To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 42/2026

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:	26.08.2026
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: H1 2026 Results

One United Properties S.A. (hereinafter referred to as the "Company" or the "Group"), Romania's leading listed investor and developer of sustainable residential, office, and mixed-use real estate, ended H1 2026 with an Adjusted Net Asset Value[1] attributable to the Company's shareholders of EUR 1.24 billion, corresponding to a NAV per share of RON 61.91 (EUR 11.79). Total assets under control amounted to EUR 2.04 billion, while the loan-to-value ratio, calculated as total external debt divided by total assets under control based on the Adjusted NAV calculation, stood at 16.5%.

The scale of the Company's development and income-generating portfolio continued to expand. As of June 30th, 2026, One United Properties had under construction 3,939 residential units and 43k sqm of rental properties, with a combined Gross Development Value of EUR 1.53 billion, while its landbank comprised 538.9k sqm of land in ownership or under pre-SPA, with above-ground gross building rights of 1.34 million sqm and an estimated additional GDV of EUR 2.7 billion. The landbank is expected to accommodate approximately 11,000 residential units and 106k sqm of rental properties.

[1] The Adjusted Net Asset Value is calculated by management based on its detailed knowledge and understanding of the Company's assets, liabilities and operations. It is intended to provide management's best estimate of the current net value of the Company's assets. The calculation follows a straightforward approach, similar to the way an individual or a family would assess its own net worth: the estimated current value of apartments, land, buildings, receivables, cash and other assets is aggregated, and taxes, borrowings and other liabilities are deducted. The NAV is a management estimate involving judgements and assumptions. It is not an IFRS measure, has not been audited, and the amounts ultimately realized may differ from those presented.

In H1 2026 IFRS consolidated financial statements, the Company recorded turnover of RON 440.3 million, gross profit of RON 96.5 million and net profit of RON 79.2 million. The H1 2026 results reflect the temporary timing impact generated by the implementation of the new legislative framework applicable to the Romanian residential real estate market starting with December 2025. Under the new framework, preliminary sale-purchase agreements can only be signed after the completion of additional cadastral and administrative procedures, including the preliminary unit subdivision process. For developments where this process is not yet finalized, transactions are initially reflected as reservations and subsequently converted into preliminary sale-purchase agreements. Since revenue recognition under IFRS 15 is linked to signed preliminary sale-purchase agreements, reservations alone do not qualify for accounting revenue recognition. To provide investors with a comparable view of the Company's underlying performance, the earnings analysis also includes management-adjusted like-for-like figures excluding the temporary IFRS 15 timing impact generated by the legislative changes.

In this context, One United Properties recorded residential transactions of EUR 106.1 million in H1 2026, including sales, pre-sales and reservations, corresponding to 229 residential and commercial units with a total surface of 25,221 sqm, together with 396 parking and storage spaces. Out of the total transaction value, EUR 102.9 million related to reservations and EUR 2.6 million to contracted pre-sales. The average contracted selling price reached EUR 3,853/sqm, up 24% compared to H1 2025, supported by the higher-value product mix and new launches, including One Floreasca Sunset, where approximately 73% of units were reserved shortly after launch.

IFRS revenues from the residential segment amounted to RON 230.5 million in H1 2026, down 64% year-on-year. On a like-for-like basis, excluding the temporary legislative timing impact, residential revenues would have amounted to RON 532.6 million, down 17% YoY. Net income from residential property amounted to RON 59.5 million, compared to RON 231.6 million in H1 2025, while the net margin from residential sales stood at 25.8%. On a like-for-like basis, net income from residential property would have amounted to RON 177.2 million.

At consolidated level, the result from operating activity amounted to RON 157.2 million in H1 2026, compared to RON 335.8 million in H1 2025, while gross profit reached RON 96.5 million and net profit amounted to RON 79.2 million. On a like-for-like basis, the result from operating activity would have amounted to RON 274.9 million, gross profit to RON 214.2 million and net profit to RON 178.1 million. The year-on-year evolution reflects primarily the temporary IFRS 15 recognition lag, alongside the current maturity profile of the development portfolio, with a significant share of developments approaching completion and delivery.

The rental properties portfolio continued to generate stable recurring income. Rental income, including revenues from services to tenants, increased by 3% YoY to RON 83.9 million, while net rental income increased by 6% YoY to RON 56.8 million. As of June 30th, 2026, the standing lease portfolio comprised 152k sqm of GLA, annualized headline rent of EUR 28.6 millions, with 95% leased and 93% of tenants already moved in, while WAULT stood at 5.2 years. Following the completion of One Gallery, One Technology District and Mondrian Hotel, the total lease portfolio is expected to reach 195k sqm of GLA by the end of 2026, an annualized headline rent of EUR 40.5 millions, with 96% occupancy and a WAULT of 6.9 years.

ONE TOWER

Et. 16, Calea Floreasca 165, Sector 1,
014459, București, România

+4031 225 1000 office@one.ro www.one.ro

ONE United Properties S.A.

Sediul social: Str. Maxim Gorki 20, Sector 1, 011952, București
J2007021705402

The Company is currently executing the largest residential delivery cycle in its history. Following the end of H1 2026, construction works at One High District were completed, the construction reception process for One Lake District Phase 1 was initiated, while the construction reception process for One Technology District was completed.

Report Availability

One United Properties' interim consolidated results for H1 2026, accompanied by the Director's Report, are available on the company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

Investor Call

The management will organize a conference call to present the H1 2026 financial results. The conference call in English, organized for analysts, retail, and institutional investors, will take place on August 27th, at 10:00 AM, Bucharest time. To participate in the H1 2026 results call, the interested parties are invited to register at: https://www.one.ro/en/investor-relations/. Registered participants will receive, via e-mail, a confirmation with the log-in details.

Executive Member of the Board of Directors

Victor Capitanu