



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 52/2026

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: 22.10.2026
 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 1,095,000,000
 Total number of shares: 109,500,000 ordinary shares
 Symbol: ONE
 Market where securities are traded: Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: 9M 2026 Trading Update

One United Properties S.A. (hereinafter referred to as the “**Company**”) provides the market with preliminary information on the Company's key performance indicators for the 9-month period ended September 30, 2026 (9M 2026). One United Properties will publish the 9M 2026 financial results on November 12, 2026, at 8:00 AM. The information provided in this trading update is preliminary and may be subject to change and may differ from the final numbers that will be presented in the financial report.

Residential sales, pre-sales and reservations

One United Properties recorded EUR 145.5 million in sales, pre-sales and reservations during 9M 2026, with activity led by newly launched developments. The key transaction indicators are presented below.

Indicator	9M 2026	9M 2025
Total transaction value (EUR million)	145.5	137.7
of which: new sales and pre-sales	54.5	137.7
of which: reservations	91.1	n/a ¹
Total apartments and commercial units contracted	339	467
Total surface contracted (sqm)	35,112	42,634
Average selling price² (EUR/sqm)	3,807	2,979
Total parking places contracted	480	487
Total storage spaces contracted	57	83

¹ The 2026 figures include reservations, introduced as a distinct reporting stage following changes to the Romanian legislative framework governing client advance payments. The 2025 figures include sales and pre-sales only and are therefore not directly comparable.



²Total transaction value includes apartments, commercial units, parking and storage spaces. The average selling price per sqm is calculated using only the transaction value and corresponding surface of apartments and commercial units, excluding parking and storage spaces.

The quarterly breakdown of sales, pre-sales and reservations in 9M 2026 is presented below.

Period	Sales & pre-sales (EUR m)	Reservations (EUR m)	Total sales, pre-sales & reservations (EUR m)
Q1 2026	2.1	58.2	60.4
Q2 2026	0.5	44.7	45.2
Q3 2026	51.9 ³	(11.8) ³	39.9
TOTAL 9M 2026	54.5	91.1	145.5

³ Represents net change in sales & pre-sales and reservations. The negative value for reservations indicates a high level of conversions done within the quarter into sales & pre-sales.

During Q3 2026, the Group converted a meaningful portion of the reservations made in H1 2026 into pre-sales for newly launched developments and final sales for completed developments, following completion of the necessary preliminary unit subdivision and cadastral formalities. This progress was achieved despite disruptions to ANCPI services in July and August following the cyberattack, which delayed these procedures and limited the number of conversions completed during the quarter. Further conversions are expected in Q4 2026. Moreover, despite the delays caused by the ANCPI cyberattack, the Group signed approximately 319 final sale contracts with existing clients during the final three weeks of September, supporting eligible buyers in completing their purchases before the deadline for benefiting from the reduced 9% VAT rate.

The breakdown of contracted (sold, pre-sold and reserved) units by development, together with cumulative take-up as of September 30, 2026, is presented below:

Development	Estimated delivery	Contracted units in 9M 2026	Total units contracted from construction start	Total units	Units available for sale
One Floreasca Sunset	Q3 2028	163	169	227	58
One Lake District Phase 2	Q3 2027	50	522	863	341
One Floreasca Club	Q4 2028	47	88	221	133
One Academy Club	Q4 2027	20	99	159	60
One Lake Club Phase 1	Q3 2026	17	397	602	205
One Mamaia Nord Phase 3	Q1 2028	10	81	128	47
Other developments		32	3,859	4,257	398
TOTAL UNITS CONTRACTED		339	5,215	6,457	1,242

Contracted levels across the residential portfolio

Across its full portfolio, One United Properties reached an overall contracted level of 81%, with 1,242 units remaining available for sale as of September 30, 2026.

