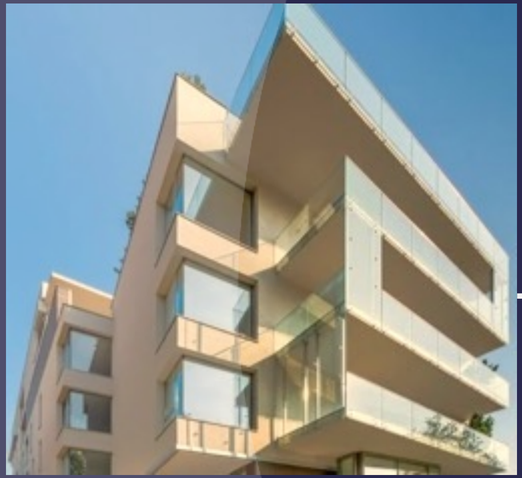
Starting date	Q2'16
Completion Date	Q1'19
UNITS	194
PP	243
GBA (sqm)	32,414
Saleable (sqm)	18,001
- Apartments	15,494
- Commercial	2,507
GDV (m)	€ 33.50

ONE CHARLES DE GAULLE

Starting date	Q4'15
Completion Date	Q2'18
UNITS	33
PP	55
GBA (sqm)	9,197
Saleable (sqm)	5,378
- Apartments	5,378
GDV (m)	€ 22.70

ONE HERĂSTRĂU PARK

Starting date	Q3'15
Completion Date	Q2'17
UNITS	109
PP	155
GBA (sqm)	27,050
Saleable (sqm)	17,806
- Apartments	17,806
GDV (m)	€ 34.40



MADRIGALULUI RESIDENCE

Starting date	Q4'13
Completion Date	Q3'14
UNITS	14
PP	12
GBA (sqm)	3,130
Saleable (sqm)	2,271
- Apartments	2,271
GDV (m)	€ 3.20

ONE FLOREASCA LAKE

Starting date	Q3'11
Completion Date	Q2'15
RESI UNITS	68
PP	86
GBA (sqm)	15,000
Saleable (sqm)	8,333
- Apartments	8,333
GDV (m)	€ 14.80

BUCHAREST

UNDER CONSTRUCTION

ONE LAKE CLUB

Starting date	Q3'22
Estimated Completion Date	Q2'26
UNITS	738
PP	944
GBA (sqm)	111,196
Saleable (sqm)	71,523
- Apartments	69,563
- Commercial	1,960
GDV (m)	€ 317.10

ONE HERĂSTRĂU VISTA

Starting date	Q3'22
Completion Date	Q1'26
UNITS	120
PP	179
GBA (sqm)	20,267
Saleable (sqm)	13,575
- Apartments	11,463
- Commercial	2,112
GDV (m)	€47.83

ONE FLOREASCA TOWERS

Starting date	Q4'22
Completion Date	Q1'26
UNITS	215
PP	293
GBA (sqm)	32,787
Saleable (sqm)	20,975
- Apartments	20,006
- Commercial	968
GDV (m)	€ 88.30

ONE NORTH LOFTS

Starting date	Q2'23
Completion Date	Q4'25
UNITS	151
PP	237
GBA (sqm)	34,784
GDV (m)	€ 35.85

ONE HIGH DISTRICT

Starting date	Q4'22
Estimated Completion Date	Q2'26

UNITS	**841**
PP	**1,167**
GBA (sqm)	**124,259**
Saleable (sqm)	**73,016**
- Apartments	66,992
- Commercial	6,024
GDV (m)	**€192.58**

ONE LAKE DISTRICT

Starting date	Q2'23
Estimated Completion Date	Q3'26/Q3'27*

UNITS	**1,985**
PP	**2,420**
GBA (sqm)	**196,436**
Saleable (sqm)	**178,047**
- Apartments	177,068
- Commercial	979
GDV (m)	**€ 393.87**

**Completion date for Phase 1 / Phase* 2

ONE PENINSULA

Starting date	Q4'20
Estimated Completion Date	Q3'26

UNITS	**170**
PP	**293**
GBA (sqm)	**53,821**
Saleable (sqm)	**36,087**
- Apartments	36,087
GDV (m)	**€ 163.73**

ONE MODROGAN

Starting date	Q4'20
Estimated Completion Date	Q4'26

UNITS	**48**
PP	**90**
GBA (sqm)	**14,803**
Saleable (sqm)	**9,739**
- Apartments	9,739
GDV (m)	**€ 75.33**

IN PIPELINE

BUCHAREST

1 one CITY CLUB

2 one HERĂSTRĂU CITY

3 one COTROCENI TOWERS

4 one PARK LANE

5 one CITY DISTRICT

6 one DOWNTOWN

Land sourcing

EXISTING LANDBANK

Land Holdings: 285,000+ sqm of prime land locations for future development in ownership or pre-SPA

Development Rights: Total above-ground gross building area (GBA) exceeds 988,000 sqm

GDV: €1.8 billion +

Current Phase: all land plots are in the planning phase

Purpose:

- **Residential:** 7,000+ apartments with services for communities
- **Commercial** 146,000 sqm estimated for rental commercial buildings, 121,000 sqm offices and 25,000 sqm within buildings set for restoration

PIPELINE UNDER NEGOTIATION

Ongoing negotiations for strategically located land plots in Bucharest, including large properties for future developments targeting **Bucharest's booming middle-class** with **affordable premium** housing, such as a **20ha plot land** within 10 min driving from city centre.

Affordable premium housing is a segment where we will be increasingly more active for the years to come.

We have under negotiation land for **10k+ units** (and all necessary related facilities for the communities), across all our segments of clientele, but with larger focus on the medium income segment.

We are by far the **developer of choice** for Bucharest landowners to partner for future developments.

OUR **OFFICES** PORTFOLIO

one UNITED PROPERTIES

1. ONE Tower
2. ONE Cotroceni Park
3. ONE Victoriei Plaza

OFFICE SEGMENT

Building on its residential success, **One United Properties** entered the office segment in November 2017 through acquisition of One North Gate. ONE focuses on development of Grade A offices, targeting commercial portfolio **GLA of 200.5k sqm by the end of 2026.** Out of that, 117K sqm are already finished (One Cotroceni Park Office Phase 1 & 2, One Tower, and One Victoriei Plaza), and another 95K sqm were already announced (One Cotroceni Park III & IV, One Technology District). The company projects that on completion, the consolidated office portfolio, together with retail portfolio, will have the market value by end of 2026 estimated at **EUR 689 million.**

The growth within the ONE office portfolio is generated by three vectors:

- The strong trend of corporates that are taking the opportunity of the pandemic period to redraw their entire corporate real estate strategy and to **relocate from older generation buildings to new, modern ones,** to upgrade;
- The need to provide **sanitary comfort** to talent, in order to attract them back to the office, hence the prioritizing of LEED and WELL certified properties;
- The strategy to follow a **hub and spoke office distribution** throughout the city, opening several new satellite offices to dramatically reduce commute time of the employees, promoting a near home office environment.

The office segment is of strategic importance for One United Properties as it envisages the medium to long-term rental of spaces (minimum 5 years, preferred 7-10 years contracts), offering a predictable recurrent revenue, complementing the residential development business model.

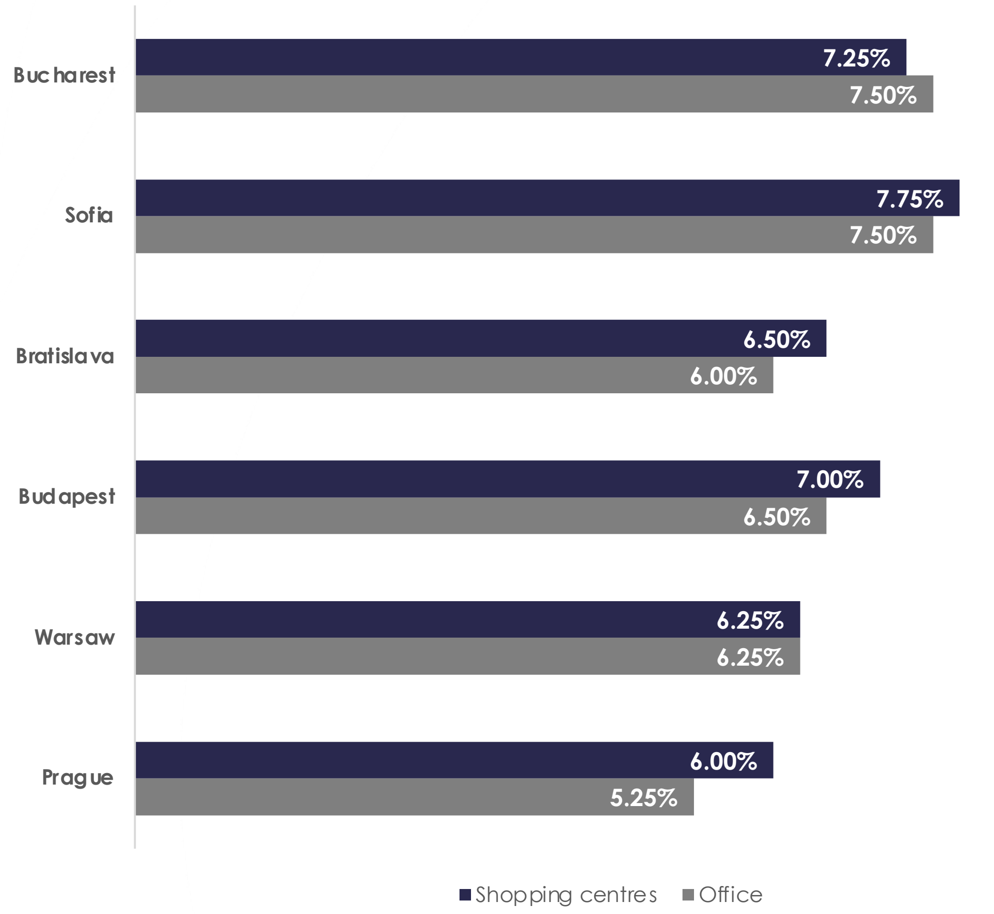
Selected tenants include:

astellas, DB Cargo Romania, CBRE, CMS law·tax·future, EGIS, Ford, infineon, McCANN WORLDGROUP, SAINT-GOBAIN, STi ROMANIA, SUPERBET, stripe

