



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 07/2026

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.

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| 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: Favourable ruling by the Bucharest Court of Appeal regarding the One Lake Club development**

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market that on February 26, 2026, the Bucharest Court of Appeal issued its decision dismissing the appeal filed in case no. 18043/3/2023 by the plaintiffs, the Municipality of Bucharest and the General Mayor of Bucharest. This decision issued by the Bucharest Court of Appeal upholds the legality of the first court decision, wherein the Bucharest Tribunal rejected in full the plaintiffs' claims seeking the suspension and annulment of the building permit issued by the Mayor of District 2 for the One Lake Club development.

The ruling of the Bucharest Court of Appeal is final and binding. It confirms that the building permit for the One Lake Club development remains in full force and effect, continuing to produce its legal consequences.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu

Andrei-Liviu Diaconescu