



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

CURRENT REPORT NO. 10/2026

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:	12.03.2026
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: Establishing a presence in the United States residential market and the first land acquisition

One United Properties S.A. (hereinafter referred to as the “**Company**”) informs the market about the decision to establish a presence in the United States residential real estate market and the completion of its first land acquisition in the U.S., through Mill Creek Residences LLC, a subsidiary wholly owned by One United Properties LLC, the Company's U.S. holding entity.

The Company's entry into the United States follows a multi-year process of assessing international markets, initiated as early as 2020 and further intensified at the beginning of 2024, during which the Company evaluated multiple jurisdictions outside Romania. The majority of these markets were ultimately not pursued due to limited market liquidity, insufficient scale, regulatory complexity, or a risk-return profile that did not meet the Company's investment criteria.

The United States represents the first international market that meets the Company's investment requirements, due to its market size, transaction depth, high liquidity, institutional participation and predictable development framework.

Importantly, the Company is not entering the United States as a generic geographic expansion. The strategy is based on a selective approach targeting specific residential submarkets characterized by structural, non-cyclical demand drivers and constrained housing supply, which support long-term development visibility and pricing resilience.

Following its analysis, the Company has identified Nashville (Tennessee) and Miami (Florida) as its two primary target markets under this initiative, based on sustained population inflows and household formation, diversified local economies, a structural undersupply of residential units, limited



availability of developable land in prime micro-locations and a favorable, transparent investment environment for residential developers.

In this context, the Company has completed its first land acquisition in the United States, located in the city of Franklin, Williamson County, Tennessee, within the Nashville metropolitan area. The acquired land has a total surface of 4.53 acres, equivalent to approximately 18,332 sqm. The company has under contract and will acquire two more adjacent land plots with a total area of 1.86 acres (7,527 sqm). Thus, the total plot of 6.39 acres (25,859 sqm) will allow for the development of 42 townhouses and a clubhouse, with a total buildable area of approximately 107,500 sqf (9,987 sqm). The development will be called One Liberty Pike and will have a gross development value (GDV) of USD 60 million.

The Nashville metropolitan area is among the fastest-growing regions in the United States, supported by sustained demographic expansion and a diversified economic base. According to an independent report published in 2025, the region faces a housing deficit estimated at approximately 90,000 residential units, reflecting a structural imbalance between demand and supply. Franklin is recognized as one of the most affluent and desirable residential submarkets within the area, characterized by strong public infrastructure, high-performing educational institutions, low crime rates and limited availability of new residential developments.

In addition to Tennessee, the Company continues to assess development opportunities in the Miami metropolitan area, which it views as a highly liquid residential market supported by sustained domestic and international demand, high net migration, and a diversified economy spanning finance, healthcare, logistics, technology and international trade.

The Company's U.S. presence will be developed through a phased approach, with capital allocation subject to internal approvals and strict investment criteria, in line with the Company's risk management standards.

To support transparency and provide additional context to investors, the Company informs the market that a short video Q&A featuring the Company's Co-CEOs and co-founders, Andrei Diaconescu and Victor Căpitanu, discussing the rationale behind this decision and the selected target markets, is available at the following [LINK](#).

The Company will continue to inform the market about material developments related to this initiative, in accordance with applicable legal and regulatory requirements.

Executive Member of the Board of Directors

Victor Capitanu

Executive Member of the Board of Directors

Andrei Diaconescu