OFFICE MARKET – **REGIONAL PERSPECTIVE**

Bucharest provides some of the most attractive office and retail yields among main CEE cities

Prime yields (%) in Q4 2025 [1]



Key office trends[2]

- ✓ **Gross take-up** volume in Bucharest in 2025 totalled **248k sqm**, **23% below 2024,** with net take-up decreasing 21% YoY to 128k sqm.

- ✓ **Zero deliveries in 2025:** first year in more two decades with no office deliveries in Bucharest
- ✓ **Uptake in pipeline under construction**: 198k sqm under construction, up 62% YoY.
- ✓ **2026 deliveries:** Two important deliveries scheduled in the year – One Gallery and One Technology District.

- ✓ Prime office rents in Bucharest remained unchanged **in Q4 2025**, at €22.0 per sqm per month, the same value as in 2023 and 2024.

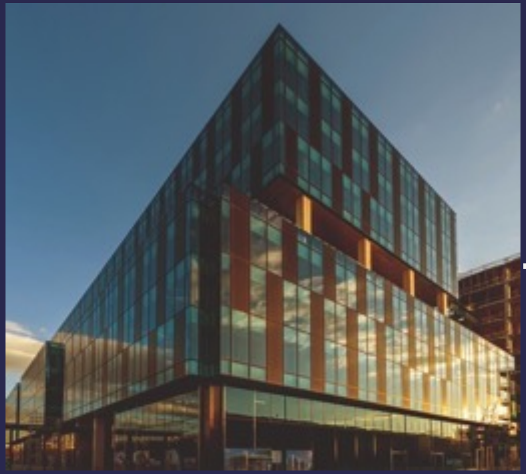
- ✓ The **vacancy rate decreased in 2025**, reaching 10.6% as of Q4 2025, and is expected to continue to slightly decrease in 2025 due to extremely limited pipeline.

Notes:
1: Colliers, The CEE Investment Scene 2025-2026
2: iO Partners Bucharest City Report Q4 2025

OFFICE PORTFOLIO

ONE COTROCENI PARK 2

Starting date	**Q2 '21**
Completion Date	**Q1 '23**
TOTAL GLA	**35,797**
- Offices (sqm)	33,332
- Terraces (sqm)	2,121
- Storage (sqm)	344
PP	**396**



ONE COTROCENI PARK 1

Starting date	**Q3 '19**
Completion Date	**Q4 '21**
TOTAL GLA	**47,001**
- Offices (sqm)	42,479
- Terraces (sqm)	3,475
- Storage (sqm)	1,048
PP	**580**

ONE TOWER

Starting date	**Q1 '18**
Completion Date	**Q4 '20**
TOTAL GLA	**23,320**
- Offices (sqm)	23,219
- Terraces (sqm)	502
- Storage (sqm)	252
PP	**370**

ONE VICTORIEI PLAZA

Acquisition date	**Q3'22**
TOTAL GLA	**12,000**
- Offices (sqm)	12,000
PP	**93**

RETAIL PORTFOLIO

BUCUR **OBOR**

Acquisition date	Q1 '22
RETAIL GLA	25,582
Tenants	Auchan and multiple small businesses

ELIADE TOWER

Acquisition date	Q4'22
TOTAL GLA	8,406
- Offices (sqm)	8,406
PP	47

ONE **GALLERY**

Starting date	Q3'22
Completion Date	Q3'25
TOTAL GLA	14,845
Tenant	Multiple (high-end)

LANDMARK RESTORATION PORTFOLIO

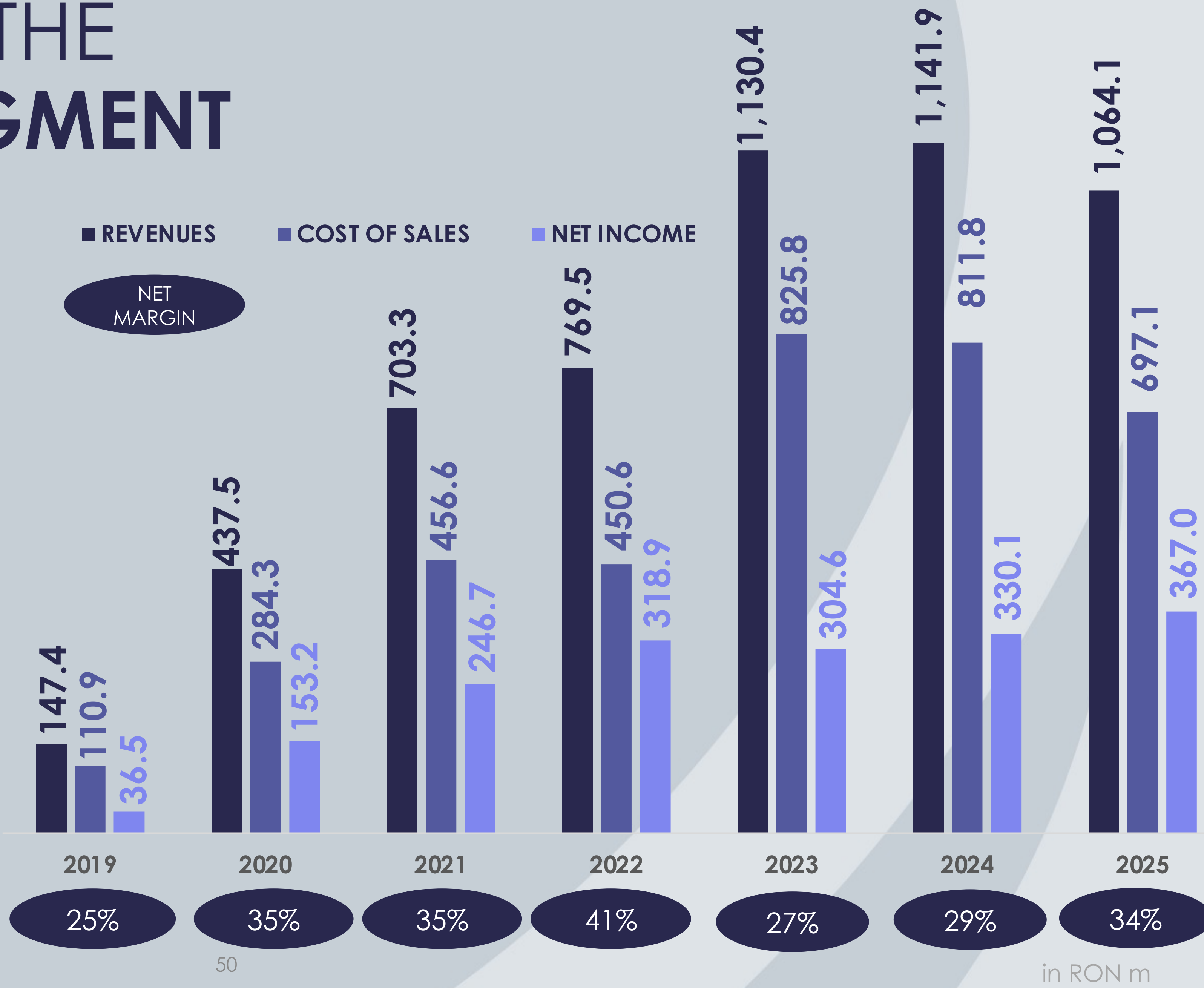
HISTORICAL **RESULTS HIGHLIGHTS**

EVOLUTION OF THE **RESIDENTIAL SEGMENT**

The revenues from sales of residential property increased 7-fold between 2019 and 2025, overpassing historical milestone of RON 1 billion three times thus far – in 2023, 2024 and 2025.

The varying margin from year to year is due to the IFRS 15 revenue recognition applied by the Group. Following the IFRS 15, initial stages of construction register higher turnover as the completion advances faster due to heavy works carried out, however revenue margins naturally increase as developments progress, with sales prices also rising in later stages.

