



**MINUTES OF THE EXTRAORDINARY 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 1,105,000,000

(the “**Company**”)

No. 81 dated 29 April 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 1,105,000,000 (“**OUP**” or the “**Company**”), met today, 29 April 2026, at 11:00 (Romanian time) at address One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, in the Extraordinary General Meeting of Shareholders (the “**EGMS**”) first calling, in accordance with the convening notice published in the Official Gazette of Romania, Part IV, number 1805 of 25 March 2026 and in Ziarul Bursa no. 55 of 25 March 2026 and the supplemented convening notice published in the Official Gazette of Romania, Part IV, number 2220 of 15 April 2026 and in Ziarul Bursa no. 67 of 15 April 2026 (the “**Convening Notice**”).

The EGMS was chaired by Mr. Claudio Cisullo, as president of the board of directors (the “**EGMS Chairman**”).

The EGMS Chairman certifies that shareholders representing 89.4790% of the share capital and 90.3535% of the total voting rights are present or represented and informs the EGMS members that all the relevant conditions for holding the meeting have been fulfilled. The list of the present, represented shareholders or the ones that exercised their vote through correspondence is attached to the hereby minutes.

The EGMS Chairman presents the agenda as included in the Convening Notice.

The EGMS proceeds to debating each item included on the agenda, including the relevant documents in relation to the items on the agenda, as follows:

RESOLUTION NO. 1

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 99.9997% (99,088,492 votes) of the



votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 0.0003% (264 votes) of the votes of the shareholders present, represented or who voted by mail (there are 816 abstentions and 0 votes which were not expressed):

Approved:

The election of Mr. Alexandru-Victor Savi-Nims (and in his absence, the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the EGMS, as well as of Mrs. Alexandra Jianu (and in her absence, the election of Mrs. Anca Minescu), as technical secretary of the EGMS, all of them having the identification data available at the Company's headquarters.

RESOLUTION NO. 2

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 99.9996% (99,089,031 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 0.0004% (440 votes) of the votes of the shareholders present, represented or who voted by mail (there are 101 abstentions and 0 votes which were not expressed):

Approved:

The empowerment of the Board of Directors to issue any decision and to fulfil all the necessary, useful and / or opportune legal acts and deeds, respectively to update the provisions of article 12.3 of the Articles of Association of the Company, for the fulfilment of the resolution to be adopted by the OGMS in accordance with point 7 of the OGMS agenda.

RESOLUTION NO. 3

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 99.9996% (99,088,088 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 0.0004% (397 votes) of the votes of the shareholders present, represented or who voted by mail (there are 557 abstentions and 530 votes which were not expressed):

Approved:

The decrease of the Company's share capital pursuant to Article 207 para. (1) letter c) of Law no. 31/1990 on companies, with the amount of RON 10,000,000, by cancelling a number of 1,000,000 own shares with an individual nominal value of RON 10, from the shares repurchased by the Company in accordance with the share buyback program approved through the EGMS Resolution no. 68 dated 9 October 2023 and EGMS Resolution no. 74 dated 10 October 2024.



Once the share capital decrease approved pursuant to this item 3 on the EGMS agenda is finalised, the subscribed and paid-up share capital of the Company will amount to RON 1,095,000,000, divided into 109,500,000 shares, with a nominal value of RON 10/share.

Article 4.1. of the Articles of Association of the Company shall be amended after the finalisation of the share capital decrease approved pursuant to this item 3, as follows:

“The subscribed and paid-up share capital of the Company is of RON 1,095,000,000 (of which RON 1,085,674,098.5 and EUR 1,922,633.5) fully subscribed and paid-up by the shareholders, divided into 109,500,000 ordinary, nominative and dematerialized shares, having a nominal value of RON 10/share.”

The share capital decrease operation approved in accordance with this item 3 on the EGMS agenda will take effect once all of the following conditions have been met:

- a) This EGMS resolution is published in the Official Gazette of Romania, Part IV for a period of at least two months; and
- b) This EGMS resolution is registered with the Trade Registry Office attached to the Bucharest Tribunal.

RESOLUTION NO. 4

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 98.1658% (97,271,215 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 1.8342% (1,817,500 votes) of the votes of the shareholders present, represented or who voted by mail (there are 857 abstentions and 0 votes which were not expressed):

Approved:

The amendment to the scope of the guarantee provided by the Company under the agreement no. GRIM/77731/CGF/17.12.2024 (the “**Existing Guarantee**”), for the purpose of securing the loan in the amount of EUR 17,500,000 contracted by the subsidiary ONE M HOTEL S.R.L., a Romanian legal entity, with its registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Registry Office attached to the Bucharest Tribunal under no. J40/13348/2022, (EUID) ROONRC.J40/13348/2022, with unique registration code 46460937 (“**OMH**”), from UniCredit Bank S.A., pursuant to loan agreement no. GRIM/77731/CSC/17.12.2024, as subsequently amended (the “**Loan**”), such that the Existing Guarantee covers any amount exceeding the construction budget of the project financed by the Loan.

