



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

CURRENT REPORT NO. 31/2026

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:	28.05.2026
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 EUR 80.5 million UniCredit Facility Agreement with up to EUR 140 million Accordion Option

The Board of Directors and the management of One United Properties S.A. (hereinafter referred to as the "**Company**") hereby informs the market that on May 28th, 2026 the Company and its subsidiaries One High District S.R.L. and One Lake Club S.R.L. (together, the "**Borrowers**") have entered into a EUR term facility agreement with UniCredit Bank S.A. acting as mandated lead arranger, agent, security agent and account bank (the "**Facility Agreement**"), in an initial aggregate principal amount of EUR 80,500,000, with the possibility of being increased up to a maximum aggregate principal amount of EUR 140,000,000.

Part of the financed amounts will be used for the repayment of intra-group loans and/or the granting of intra-group loans to the Company for the financing of the first tranche of **PTO Program** approved under the EGMS Resolution No. 79 of 15 October 2025, and the rest to cover the remaining construction costs for both developments. The Facility Agreement therefore supports both the completion and delivery to clients of the One High District and One Lake Club developments and the implementation of the first tranche of PTO Program, in line with the Company's strategy of securing long-term banking financing for its development projects and shareholder return initiatives.



The financing is secured by a customary security package in favor of UniCredit Bank S.A., acting as security agent. The Facility Agreement contains terms and conditions, including representations, undertakings and covenants, customary for transactions of this nature.

Chairman of the Board of Directors

Claudio Cisullo