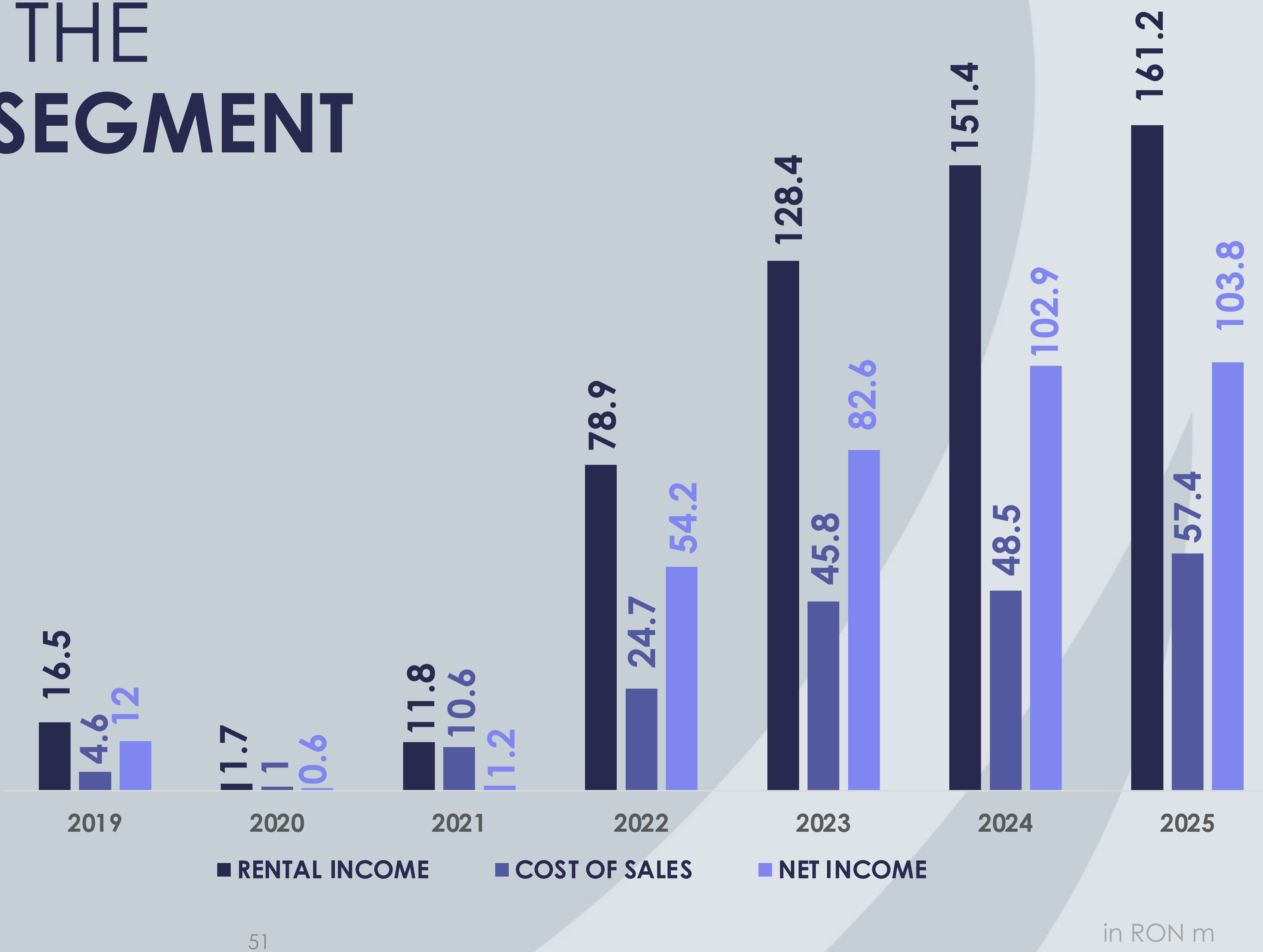
As a principle, the Company targets, with each development, a net margin of minimum 35%.



EVOLUTION OF THE **COMMERCIAL SEGMENT**

The rental income, which also includes revenues from tenant services, became significant as of 2022, following the delivery and the lease of the two major developments of One United Properties, One Tower and One Cotroceni Park Phase 1, as well as acquisition of One Victoriei Plaza in Q3'22 and Bucur Obor (acquired in Q1'22), the latter being consolidated under the retail division.

In 2023, One Cotroceni Park Phase 2 was delivered, which had a positive impact on the evolution of the segment as of 2024, with revenues across the division stabilizing between 2024-2025, ahead of the next cycle of delivery of standing rental assets.

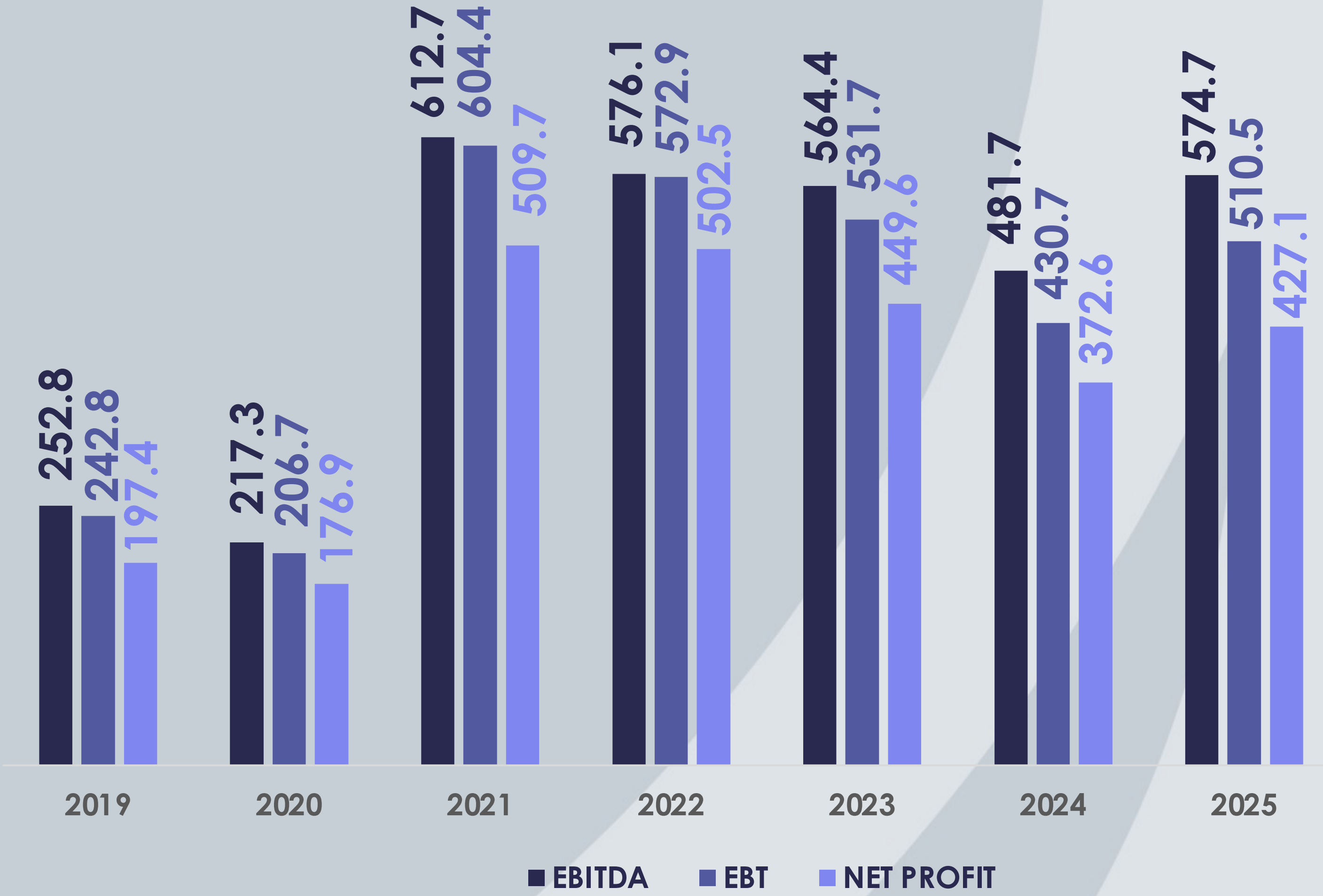


GLOBAL RESULT

The rapid growth recorded starting 2021 contributed to a more than twofold increase in One United Properties' key indicators from 2019 to 2025.

Gross result (EBT) is the relevant indicator for the Group due to significant part of the taxes being deferred. For example, the income tax for 2025 amounted to RON 83.4m, where RON 17.6m is the actual expenditure and the remaining RON 65.8m represents the deferred tax on profit.

Profits are distributed on a semi-annual basis, in line with dividend policy (payout of up to 35% of gross profit) and reinvestment of rest of capital due to the significant growth opportunities.



