



To: the Bucharest Stock Exchange
the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 35/2025

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:	30.04.2025
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: Availability of the 2024 Annual Report

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the availability to the public of the Annual Report containing the audited financial statements for 2024, approved by the Ordinary General Meeting of Shareholders dated 29.04.2025.

The Company also puts at the disposal of the shareholders the Annual Report for year 2024 in the single European electronic format (ESEF), according to the European Transparency Directive 2004/109 / EC (TD) of the European Securities and Markets Authority (ESMA).

Interested stakeholders can consult the report on the Company's website, [HERE](#).

The Annual Report is also attached to this current report.

Executive Member of the Board of Directors
Victor Capitanu