



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 22/2025

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:	31.03.2025
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 1,105,831,020
Total number of shares:	110,583,102 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

### **Important events to report: Finalizing land acquisition for One City District development**

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the signing of a sale and purchase agreement whereby One Proiect 18 S.R.L. (a subsidiary controlled 100 % by the Company) has signed an agreement to purchase all the shares of Prelude 2000 S.R.L., an entity that owns a 21-hectare plot in Bucharest's District 5, for the Company's future development, One City District.

The total value of the transaction is of EUR 21 million, being partially funded from the EUR 68 million capital raised during the 2024 share capital increase operation. The price will be paid in four equal installments. Upon the payment of the fourth and final installment, full ownership of the shares will be transferred to One Proiect 18 S.R.L., on 30.06.2025.

One City District will feature approximately 3,000 residential units, master-planned as a self-sustainable neighborhood, being located within a 10-minute drive from Unirii Square and benefiting from several access points both by car and pedestrian, as well as proximity to public transport. The development will also include a park and other green spaces, educational facilities, a fitness center with pool, markets, retail facilities with food operators, as well as walking and cycling paths.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu

Andrei-Liviu Diaconescu