RESOLUTION NO. 5

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 98.1658% (97,271,587 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes



“against” of the shareholders representing 1.8342% (1,817,519 votes) of the votes of the shareholders present, represented or who voted by mail (there are 466 abstentions and 0 votes which were not expressed):

Approved:

The provision by the Company of a personal guarantee in favour of UniCredit Bank S.A., including in the form of a corporate guarantee or a surety (in Romanian, *fideiusiune*), to cover, among other things, any payment obligations related to the Loan and the servicing of the debt in connection with the Loan, as will be detailed in the relevant financing documents.

RESOLUTION NO. 6

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 98.1658% (97,271,875 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 1.8342% (1,817,500 votes) of the votes of the shareholders present, represented or who voted by mail (there are 197 abstentions and 0 votes which were not expressed):

Approved:

The authorization of the executive members of the Board of Directors, with full and individual powers, including the right to sub-delegate, so that, in the name and on behalf of the Company, to negotiate, sign, execute, or deliver the documentation related to the extension of the Existing Guarantee approved under Resolution no. 4 hereunder and the guarantees approved under Resolution no. 5, and to take or cause to be taken any and all measures that the executive members of the Board of Directors deem necessary, appropriate, or advisable to carry out the resolutions to be adopted pursuant to items 4 and 5 hereunder, including, without limitation:

- to negotiate, sign, and execute, on behalf of and for the account of the Company, the guarantee agreements and any amendments thereto, the subordination agreement, as well as any other documents that must be issued or signed by the Company to give effect to the resolutions under items 4 and 5 hereunder and any documents to be signed and submitted pursuant to or in connection with them;
- to register the guarantees (including the Existing Guarantee, as amended), the subordination agreement (if necessary), as well as any other documents that must be issued or signed by the Company to give effect to the resolutions under Resolution no. 4 and 5 hereunder, to which the Company is a party or intends to be a party, if necessary, and to fulfil any and all formalities and take any other necessary, appropriate, or advisable measures to give full effect to the resolutions under items 4 and 5 hereunder (including, without limitation, the registration to be made with the National Registry of Movable Property, the National Bank of Romania, the Trade Registry, or the representation and signing of any necessary documents before a notary public or any other persons, institutions, or authorities



with jurisdiction regarding registration in any public registries); and

- to represent the Company individually at the OMH general meeting of shareholders for the purpose of approving the extension of the Existing Guarantee, the creation of other guarantees, and all related documents, including the guarantee agreements and the subordination agreement, as applicable, in accordance with items 4 and 5 hereunder.

RESOLUTION NO. 7

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 98.1587% (97,261,040 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 1.8413% (1,824,439 votes) of the votes of the shareholders present, represented or who voted by mail (there are 4,093 abstentions and 0 votes which were not expressed):

Approved:

The contracting by ONE PROIECT 4 S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, Sector 1, Maxim Gorki Street no. 20, registered with the Trade Register Office of the Bucharest Court of Justice under number J2021008216400, (EUID) ROONRC J2021008216400, with unique registration code 44237530 (“**OP4**”), in which the Company holds the capacity of sole shareholder, from one or more financing bank(s) of (a) an investment credit (construction) in the maximum amount of EUR 20,000,000 for the purpose of partially financing/refinancing the development of the “**ONE ACADEMY CLUB**” project; and (b) a VAT credit facility in the maximum amount of RON 7,500,000 (equivalent of EUR 1,500,000) for the financing of VAT payments related to the project to be developed by OP4 (the “**OP4 Facilities**”), under the following terms and conditions:

- The maximum period for the facility under letter (a) above will be 42 months and the maximum period for the facility under letter (b) above will be 36 months, in both cases calculated from the date of signing of the credit agreements;
- For the purposes of guaranteeing the OP4 Facilities and of the other payment obligations related to the respective credits, the Company may establish in favor of the financing bank(s) the following guarantees:
 - a movable mortgage on all present and future shares held by the Company in the share capital of OP4, as well as on all rights and accessories attached thereto; and
 - a personal payment guarantee, including in the form of a corporate guarantee issued by the Company or the execution of a guarantee agreement with the financing bank/banks.
- In the context of contracting the OP4 Facilities, the Company may enter into a subordination agreement for all receivables resulting from loans granted or to



be granted to OP4 by its shareholders, as well as all dividends or other distributions of amounts owed by OP4 to its shareholders.

