To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 56/2026

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: Resolutions of the Ordinary and Extraordinary General Meetings of Shareholders of One United Properties S.A. held on 09 November 2026

One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market and the shareholders that the Ordinary and Extraordinary General Meetings of Shareholders took place on 09 November 2026, at 10:00 A.M and 10:30 AM, respectively. The meetings were chaired by Claudio Cisullo, in his capacity of Chairman of the Board of Directors. The legal and statutory quorum was met at the first convening.

The resolutions adopted by the Ordinary and the Extraordinary General Meetings of Shareholders are attached to this current report.

Chairman of the Board of Directors

Claudio Cisullo

RESOLUTIONS OF THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF ONE UNITED PROPERTIES S.A.

Bucharest, District 1, 20 Maxim Gorki Street

J2007021705402, Sole Registration Code 22767862, EUID: ROONRC.J2007021705402,

subscribed and fully paid-in share capital: RON 1,095,000,000

(the "**Company**")

No. 82 dated 9 November 2026

Shareholders of **ONE UNITED PROPERTIES S.A.,** having its headquarters in Bucharest, 20 Maxim Gorki Street, District 1, registered with the Bucharest Trade Registry under no. J2007021705402, having Sole Registration Code 22767862, European Unique Identifier (EUID): ROONRC.J2007021705402, having subscribed and fully paid-up share capital of RON 1,095,000,000 ("**OUP**" or the "**Company**"), met today, 9 November 2026, at 10:00 (Romanian time) at address One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, in the Ordinary General Meeting of Shareholders (the "**OGMS**") first calling, in accordance with the convening notice published in the Official Gazette of Romania, Part IV, number 7390 of 6 October 2026 and in the newspaper Bursa no. 189 of 6 October 2026.

Following the debates on the points included on the agenda, the shareholders present or represented at the OGMS adopted the following resolutions, which were duly recorded in the minutes of the meeting:

RESOLUTION NO. 1

In the presence of shareholders representing 82.5556% (90,398,324 shares) of the share capital and 85.9926% (90,398,324 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9996% (90,388,305 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0004% (346 votes) of the votes of the shareholders present, represented or who voted by mail (there are 3,422 abstentions and 6,251 votes which were not expressed):

Approved:

The election of Mr. Alexandru-Victor Savi-Nims (or, in his absence, approval of the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the OGMS, having the identification data available at the Company's headquarters.

RESOLUTION NO. 2

In the presence of shareholders representing 82.5556% (90,398,324 shares) of the share capital and 85.9926% (90,398,324 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9981% (22,752,753 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0019% (440 votes) of the votes of the shareholders present, represented or who voted by mail (there are 67,645,131 abstentions and 0 votes which were not expressed):

Approved:

The half-year financial report, consisting of the half-year consolidated financial statements prepared for the first six months of the financial year ending on 31 December 2026 and the half-year report prepared by the Board of Directors. In the first six months of the financial year ending on 31 December 2026, the Company has registered RON 79,223,510 net profit at consolidated level.

RESOLUTION NO. 3

In the presence of shareholders representing 82.5556% (90,398,324 shares) of the share capital and 85.9926% (90,398,324 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9997% (90,396,703 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0003% (285 votes) of the votes of the shareholders present, represented or who voted by mail (there are 521 abstentions and 815 votes which were not expressed):

Approved:

The distribution of ordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 49,408,008.34 (gross), i.e. a dividend of RON 0.47/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 3 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolution adopted by the OGMS under this item 3, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (l) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.



RESOLUTION NO. 4

In the presence of shareholders representing 82.5556% (90,398,324 shares) of the share capital and 85.9926% (90,398,324 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9041% (90,308,071 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0959% (86,732 votes) of the votes of the shareholders present, represented or who voted by mail (there are 3,521 abstentions and 0 votes which were not expressed):

Approved:

