To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 57/2026

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:	10.11.2026
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: Favourable decision issued by the Bucharest Court of Appeal related to One Floreasca Sunset development

The management of One United Properties S.A. (hereinafter referred to as the "Company") hereby informs the market that, by Decision no. 3699 issued on November 5th, 2026 in case file no. 31080/3/2023, the Bucharest Court of Appeal rejected as unfounded the second appeal filed by the Bucharest Municipality and the General Mayor of Bucharest against the decision of the Bucharest Tribunal which had rejected both the annulment and suspension claims concerning the building permit pertaining to the "One Floreasca Sunset" development, developed by the Company's subsidiary Sunset Lake Investitii S.R.L.

This decision issued by the Bucharest Court of Appeal is final and binding. It confirms that the building permit pertaining to the One Floreasca Sunset development remains active and in full force.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu Andrei-Liviu Diaconescu