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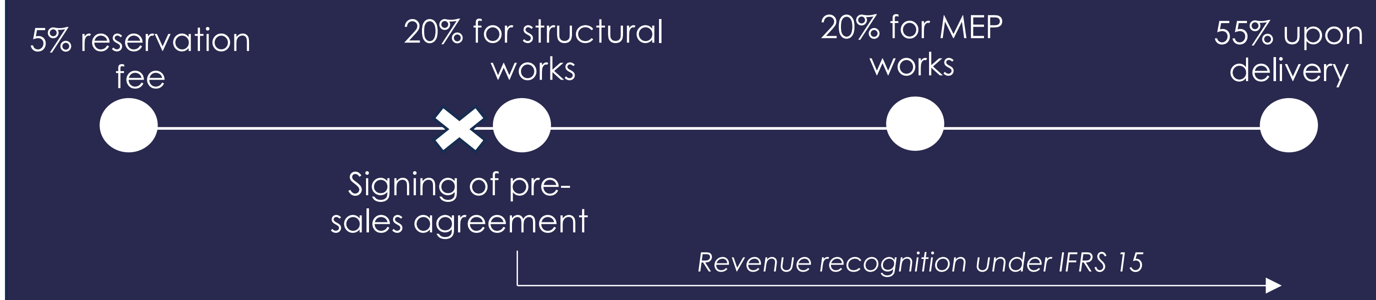
one
UNITED PROPERTIES
Shaping life
Q1 2026
FINANCIAL RESULTS

NEW LEGISLATIVE **FRAMEWORK**

Starting with December 2025, Romania introduced a new legislative framework governing preliminary sale-purchase agreements and client advance payments for residential developments. The legislation also introduces the concept of a preliminary unit subdivision process allowing individual land books for future units to be opened prior to completion of construction, based on cadastral and notarial documentation.

As revenue recognition under IFRS 15 is linked to signed preliminary sale-purchase agreements, the implementation of the new framework resulted in a temporary timing difference between transaction activity and revenue recognition in Q1 2026, particularly for newly launched developments. The impact was also visible in developments nearing completion, where implementing the preliminary unit subdivision process was not considered feasible given that the final unit subdivision and handover process is expected to take place within the coming months. As a result, the signing of preliminary sale-purchase agreements in these projects was also temporarily affected.

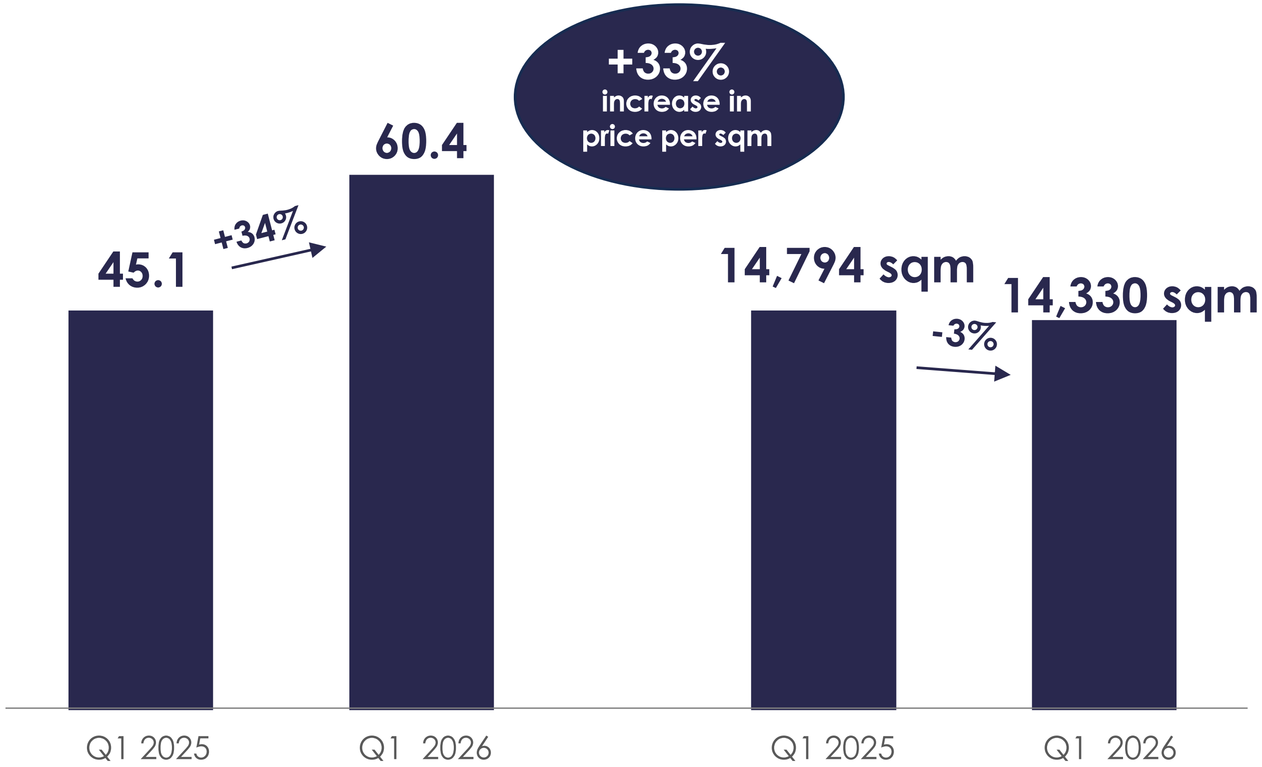
Advance Collection Structure under the New Residential Framework:



Key impacts on Q1 2026 financial results:

- Revenue recognition delayed for a significant portion of Q1 2026 pre-sales activity due to pending administrative and cadastral procedures;
- Reservations signed during Q1 2026 (amounting to **EUR 58.2 million**) do not qualify for IFRS 15 revenue recognition until conversion into preliminary sale-purchase agreements;
- Impact more visible for newly launched developments. Once the preliminary unit subdivision process is finalized, the Company can proceed directly with signing preliminary sale-purchase agreements with a standard 25% advance payment (5% reservation + 20% structural works tranche), allowing sales to be recognized under IFRS 15 without the temporary timing lag, similarly to previous years;
- Timing effect expected to gradually normalize throughout 2026 as administrative processes are completed.

RESIDENTIAL
SALES, PRE-SALES AND RESERVATIONS



RESIDENTIAL SALES, PRE-SALES & RESERVATIONS

TOTAL SURFACE SOLD, PRE-SOLD & RESERVED

79 units contracted in Q1 2026
85 total units contracted
227 total units developed

21 units contracted in Q1 2026
493 total units contracted
863 total units developed

12 units contracted in Q1 2026
91 total units contracted
159 total units developed

10 units contracted in Q1 2026
740 total units contracted
841 total units developed

in EUR m

RESI
TRENDS

As of March 31st, 2026, 73% of all units under construction were already contracted (pre-sold or reserved), with 1,135 units being available in the sales team's portfolio.

Across the finalized residential portfolio, the Group has an additional 112 units available for sale, out of which 77 units are available in developments finalized in the course of 2025, and 35 units in developments finalized prior to 2025.

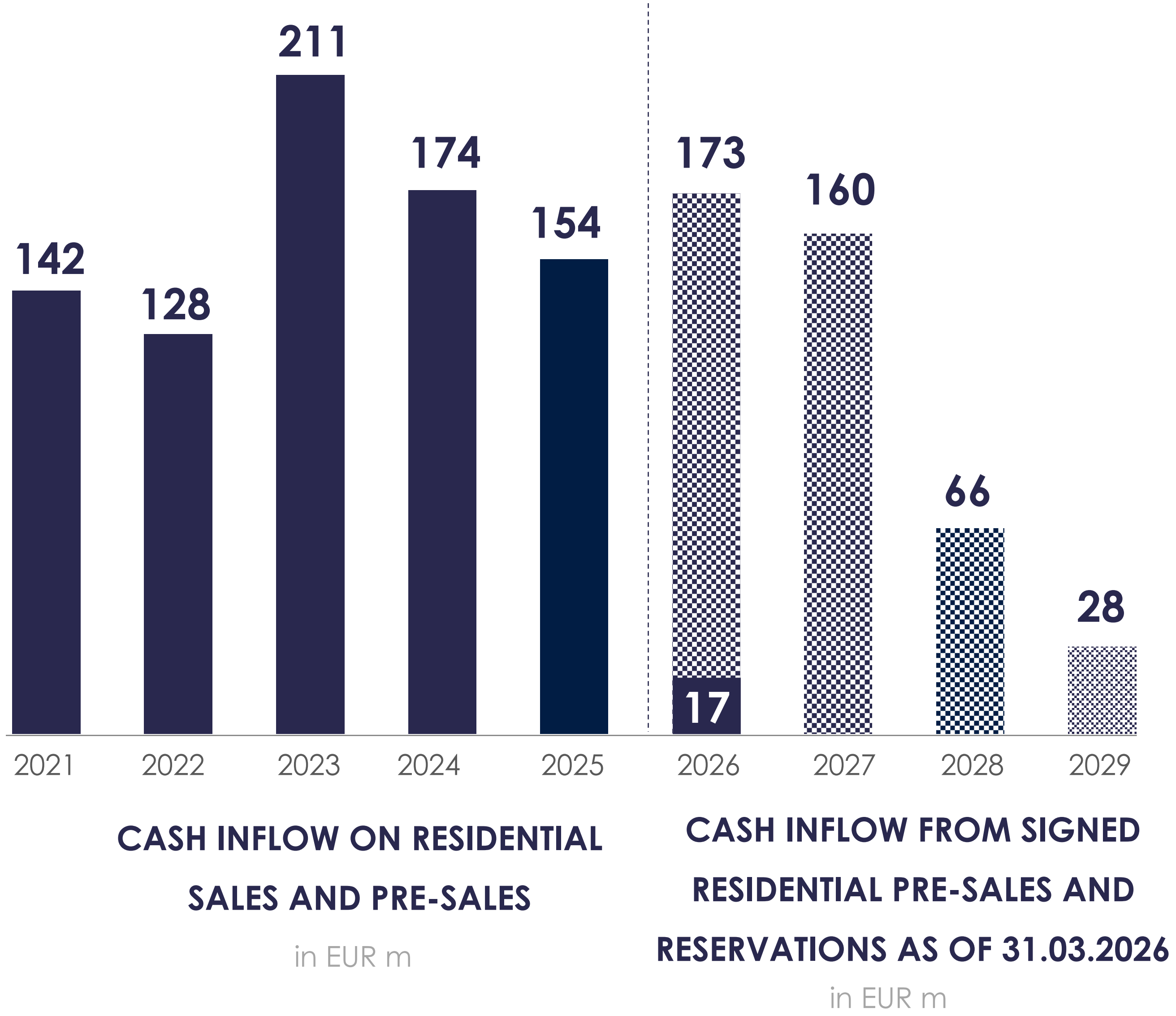
Development	Estimated delivery	Contracted units in Q1 2026	Total units contracted from construction start	Total units developed	Units available for sale
One Floreasca Sunset	Q3 2028	79	85	227	142
One Lake District Phase 2	Q3 2027	21	493	863	370
One Academy Club	Q4 2027	12	91	159	68
One High District	Q2 2026	10	740	841	101
One Lake Club Phase 1	Q2 2026	7	389	601	212
Other developments		15	3,181	3,535	354
TOTAL UNITS CONTRACTED		**144**	**4,979**	**6,226**	**1,247**