RESOLUTION NO. 8

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 98.1587% (97,261,197 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 1.8413% (1,824,415 votes) of the votes of the shareholders present, represented or who voted by mail (there are 3,960 abstentions and 0 votes which were not expressed):

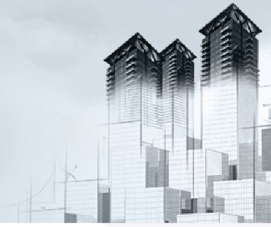
Approved:

The empowerment of the executive members of the Board of Directors, with full and individual powers, with the right of sub-delegation, so that, in the name and on behalf of the Company, for the entire duration of the credit agreement and the other financing documents, they may negotiate, sign, deliver or deliver the documentation relating to the matters approved pursuant to item 7 hereof and the related guarantees and take or cause to be taken any and all actions that the executive members of the Board of Directors shall deem necessary, appropriate or advisable to carry out the resolutions to be adopted pursuant to item 7 of the agenda, including, without limitation:

a) to negotiate, execute and deliver, in the name and on behalf of the Company, the credit agreement, security agreements, subordination agreement, any future addenda to these agreements, as well as any other documents to be issued or executed by the Company to give effect to the resolutions under item 7 of the agenda and any documents to be executed and delivered pursuant to or in connection therewith;

b) to register the guarantees, the subordination agreement (if required), as well as any other documents to be issued or signed by the Company to give effect to the resolutions under item 7 of the agenda, to which the Company is a party or is intended to be a party, if required, and to complete any and all formalities and take any other necessary steps, appropriate or advisable, to give full effect to the resolutions under item 7 of the agenda (including, without limitation, the registration to be made with the National Registry of Movable Publicity, the National Bank of Romania, the Trade Registry or the representation and signing of any necessary documents before the notary public or any other persons, institutions, authorities with competence in respect of registration in any public registers).

The Company's representatives are authorized and empowered to agree, on behalf of the Company, on any amendments, modifications or changes to be made to any financing document, as well as any other ancillary documents, as well as any other contracts, documents, or instruments to which the Company is a party or is intended to be a party, as the Company's representatives, at their absolute discretion, shall deem appropriate, with the observance of the limits set in the resolution to be approved



according to item 7 on the EGMS agenda, the Articles of Association and applicable law.

To the extent that in the financing structure, as approved by the financing bank/banks, new or modifying conditions compared to those approved above or modifications regarding the description of the guarantees above subsequently arise, the executive members of the Board of Directors are empowered together to decide as they shall deem appropriate, regarding any aspects not mentioned or approved under item 7 on the EGMS agenda (including but not limited to creation of securities and accepting new financial conditions), with the observance of the limits set in the resolution to be approved according to item 7 on the EGMS agenda, the Articles of Association and the applicable law.

RESOLUTION NO. 9

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 99.9997% (99,089,235 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 0.0003% (264 votes) of the votes of the shareholders present, represented or who voted by mail (there are 11 abstentions and 62 votes which were not expressed):

Approved:

Setting the date of:

- 20 May 2026 as registration date for the identification of the shareholders who will benefit from the effects of the resolutions adopted by the EGMS, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 19 May 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (I) of Regulation no. 5/2018.

As they are not applicable to this EGMS, the shareholders do not decide on the other aspects set out in Article 176 para. (1) of Regulation no. 5/2018 such as date of the guaranteed participation and payment date.

RESOLUTION NO. 10

In the presence of shareholders representing 89.4790% (98,874,334 shares) of the share capital and 90.3535% (98,874,334 voting rights) of the total voting rights, with the “for” vote of the shareholders representing 99.9998% (99,089,367 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes “against” of the shareholders representing 0.0002% (194 votes) of the votes of the shareholders present, represented or who voted by mail (there are 11 abstentions and 0 votes which were not expressed):

Approved:



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 this EGMS resolution, the Articles of Association of the Company, 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 adopted by the EGMS.

Without any other items to be discussed on the agenda, the EGMS Chairman declared the EGMS session over at 11:23.

These minutes were drafted and signed today, 29 April 2026, in two (2) original copies, by the chairman of the meeting, Mr. Claudio Cisullo, and the secretary of the meeting, Alexandru-Victor Savi-Nims.

[SIGNATURES PAGE FOLLOWS]