# MINUTES OF THE ORDINARY 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. 78 dated 15 October 2025, at 10:00**

The 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, 10 October 2025, at 10:00 (Romanian time) at address One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, in the Ordinary General Meeting of Shareholders (the "**OGMS**") first calling, in accordance with the convening notice published in the Official Gazette of Romania, Part IV, number 4124 of 3 September 2025 and in Ziarul Bursa no. 162 of 3 September 2025, as supplemented and republished in the Official Gazette of Romania, Part IV, number 4473 of 23 September 2025 and Ziarul Bursa no. 176 of 23 September 2025 (the "**Convening Notice**").

The OGMS was chaired by Mr. Claudio Cisullo, as the Chairman of the Board of Directors (the "**OGMS Chairman**").

The OGMS Chairman indicates that the OGMS will be held in English, and shareholders may ask questions and request clarifications or translation of the meeting into Romanian, with translation provided by the OGMS secretary.

The OGMS Chairman certifies that shareholders representing 78.5627% of the share capital and 79.1591% of the total voting rights are present or represented and informs the OGMS members that all the relevant conditions for holding the meeting have been fulfilled. The list of the present and represented shareholders or the ones that exercised their vote through correspondence is attached to the hereby minutes.

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

The OGMS proceeds to debating each item included on the agenda, including the relevant documents in relation to the items on the agenda.

## DECISION NO. 1

In the presence of shareholders representing 78.5627% (86,811,749 shares) of the share capital and 79.1591% (86,811,749 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9999% (86,806,436 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0001% (90 votes) of the votes of the shareholders present, represented or who voted by mail (there are 5,222 abstentions and 1 vote which was not expressed):

Approved:

The election of Mr. Alexandru-Victor Savi-Nims as meeting secretary of the OGMS and Mrs. Alexandra Jianu as technical secretary of the OGMS, both of them having the identification data available at the Company's headquarters.

## DECISION NO. 2

In the presence of shareholders representing 78.5795% (86,830,332 shares) of the share capital and 79.1761% (86,830,332 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 100% (19,037,007 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0% (0 votes) of the votes of the shareholders present, represented or who voted by mail (there are 67,776,324 abstentions and 17,001 votes which were not expressed):

Approved:

The individual and consolidated annual financial statements prepared for the first six months of the financial year ending on 31 December 2025, accompanied by the report prepared by the Board of Directors. In the first half of the financial year ending on 31 December 2025, the Company recorded a consolidated net profit of RON 248,365,117 and recorded a distributable net profit of RON 190,930,205 in the individual financial

## DECISION NO. 3

In the presence of shareholders representing 78.5795% (86,830,332 shares) of the share capital and 79.1761% (86,830,332 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9861% (86,801,222 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0139% (12,107 votes) of the votes of the shareholders present, represented or who voted by mail (there are 2 abstentions and 17,001 votes which were not expressed):

Approved:

The distribution of dividends for the financial year ended 31 December 2024, in the amount of RON 39,493,149.84 (gross), i.e., a dividend of 0.36 RON/share (gross, based on the total number of shares issued by the Company, less the treasury shares held by the Company on the date of the OGMS convening) from the undistributed net profit of RON 103,123,136 existing as at 31 December 2024. To the extent that, on the applicable registration date, additional treasury shares are registered, in addition to the number of treasury shares held on the date of the OGMS convening, these will not give the right to dividends.

## DECISION NO. 4

In the presence of shareholders representing 78.5795% (86,830,332 shares) of the share capital and 79.1761% (86,830,332 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9994% (86,808,821 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0006% (510 votes) of the votes of the shareholders present, represented or who voted by mail (there are 0 abstentions and 21,001 votes which were not expressed):

Approved:

The setting date of :

- 4 November 2025 as registration date, identifying the shareholders who will benefit from the effects of the resolutions adopted by the OGMS, in accordance with the provisions of art. 87 para. (1) of Law no. 24/2017;
- 3 November 2025 as “ex-date”, computed in accordance with the provisions of art. 2 para. (2) letter (l) of Regulation no. 5/2018; and
- 19 November 2025 as payment date, computed in accordance with the provisions of art. 178 para. (2) of Regulation no. 5/2018.

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

## DECISION NO. 5

In the presence of shareholders representing 78.5795% (86,830,332 shares) of the share capital and 79.1761% (86,830,332 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9999% (86,788,058 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0001% (90 votes) of the votes of the shareholders present, represented or who voted by mail (there are 3,183 abstentions and 39,001 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, but without limitation to, the OGMS resolution, 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 OGMS.

Without any other items to be discussed on the agenda, the OGMS Chairman declared the OGMS session over at 10:23.

These minutes were drafted and signed today, 15 October 2025, 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*]