CASH **INFLOW**

In Q1 2026, One United Properties recorded cash inflows of EUR 17 million from contracted unit sales, pre-sales and reservations.

Contractual cash flows, representing amounts to be received under agreements concluded with customers as of March 31st, 2026, amount to EUR 410 million in additional cash by 2029, representing the highest level of contracted future cash inflows recorded by the Company to date.

These are the amounts due only for the units that were pre-sold and are to be delivered in the future, excluding any sale done after March 31st, 2026.



COMMERCIAL **TRENDS**

The headline rent for the rental portfolio in Q1 2026 was EUR 7.2 million, a 3% increase compared to Q1 2025.

The lease and pre-lease status across the standing commercial portfolio was 97%, with 90% of space being already occupied with tenants.

In Q1 2026, One United Properties leased and pre-leased 4,635 sqm of office and retail spaces across the commercial portfolio.

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	99%	91%
Bucur Obor	Acquired	2022	25,215	87%	87%
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	35,797	100%	81%
Eliade Tower	Acquired	2022	7,860	87%	87%
TOTAL CURRENT LEASE PORTFOLIO			**151,946**	**97%**	**90%**
One Gallery	In development	2026	14,845	100%	n/a
One Technology District	In development	2026	21,514	100%	n/a
Mondrian Hotel	In development	2026	6,447	100%	n/a

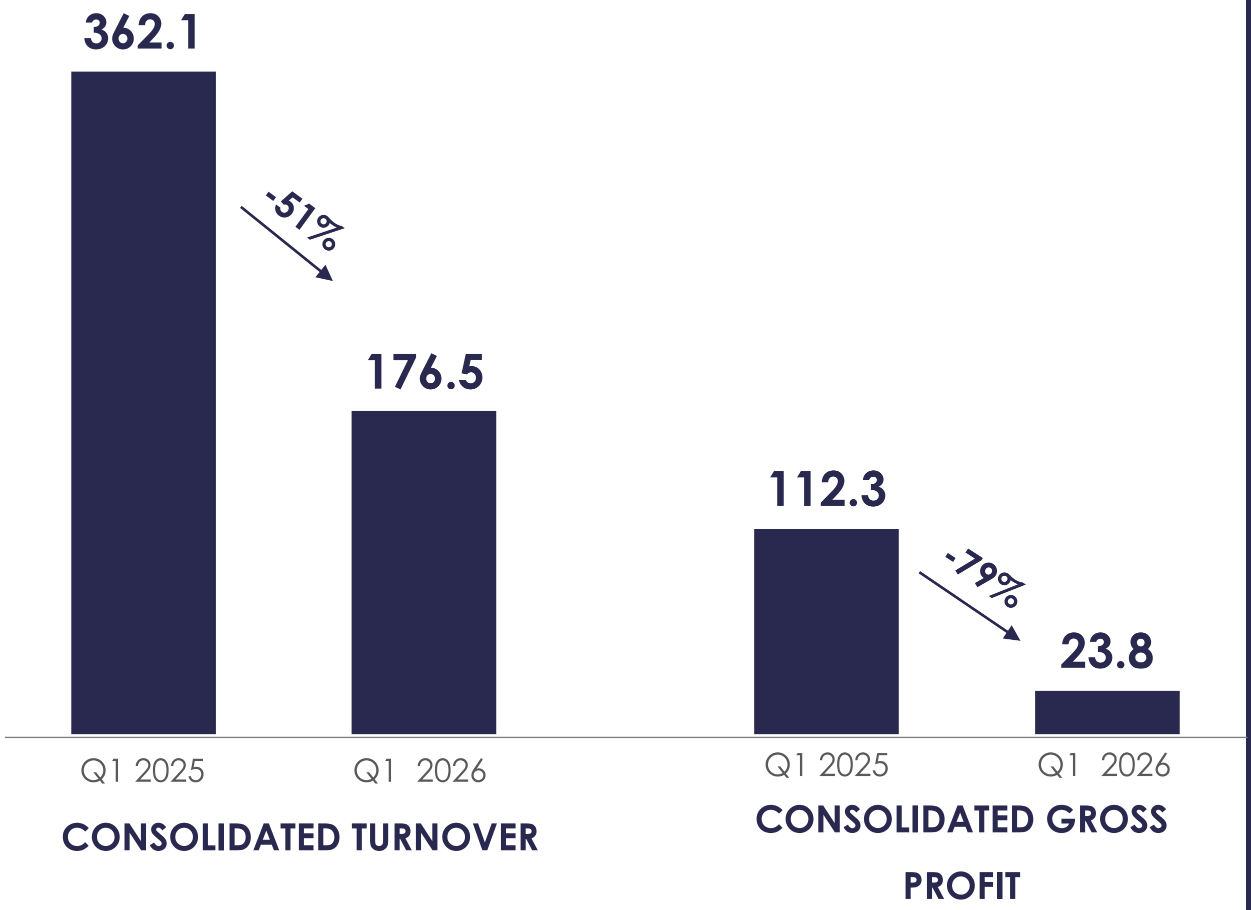
KEY FINANCIAL FIGURES – GROSS PROFIT

One United Properties registered consolidated turnover of RON 176.5 million in Q1 2026, down 51% YoY driven by the temporary impact of new legislative framework governing preliminary sale-purchase agreements. Excluding the temporary impact of legislative changes, the turnover would have been RON 308.6 million, -15% YoY.

Turnover in Q1 2026 consisted primarily from revenues from sales of residential property (RON 122.6 million), rental and tenant services revenues (RON 42.7 million).

Gross profit reached RON 23.8 million in Q1 2026, a 79% YoY decrease (RON 82.2 million like-for-like) , while the bottom line amounted to RON 21.5 million, a 78% YoY decrease (RON 70.5 million like-for-like).

The financial results recorded in Q1 2026 are in line with management’s expectations as the impact of the legislative changes and related revenue recognition timing effects were already incorporated into the Company’s 2026 budget assumptions.

