



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 14/2026

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: 27.03.2026
 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: 2026 Revenue and Expense Budget Estimate

One United Properties S.A. (hereinafter referred to as the "**Company**") informs the shareholders and investors about the availability of the Company's Revenue and Expense Budget proposal for fiscal year 2025. The budget was adopted by the Board of Directors on March 23rd, 2026, and is subject to the approval in General Meeting of Shareholders on April 29th, 2026.

The budget, presented in RON, reflects the expected consolidated performance of the Group.

Values in RON	2026 Budgeted	2025 Audited	Δ%
Turnover	1,561.145.292	1,438.151.106	9%
Revenues from sales of residential property	1,223.272.636	1,064.111.710	15%
Rental income and revenues from services to tenants	186.731.220	161.201.005	16%
Result from operating activity	621.688.837	574.690.306	8%
Gross Profit	551.597.454	510.506.729	8%
Net Profit	457.750.084	427.075.684	7%

Turnover is expected to increase by 9% to RON 1.56 billion, supported by growth across both core business lines – residential sales and rental income.

Revenues from residential property sales are expected to rise by 15% to RON 1.22 billion, driven primarily by the delivery of developments currently in advanced stages of construction, alongside the contribution of new projects scheduled for launch during the year.

Rental income, including revenues from services to tenants, is projected to increase by 16% to RON 186.7 million, supported by the stabilization and full leasing of key assets such as One Cotroceni Park Phases 1 and 2, One Tower, One Victoriei Plaza and Bucur Obor.



As a result, operating profit is expected to grow by 8% to RON 621.7 million, reflecting the combined impact of higher residential deliveries and the continued expansion of the income-generating portfolio.

Gross profit is expected to reach RON 551.6 million in 2026, representing an 8% increase compared to 2025.

Executive Member of the Board of Directors

Victor Capitanu