



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

CURRENT REPORT NO. 06/2026

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:	27.02.2026
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: 2025 preliminary financial results

One United Properties S.A. (hereinafter referred to as the "Company" or the "Group"), recorded a preliminary consolidated turnover of RON 1.4 billion (EUR 280.2 million) in 2025, in line with 2024, while gross profit increased by 18% year-on-year (YoY) to RON 509.3 million (EUR 101 million). Net profit for the year reached RON 425.8 million (EUR 84.5 million), up 14% YoY, reflecting improved margins in the residential segment and disciplined cost control across the Group.

Revenues from the residential segment amounted to RON 1.1 billion (EUR 212.9 million) in 2025, a 6%YoY decrease, reflecting the sales mix and the timing of new launches. However, net income from residential property increased by 10% to RON 363.5 million (EUR 72.1 million), driven by consistent sales throughout the year and progress across construction sites. The net margin from residential sales improved significantly, from 28.9% in 2024 to 33.9% in 2025, as developments advanced toward completion and more units were sold in later construction stages. The average sales price per sqm sold and pre-sold increased by 18% in 2025, compared to 2024.

Rental income, including revenues from tenant services, increased by 9% YoY to RON 164.6 million (EUR 32.7 million) in 2025, reflecting a stable high-occupancy commercial portfolio. Net rental income rose by 5% YoY to RON 107.6 million (EUR 21.3 million). During the year, the Company leased and pre-leased 13,720 sqm of office and retail spaces and signed lease extensions covering 23,032 sqm. The commercial portfolio ended 2025 with a 97% lease rate.

One United Properties closed 2025 with a strong cash position of RON 655 million (EUR 128.5 million), up 52% YoY. Net debt stood at RON 895.3 million (EUR 175.6 million), representing 14% of total assets, which amounted to RON 6.6 billion (EUR 1.3 billion). The gross loan-to-value ratio was 36% as of



December 31, 2025, reflecting the use of debt to support the expansion of the development and income-generating portfolio, while remaining within a conservative range for listed European real estate companies.

As of December 31, 2025, One United Properties had in ownership or under pre-SPA 504.1k sqm of land locations for further development, with total above-ground gross building rights (GBA) of over 1.3 million sqm. All these land plots are currently in the planning phase, with estimated GDV of additional EUR 2.7 billion. The Company estimates the construction of over 11,000 apartments, services for communities, and 106k sqm of rental commercial buildings on these plots of land. Out of the commercial buildings, 99k sqm will host offices and the remaining 7k sqm will be the Hoxton Hotel, located within buildings that will undergo restoration.

Report Availability

One United Properties' unaudited preliminary condensed consolidated financial statements for 2025, accompanied by the Director's Report, are available on the company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

Investor Call

The management will organize a conference call to present the 2025 preliminary financial results. The conference call in English, organized for analysts, retail and institutional investors, will take place on March 2nd, at 10:00AM, Bucharest time. The call will be hosted by Victor Capitanu, Executive Member of the Board of Directors, Cosmin Samoila, CFO, and Zuzanna Kurek, IR Manager. To participate in the 2025 preliminary results call, the interested parties are invited to register at: <https://www.one.ro/en/investor-relations/>. Registered participants will receive, via e-mail, a confirmation with the log-in details.

Executive Member of the Board of Directors

Victor Capitanu