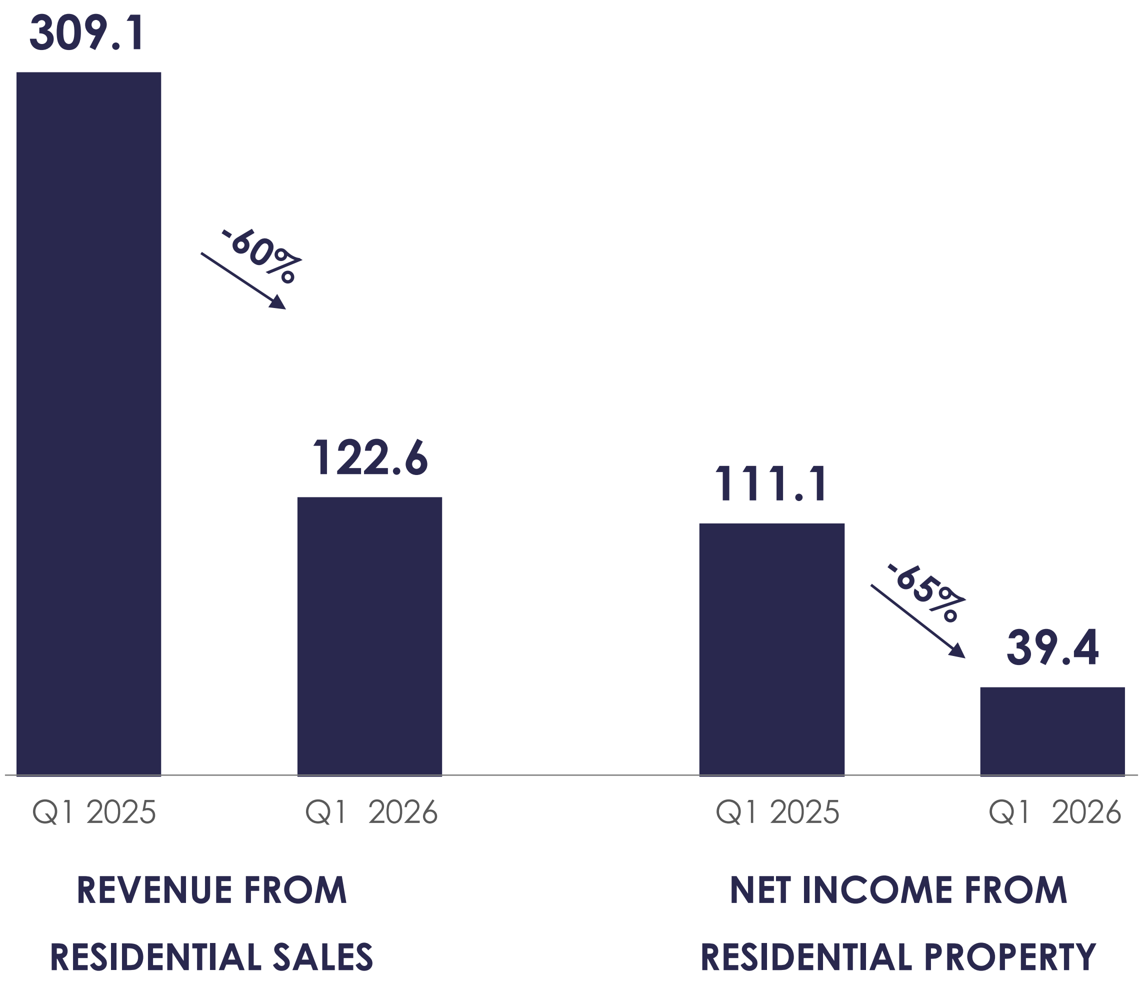


KEY FINANCIAL FIGURES - RESIDENTIAL

The revenues from sales of residential property decreased 60%, down to RON 122.6 million. The results reflect primarily the implementation of the new legislative framework applicable to residential developments in Romania, combined with the current maturity profile of the Group's development portfolio and its impact on the revenue recognition. Excluding the impact of the law, the result would have been RON 254.8 million, -18% YoY like-for-like.

Net income from residential property amounted to RON 39.4 million in Q1 2026 (RON 97.8 million like-for-like), compared to RON 111.1 million in Q1 2025, while the residential segment continued to generate a solid net margin of 32.1%, a moderate decrease compared to 35.9% net margin recorded in Q1 2025.

The margin recorded in Q1 2026 reflects both the current mix of sales, with higher contribution from newly launched developments and advanced construction stage of a significant part of the portfolio, with several developments approaching delivery and therefore generating lower percentage-of-completion recognition compared to earlier construction phases.



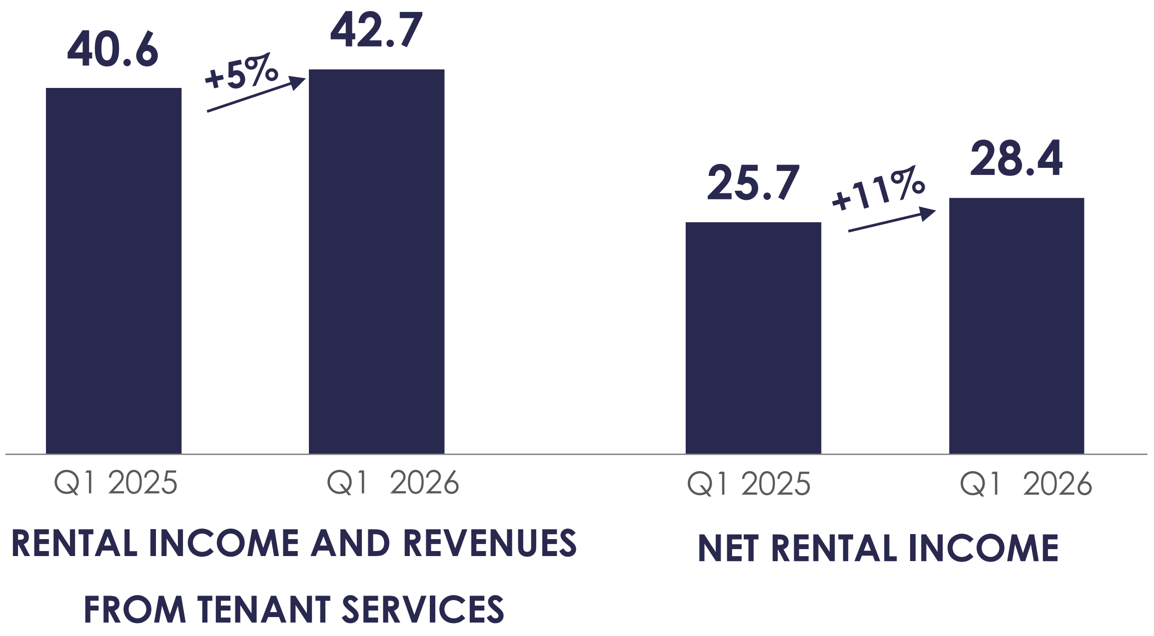
in RON m

KEY FINANCIAL FIGURES - COMMERCIAL

Rental income, comprising revenues from the commercial division and revenues from tenant services, reached RON 42.7 million in Q1 2026, marking a 5% increase compared to Q1 2025, driven by the continued stabilization and operational maturity of the commercial portfolio.

Net rental income increased by 11% YoY, reaching RON 28.4 million, supported by higher occupancy across the office portfolio compared to the prior year period.

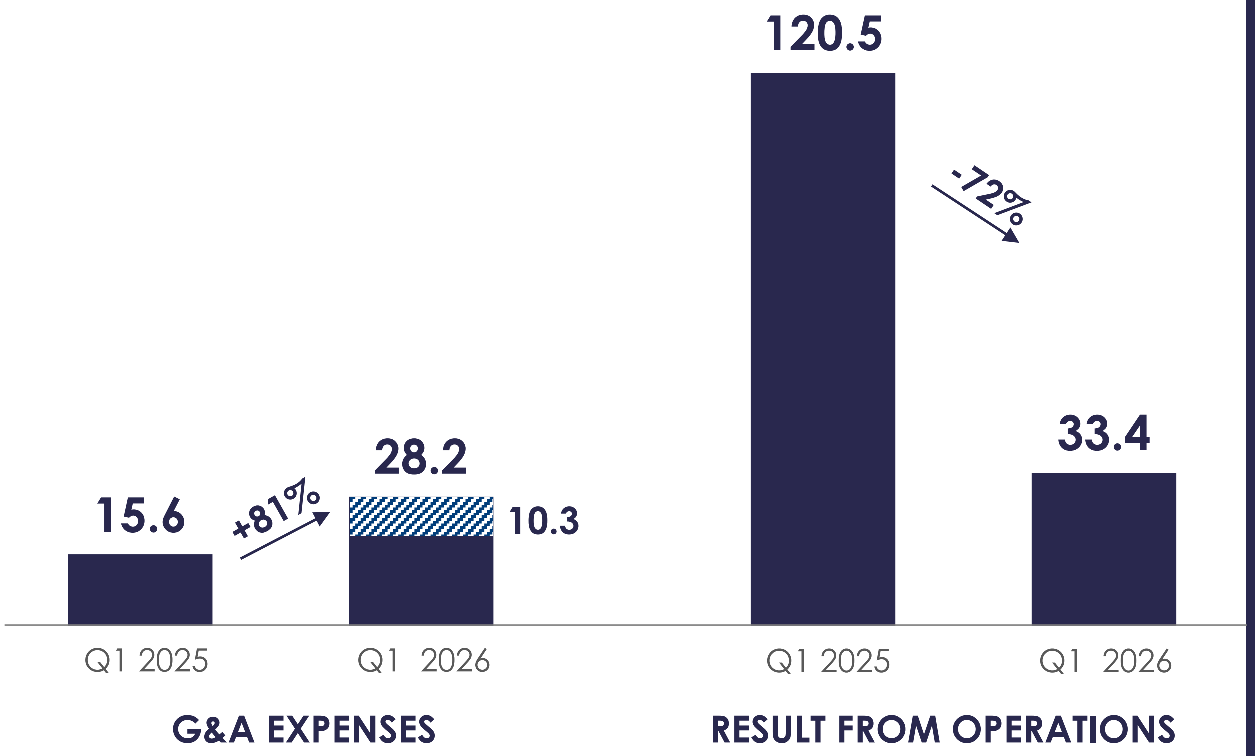
The Company's rental portfolio had a 97% lease rate as of March 31st, 2026.



