



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

CURRENT REPORT NO. 21/2026

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:	27.04.2026
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: Signing of a Memorandum of Understanding for a land plot in Iași

One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the signing of a Memorandum of Understanding (MoU) with Everland S.A., a wholly owned subsidiary of Evergent Investments S.A., regarding an acquisition of a land plot located in Iași.

The targeted land plot has a total surface area of approximately 25,000 sqm and is situated in a prime central location in Iași, on Bulevardul Primăverii. The property benefits from an approved urban zoning plan (PUZ) enabling a construction of a large-scale mixed-use development, with a total above-ground Gross Building Area (GBA) of maximum 83,827 sqm, as part of a major urban reconversion plan transforming a former underutilized industrial area into the city's newest central urban hub, integrating residential units alongside complementary commercial and service functions.

Executive Member of the Board of Directors

Victor Capitanu