To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 55/2026

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:	09.11.2026
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: Investment in ORA by Casa Tua development in Miami, United States

One United Properties S.A. (hereinafter referred to as the "Company") informs the market that it has signed an agreement to invest in ORA by Casa Tua, a residential and mixed-use development located in the Brickell district of Miami, Florida, United States, entering the venture as a partner to Fortune International Group, the developer. The transaction marks the Company's entry into the Miami real estate market and expands its presence in the United States, following its investments in the Nashville metropolitan area, Tennessee as initially announced via Current Report no. 10/2026 from 12.03.2026.

The Company will invest through One 1210 Brickell SRL, a Romania-based investment vehicle, which will commit approximately USD 41 million to the ORA by Casa Tua development. A separate co-investor will contribute an additional USD 2 million, bringing the total investment to approximately USD 43 million. Of the USD 41 million invested through One 1210 Brickell SRL, the Company's equity contribution to the vehicle will amount to USD 15 million, with the balance funded by other co-investors in the vehicle. The Company will initially hold a 100% stake in One 1210 Brickell SRL, with its shareholding expected to decrease to a significant minority position following the conversion into equity of financing provided by the other co-investors in the vehicle.

Fortune International Group, the developer of ORA by Casa Tua, is a luxury real estate development, sales and marketing platform founded by Edgardo Defortuna, with more than 40 years of experience in the South Florida market and an integrated sales and marketing network. Casa Tua provides the development's hospitality brand and lifestyle concept, drawing on its presence in dining, hospitality and private members' clubs in Miami Beach, New York, Aspen, Paris and Capri. ORA will be the first residential tower to carry the Casa Tua name.

Located at 1210 Brickell Avenue, in the heart of Brickell, Miami's rapidly growing financial and urban lifestyle district, ORA by Casa Tua will comprise a 77-storey tower rising approximately 292 metres (957 feet), making it one of the tallest residential towers in Miami. Designed by Arquitectonica, with interiors by m2atelier, the development will combine branded residences with restaurants, commercial, wellness and office space. Casa Tua will manage all four restaurants.

The total development cost is expected to exceed USD 1 billion. The tower will comprise 533 residential units, ranging from studios to four-bedroom apartments, including sky suites and penthouses. The residences will be delivered fully furnished and ready for occupancy. Owners may retain their apartments exclusively for personal use or opt into a rental programme managed by Casa Tua for periods when they are not using them, allowing stays as short as three nights.

The development plans have been approved by the City of Miami, and construction is scheduled to begin in the first quarter of 2027.

Executive Member of the Board of Directors

Victor Capitanu

Executive Member of the Board of Directors

Andrei-Liviu Diaconescu