KEY FINANCIAL FIGURES – G&A

G&A expenses increased to RON 28.2 million in Q1 2026, compared to RON 15.6 million in Q1 2025, the increase reflecting mostly the recognition of RON 10.3 million in expenses related to the SOP for the executive members of the Board of Directors, approved during the April 29th, 2026 GSM. In line with IFRS accounting, the related expense started being recognized in Q1 2026. The amount represents a non-cash expense and therefore has no impact on the Company's cash position or liquidity.

The result from operating activity (EBITDA) amounted to RON 33.4 million in Q1 2026, down 72%, with impact reflecting new residential legislation and the current stage of the development cycle, rather than a change in underlying demand fundamentals or operational performance. Like-for-like Q1 2026 result would have been RON 91.8 million.



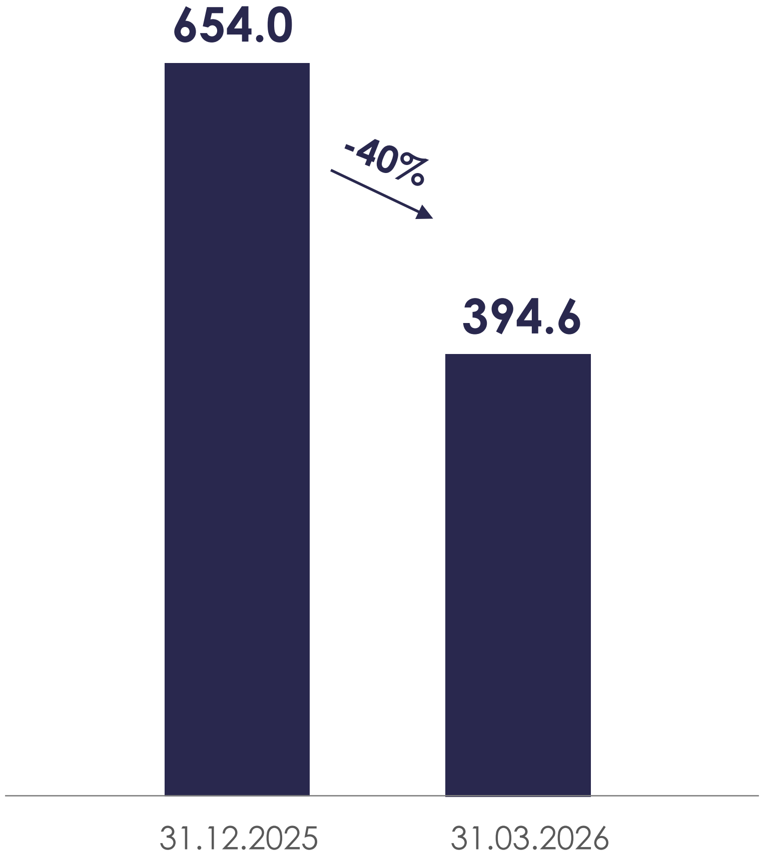
in RON m

CASH POSITION

Cash position amounted to RON 394.6 million, down 40% compared to year-end 2025, due to continued strong development activity in Q1 2026.

The gross loan-to-value ratio stood at conservative 34% as of the end of Q1 2026, a 2pp decrease since 2025 yearend, supporting efficient capital allocation, and preserves significant financial flexibility and covenant headroom as the asset base continues to grow.

Net debt was RON 1.1 billion, 17% of the total assets of RON 6.5 billion.



CASH POSITION

in RON m

MANAGEMENT
TEAM

GROUP STRUCTURE

Victor Capitanu through Vinci VER Holding 25.52%

Andrei Diaconescu through OA Liviu Holding Invest 25.52%

Free-float 48.96%

One United Properties

RESIDENTIAL[1]

- One Mircea Eliade Properties 100%
- One Verdi Park 95%
- One Floreasca Towers 100%
- One Herastrau Towers 100%
- One Plaza Athenee 100%
- One Peninsula 100%
- One Modrogan 100%
- One Herastrau Plaza 100%
- One Cotroceni Park 100%
- One Cotroceni Towers 100%
- One Herastrau Vista 95%
- Neo Floreasca Lake 95%
- One Mamaia Nord 95%
- One Timpuri Noi 95%
- One City Club 100%
- One North Lofts 97.57%
- One Lake District 100%
- One Lake Club 100%
- One High District 100%
- One Herastrau City 100%

INVESTMENT PROPERTY

- One United Tower 71.46%
- One Victoriei Plaza 100%
- One Cotroceni Park Office 67.56%
- One Cotroceni Park Office Phase 2 67.56%
- One Cotroceni Park Office Phase 4 100%
- One Downtown 100%
- One M Hotel 100%
- One Technology District 57.4%
- One Gallery Floreasca 90%
- Eliade Tower 100%
- Bucur Obor[2] 54.44%
- One Carpathian Lodge[2] 66.72%

INVESTMENTS

- One Long Term Value 100%
- One Long Term Investments 100%
  - CCT ONE Switzerland[2] 49.90%
- BO Retail 100%

OPERATIONAL

- One United Management Services 100%
- X Architecture Engineering Consult 60%
- Skia Real Estate 51%
- Skia Financial Services 40%

(1) Not all the subsidiaries are included on this slide. For exhaustive list, please consult the latest financial statements of One United Properties.
(2) Companies owned by subsidiaries. Shown the indirect % of the OUP ownership

ORGANIZATIONAL STRUCTURE

GENERAL SHAREHOLDERS MEETING

BOARD OF DIRECTORS

EXECUTIVE MANAGEMENT

- Nomination & Remuneration Committee
- Risk & Audit Committee
- ESG Committee
- Internal Audit
- Compliance (incl. KYC & AML)

PROJECT DEVELOPMENT

ARCHITECTURE

URBANISM

DESIGN

FINANCIAL
- Accounting
- Controlling
- Treasury
- Payments
- Financing
- IT

LEGAL
- Litigations
- Suppliers Contracting
- Clients Contracting
- D.P.O.

INVESTOR RELATIONS

SALES

LEASING

MARKETING

AFTERSALES

INVESTMENTS

ASSET MANAGEMENT

HUMAN RESOURCES

OFFICE MANAGEMENT

CORPORATE **GOVERNANCE**

As a listed Company, One complies with the Corporate Governance Code of the Bucharest Stock Exchange and report annually on its Corporate Governance compliance status in accordance with the Bucharest Stock Exchange requirements:

- 5 independent directors out of a total of 7
- Risk and Audit Committee
- Nomination and Remuneration Committee
- Environmental, Social and Governance Committee
- A dividend and remuneration policy
- Code of Corporate Governance
- Shareholders' meeting procedures
- ESG Risk Rating

Risk & Audit Committee

One United Properties' Risk & Audit Committee has a consultative role regarding internal and external audit procedures, appraisal of the integrity and quality of the financial reporting as well as the effectiveness of the Company's internal risk management and the assessment of any conflict of interest

Nomination & Remuneration Committee

One United Properties has a **reliable Nomination & renumeration Committee consisting of three members, the majority being represented by independent members plus one of the co-founders.** Main responsibility is establishing the principles for the selection of candidates and engaging in the selection process for the appointment or re-appointment as members of the Board of Directors.

Environmental, Social and Governance Committee

One United Properties' **ESG Committee consists of two founders and an external IR manager** and **assists the Board of Directors in defining the Company's ESG strategy** based on the assessment of the Company's ability to create sustainable value, monitoring external ESG trends, understanding associated risks and opportunities and appraising the expectations of key stakeholders

Dividend Policy

One United Properties' dividends are declared and paid only if approved by the Company's Ordinary General Meeting of Shareholders ("OGMS") based on the Board of Directors recommendation. In the absence of exceptional market conditions or financing needs, for future years, when formulating the proposal to the Issuer's OGMS, **the Board of Directors will consider a payout ratio of up to 35% of its distributable net profit obtained at individual level.** This is a usual rule for companies that have external financing including some of the subsidiaries but at the date of the prospectus there are no such restrictions on dividends of the Company.

ANDREI DIACONESCU

Andrei is the co-founder and **Executive Member of the Board of Directors** of One United Properties, coordinating **Operations, Financial and Legal**.

Andrei holds an EMBA from ASEBUSS and an International Law Degree from the University of Macedonia, Thessaloniki. Andrei speaks Romanian, English and Greek. He lives with his wife and two children in Bucharest.

VICTOR CĂPITANU

Victor is the co-founder and **Executive Member of the Board of Directors at** One United Properties, coordinating **Sales, Marketing , Capital Markets and Investments.**

Victor is a CFA charter holder, with a degree in Financing & Banking from Bucharest Academy of Economic Studies and has attended an Executive Private Equity Program at Harvard University and an Executive program at Singularity University in Silicon Valley. Victor speaks Romanian, English and French. He lives with his wife and three children in Bucharest.

In 2005, Victor, Andrei, and two other former bankers, founded Capital Partners, which soon became the leading boutique investment bank in Romania. The company was acquired by Banca Transilvania Group, the largest Romanian financial group, in 2016. During their time at Capital Partners, Victor and Andrei successfully closed deals with a cumulative value of c. €1.8bn, of which real estate transactions represented c. €1bn, and this way gained valuable insight into the real estate sector.

