



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 103/2025

Pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian Financial Supervisory Authority Regulation no. 5/2018 on issuers and operations with securities, as subsequently amended and supplemented and the provisions of Article 99 of the Bucharest Stock Exchange Code, Title II, Issuers and Financial Instruments.

Report date:	09.12.2025
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J2007021705402
Sole registration code:	22767862
Share Capital:	RON 1,105,000,000
Total number of shares:	110,500,000 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Signing a binding promise-to-purchase agreement for a plot of land in Constanța

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the signing of a binding promise-to-purchase agreement, for a plot of land of 34,800 sqm, located in Constanta, Faleza Nord-Pescărie area.

The signing of this binding promise-to-purchase agreement supports the Company's strategic direction to extend its footprint beyond Bucharest, by selectively pursuing opportunities in regional growth poles. Constanța and Sibiu are the first two markets targeted under this strategy.

The building permit, already issued for this land, allows the construction of 7 towers, of which 6 are residential and one is a 5-star hotel, as well as a commercial and leisure area, a school and kindergarten, a restaurant area, a gym/spa, a promenade, and the parking facilities required for the complex.

The purchase price will be paid in accordance with the parties' final agreement, through the transfer of a share of the completed development. Payment will be made pursuant to the schedule and conditions set out in the sale-purchase agreement, and is expected to be made upon completion of the development.

The gross development value is estimated at approximately EUR 500 million. The land already has a building permit, so work will begin in about a year, and completion is estimated in about three years from the start of construction.



Executive Member of the Board of Directors

Victor Capitanu