

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 51/2026

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:	16.10.2026
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: Appointment of Cătălin Jalobă as Group Chief Financial Officer

One United Properties S.A. (the "Company" or the "Group") informs shareholders and investors that, on 16 October 2026, the Board of Directors approved the appointment of Mr. Cătălin Jalobă as Chief Financial Officer of the Group, effective 17 December 2026. The appointment follows the endorsement of his nomination by the Nomination and Compensation Committee on 15 October 2026.

Cătălin brings more than 20 years of experience across real estate financing, investment, valuation and development. Since 2017, he has served as Head of Real Estate Finance at Banca Comercială Română (BCR), part of Erste Group. His experience includes structuring and executing real estate financing transactions exceeding EUR 2.3 billion, coordinating syndicated lending involving multiple European banks, and overseeing financing structures, lender relationships and portfolio monitoring.

Previously, Cătălin served as Head of Valuation Advisory / Business Development at JLL between 2014 and 2017, where he oversaw valuation and analysis activities exceeding EUR 4.5 billion annually and worked with institutional real estate portfolios. He was General Manager of Price Invest between 2010 and 2014, focusing on valuation, bank advisory and restructuring mandates. Earlier in his career, he held the positions of Expansion Manager at OBI Romania, Country Manager at Arco Capital, and Real Estate Appraiser / Consultant at CBRE.

His background combines financing expertise with an understanding of the full real estate investment cycle, from acquisition analysis and project feasibility to development budgets, asset management and disposals. This experience is directly relevant to the Group's priorities in securing



financing, maintaining investment and cost discipline, and managing relationships with banks and institutional investors.

As Group Chief Financial Officer, Cătălin will lead the finance function across the Company and its subsidiaries, reporting to the Co-CEOs. His responsibilities will encompass financial strategy and planning, accounting and reporting, treasury and financing, cost control, taxation and investor relations.

Cătălin holds an Executive MBA from Maastricht School of Management and has an academic background in law and economics. He is an ANEVAR-qualified valuer and a former board member of RICS Romania.

Cătălin will succeed Mr. Cosmin Samoilă, who will leave his position to focus on new professional projects. The Board of Directors and executive management thank Mr. Samoilă for his dedication and contribution to the development of One United Properties and wish him every success in his future endeavors.

Co-CEOs and Executive Members of the Board of Directors

Victor Capitanu

Andrei-Liviu Diaconescu