NON-EXECUTIVE DIRECTORS

CLAUDIO CISULLO
Chairman of the Board of Directors

Mr. Cisullo is the founder and Chairman of CC Trust Group AG, an internationally active family office invested in biotech, commodities, leisure, pharmaceuticals, professional services, real estate and technology sectors. With over 30 years of experience in corporate finance, M&A, venture capital and private equity, Mr. Cisullo ranks among the 300 wealthiest people in Switzerland and is an active investor on the Romanian residential and commercial property market.

MARIUS DIACONU
Non-Executive Director

Mr. Diaconu is an active investor and executive with an experience of 20+ years. His projects cover animal health, real estate, IT, agriculture, entertainment, industrial services, and have been developed in Europe, Asia, and the US. Marius is the founder (1999) and CEO of Altius SRL, a market leader for animal health products and the largest importer in Romania, with a regional presence including Bulgaria and Moldova. Mr. Diaconu holds a degree in Marketing from Bucharest Academy for Economic Studies (1997).

AUGUSTA DRAGIC
Non-Executive Director

Mrs. Dragic co-founded the Superbet Group in 2008 with Mr Sacha Dragic. Since opening their first shop more than a decade ago, the Group has since grown to be the clear Romanian market-leader, expand internationally and include multiple brands across Europe. In 2019, Superbet secured a €175m minority investment from Blackstone, a US based global investment Group, to supercharge its growth.

PROF. DR. DR.H.C UWE KRUEGER
Non-Executive Director

Prof. Dr. Dr.h.c. Uwe Krueger is an executive with more than 30 years of experience in global industry, engineering, and investment management. He started his career with a doctorate in complex systems theory from the University of Frankfurt before leading multi-billion-dollar engineering and industrial companies across four continents. He later joined Temasek International as Senior Managing Director and Member of its Global Executive Committee.

COSTEL (DORU) LIONACHESCU
Non-Executive Director

Mr. Costel Lionachescu is Chairman of the Board of Directors of BT Capital Partners and a Member of the Board of Directors of Banca Transilvania and Salt Bank. He brings more than 30 years of experience in finance, banking, capital markets, M&A advisory, and strategic management. He was the Founder and Senior Partner of Capital Partners, a leading Romanian M&A advisory firm, having advised on numerous landmark transactions across multiple sectors. Prior to founding Capital Partners, he held senior executive positions at Citibank, ING Bank, and Bancpost.

MANAGEMENT TEAM

BEATRICE DUMITRASCU
CEO Residential Division

Beatrice is a highly skilled real estate executive. She started her real estate career in 2005 at Eurisko, as Residential Broker. Two years later, she became the Head of the Residential Department, with a portfolio of over 5,000 residential units for sale. Eurisko was acquired by CB Richard Ellis in 2008 for $35 million. Since then, Beatrice built a career with some of the largest Romanian residential developers, such as Conarg Real Estate, Adama, Sirius International, Tiriac Imobiliare, RO-IS International Development, Romconsulting, Anchor Group and even acting independently for two years.

MIHAI PADUROIU
CEO Office Division

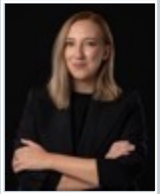
Mihai has a long career in the local real estate market, in some of the largest international consulting companies. During his 13 years activity in real estate, he was involved in numerous relocation processes for both multinational and local companies, trading over 500,000 sqm of offices throughout this period.
Mihai holds a degree in International Economic Relations from the Academy of Economic Studies and is a member of the 2016 RICS (Royal Institution of Chartered Surveyors).

COSMIN SAMOILA
Chief Financial Officer

Cosmin has over 17 years of experience in multiple regions and business lines. He was for 4 years the CFO of Sixt Romania Group and 10 years at Adama Holding Group (part of Immofinanz AG) where, as Head of Controlling and Managing Director he has coordinated all financial aspects of more than 60 assets, located in Romania and several countries in SE Europe. Cosmin has graduated the Academy of Economic Studies, is a certified expert accountant in Romania and a fellow member of ACCA.

VICTOR SAVI - NIMS
Chief Legal Officer

Victor is a seasoned lawyer with a strong business acumen gained by coordinating integrated real estate and construction, M&A, banking/financing as well as corporate & commercial legal services. He worked with Mitel & Partners, handling international clients in real estate and M&A projects, and with the Alexandrion Group, coordinating the Legal Department. He graduated from the Bucharest Nicolae Titulescu Law School and holds an LLM degree in Business Law and an MSc degree in Ecology and Sustainable Development from the University of Bucharest – UNESCO Cousteau Chair. Victor is a member of the Bucharest Bar and of the Romanian National Bar Association.

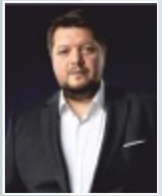


ZUZANNA KUREK
Investor Relations Manager

Zuzanna has 10+ years of experience in capital markets. In 2018, Zuzanna founded what today is the largest investor relations advisory firm in Romania.
Through her company, she works with 25+ local entrepreneurial companies. Her clients span multiple industries, having a cumulated market capitalization of over €2bn. Zuzanna started her capital markets career as IR & PR Specialist at the Bucharest Stock Exchange (BVB). She later took over the position of BVB's Director of Business Development & Marketing. She holds LLB and LLM in European Law and MA in Media from Maastricht University.

ANDRA BIZON
Head of Financing

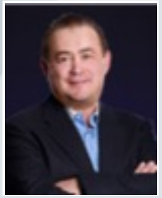
Andra has over 16 years of experience in the financial sector, with deep expertise across complex financial solutions and treasury management. Prior to joining One United Group she has worked as a senior treasurer with CTP group and as banker for 10 years within the banking sector. Andra graduated from ASE Bucharest with a MA in Financial Management and Capital Markets and a BA in Audit and Management Information System



ADRIAN IONITA
Head of Litigation

Adrian has over 12 years of experience as a lawyer - specialized in real estate transactions, providing expert legal advice in complex acquisitions and high stakes litigation. Adrian is specialized in construction and urban planning law, obtaining remarkable success in court cases, protecting the interest of real estate developers. By combining ingenuity, loyalty, and hard work, he managed to achieve optimum results for his clients. In 2006 Adrian graduated from the Faculty of Law - University of Bucharest. In 2007 he obtained a Master's degree in civil and commercial law (issued by the same Faculty of Law) and since January 1st, 2008, he is a member of the Bucharest Bar.

MANAGEMENT TEAM



IONUT DUMITRESCU
Partner Office Division

Ionut is a pioneer in the Romanian real estate industry and one of the most experienced office RE specialists in the country. He founded Eurisko (1997), a local RE broker that grew in ten years to $14m in revenues, and BSS (2003), the largest RE management firm in Romania. After exiting these businesses, Mr. Dumitrescu set up Element Development (2008), one of the most active RE developers in Romania, and partnered with OUP to build the firm's office division.

OCTAVIAN AVRAMOIU
Partner

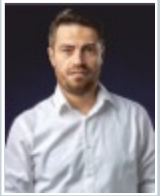
Octavian has 19 years of experience in practicing law, serving in various senior government assignments at the Ministry of Public Finance and being an executive investment manager of one of the largest listed asset managers in Romania. Octavian served as a non-executive board member on the boards of CEC Bank, SIF Hoteluri, Administrare Imobiliare, Vrancart, and Braiconf. He is a graduate of the Bucharest School of Law and holds a Master's degree in commercial dispute mediation

MARIUS CALIN
Lead Architect

With 30+ years of experience in architecture, Marius has practiced in New York, Taiwan, Shanghai and throughout Europe. He worked as Lead Architectural Designer for a wide-range of clients at Pei Cobb Freed & Partners, Silver & Ziskind (both in New York), Cossutta & Associates, Naomi Leff and The Grad Partnership. His expertise ranges from new commercial to residential, academic, hospitality, and health facilities, large master planning and complex mixed-use developments. Marius is a Visiting and Associate Professor of architectural design and theory at NJIT, Pratt Institute, NYIT and frequent jury member at Parsons, Columbia, Temple University, UAUIM amongst others.

ANDREI COROBEA-BIRCEANU
Project Director

Andrei has 10+ years of experience in construction. Prior to joining OUP, he worked for STRABAG in roles such as Quality Control Manager, Site Manager, Project Manager and was involved in the development of landmark projects such as Sky Tower Building (the tallest building in Bucharest), People's Salvation Cathedral, etc. Andrei holds a Bachelor's Degree and a Master's Degree in Civil Engineering from the Technical University of Civil Engineering Bucharest.



CALIN STAN
Project Director

Calin, with 15 years of proven experience in the construction and development industry, joined One United Properties team in November 2019. Prior to joining OUP, he worked for Prime Kapital as Projects and Teams Coordinator, for NEPI Rockcastle in the role of Senior Project Director and as National Director of Construction Department of Rewe Group. He graduated from the Technical University from Cluj Napoca as a Qualified Engineer.

RADU FLORIN NEACSU
Project Director

Radu has 18+ years of experience in engineering and construction project management. His portfolio includes a wide range of residential properties and office buildings. Prior to joining OUP, Radu worked for ACMS GC, where he held the position of Deputy Manager. Radu is a graduate of the Technical University for Construction Bucharest, School of Civil and Industrial Engineering.

For follow-up questions:

Zuzanna Kurek

IR Manager

zuzanna.kurek@one.ro