To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 42/2025

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:	12.05.2025
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: **Favourable decision issued by the Bucharest Court of Appeals related to One Peninsula development**

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") hereby informs the market that on May 12th, 2025, the Bucharest Appeal Court made public its decision issued on May 9th, 2025 **rejecting the second appeals** filed by the Bucharest Municipality and the General Mayor of Bucharest in case file 34643/3/2020. These parties had challenged the decision issued in first court in case file 34643/3/2020 on June 30th, 2020 where the Bucharest Tribunal had rejected both the annulment claim concerning the building permit pertaining to the "One Peninsula" development and the annulment claim concerning the Zoning Plan "Inel Median".

The decision issued by the Bucharest Court of Appeals is **final and binding.** It confirms that the building permit pertaining to the One Peninsula development and the Zoning Plan "Inel Median" legal and remain active and in full force.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu   Andrei-Liviu Diaconescu