	Total units	Total units contracted from construction start	% of units Contracted	Units available for sale
Completed before 2025	1,697	1,665	98%	32
Completed in 2025	375	301	80%	74
Completed in 2026	2,453	2,014	82%	439
In construction	1,932	1,235	64%	697
TOTAL	6,457	5,215	81%	1,242



Contracted cash collections from residential segment

As of September 30, 2026, One United Properties had EUR 447 million in contracted customer collections scheduled through 2029.

Historical cash inflows						Future contracted cash inflows			
2021	2022	2023	2024	2025	9M 2026	Q4 2026	2027	2028	2029
EUR 142m	EUR 128m	EUR 211m	EUR 174m	EUR 154m	EUR 57m	EUR 110m	EUR 194m	EUR 97m	EUR 46m

These scheduled collections complement the proceeds expected from future sales across the Group's completed developments and projects under construction.

Rental income portfolio status

In Q3 2026, One United Properties completed One Technology District, which began generating rental income during the quarter, expanding the Group's operational rental portfolio to 173.5k sqm of gross leasable area. As of September 30, 2026, the portfolio was 96% leased, with tenants having moved into 94% of its gross leasable area. Headline rent reached EUR 22.6 million in 9M 2026, a 4% increase compared with 9M 2025.

The lease status across the rental income portfolio as of September 30, 2026, is presented below:

Development	Status	Delivery/ Acquisition	GLA	% Leased / Pre- leased	% Tenants moved
One Tower	Developed	2020	24,073	100%	100%
One Cotroceni Park 1	Developed	2022	47,001	99%	97%
Bucur Obor	Acquired	2022	25,215	74%	73% ¹
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	35,797	100%	95%
Eliade Tower	Acquired	2022	7,860	96%	96%
One Technology District	Developed	2026	21,514	100%	100%
TOTAL CURRENT LEASE PORTFOLIO			173,460	96%	94%
One Gallery	In development	2026	14,845	100%	n/a
TOTAL LEASE PORTFOLIO			188,305	96%	n/a

NOTE: ¹Due to the refurbishment process at Bucur Obor, some spaces are intentionally left unoccupied to allow the temporary relocation of certain essential operators while necessary renovations are being conducted inside the building.

During 9M 2026, One United Properties leased and pre-leased 6,770 sqm of office and retail space across the rental income portfolio and signed lease extensions covering a further 785 sqm.

In Q4 2026, One United Properties expects to finalize and inaugurate One Gallery, further expanding the rental income portfolio to 188.3k sqm.

Deliveries

During 9M 2026, One United Properties completed four residential developments - One Floreasca Towers, One High District, One Lake Club and One Lake District Phase 1 - comprising 2,453 units, of which 2,238 were completed in Q3 2026 alone.

In the same quarter, the Group delivered One Technology District, adding 21,514 sqm to its standing rental portfolio. One Technology District was developed for Infineon Technologies under a 15-year lease. The building combines offices and specialized semiconductor research facilities, with a geo-



exchange system designed to cover heating and cooling needs without a natural gas connection, complemented by rooftop solar panels and heat recovery systems.

The completion of 2,238 units and the Infineon facility within a single quarter demonstrates the Group's operational capacity to deliver multiple large-scale residential and commercial developments in parallel. Residential deliveries in Q3 2026 alone exceeded the 2,128 units delivered between Q1 2023 and Q1 2026, represented approximately 86% of the 2,610 units delivered over the preceding five years and were more than seven times the Group's average annual deliveries over the last ten years. Moreover, Group's performance in Q3 2026 has been one of the largest quarters for deliveries by a single developer in the Romanian real estate market.

Landbank

As of September 30, 2026, One United Properties had in ownership or under pre-SPA 551.4k sqm of land locations for further development, with total above-ground gross building rights (GBA) of 1.34 million sqm. All these land plots are currently in the planning phase, with estimated GDV of additional EUR 2.7 billion.

Executive Member of the Board of Directors

Victor Capitanu