The distribution of extraordinary interim dividends for the first six months of the financial year ending 31 December 2026 in the amount of RON 149,275,259.24 (gross), i.e. a dividend of RON 1.42/share (gross, by reference to the total number of shares issued by the Company less the treasury shares held by the Company, on the date of the OGMS convening) out of the distributable net profit in the amount of RON 237,723,098, subject to the execution, completion and availability of the credit facility for which an amendment of the scope is submitted for approval under item 10 of the EGMS agenda and drawdown by the Company's subsidiaries of the respective amounts at least 5 business days before the payment date applicable to this item 4 of the OGMS agenda. To the extent that treasury shares will be registered on the applicable registration date, they will not be entitled to dividends. The relevant dates applicable to this item 4 on the OGMS agenda are:

- 26 November 2026 as registration date, identifying the shareholders who will benefit from the effects of the resolutions adopted by the OGMS under this item 4, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as "ex-date", computed in accordance with the provisions of Article 2 para. (2) letter (l) of Regulation no. 5/2018; and
- 15 December 2026 as payment date, computed in accordance with the provisions of Article 178 para. (2) of Regulation no. 5/2018.

Subject to the approval of this item 4 on the OGMS agenda and the payment of the extraordinary interim dividends under this item, the Board of Directors will not include on the agenda of the OGMS to be held in 2027 for the approval of the annual report for the financial exercise ending 31 December 2026 an item regarding the approval of the distribution of dividends for the financial exercise 2026.

RESOLUTION NO. 5

In the presence of shareholders representing 82.5556% (90,398,324 shares) of the share capital and 85.9926% (90,398,324 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9996% (90,395,306 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0004% (358 votes) of the votes of the shareholders present, represented or who voted by mail (there are 151 abstentions and 2,509 votes which were

not expressed):

Approved:

The authorisation of the executive members of the Board of Directors, acting jointly or severally, with the right to sub-delegate, in the name and on behalf of the Company, with full power and authority, to execute any documents, including, but without limitation to, the resolution of the OGMS, to file and to request the publication of the resolution in Part IV of the Official Gazette of Romania, to pick up any documents, as well as to fulfil any necessary formalities in front of the Trade Registry Office, as well as in front of any other authority, public institution, legal entities and individuals, as well as to carry out any acts for implementing and ensuring the opposability of the resolutions which will be adopted by the OGMS.

This Resolution was drafted and signed in the name and on behalf of the shareholders, today, 9 November 2026, in two (2) original copies, by the chairman of the meeting, Mr. Claudio Cisullo and the secretary of the meeting, Mr. Alexandru-Victor Savi-Nims.

RESOLUTIONS OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS OF

ONE UNITED PROPERTIES S.A.

Bucharest, District 1, 20 Maxim Gorki Street

J2007021705402, Sole Registration Code 22767862, EUID: ROONRC.J2007021705402,

subscribed and fully paid-in share capital: RON 1,095,000,000

(the "**Company**")

No. 83 dated 9 November 2026

Shareholders of **ONE UNITED PROPERTIES S.A.,** having its headquarters in Bucharest, 20 Maxim Gorki Street, District 1, registered with the Bucharest Trade Registry under no. J2007021705402, having Sole Registration Code 22767862, European Unique Identifier (EUID): ROONRC.J2007021705402, having subscribed and fully paid-up share capital of RON 1,095,000,000 ("**OUP**" or the "**Company**"), met today, 9 November 2026, at 10:30 (Romanian time) at address One Tower, 16th floor, 165 Calea Floreasca, District 1, Bucharest, Romania, in the Extraordinary General Meeting of Shareholders (the "**EGMS**") first calling, in accordance with the convening notice published in the Official Gazette of Romania, Part IV, number 7390 of 6 October 2026 and in the newspaper Bursa no. 189 of 6 October 2026.

Following the debates on the points included on the agenda, the shareholders present or represented at the EGMS adopted the following resolutions, which were duly recorded in the minutes of the meeting:

RESOLUTION NO. 1

In the presence of shareholders representing 82.5448% (90,386,550 shares) of the share capital and 85.9814% (90,386,550 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9999% (90,375,183 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0001% (100 votes) of the votes of the shareholders present, represented or who voted by mail (there are 4,091 abstentions and 7,176 votes which were not expressed):

Approved:

The election of Mr. Alexandru-Victor Savi-Nims (or, in his absence, approval of the election of Mr. Ioniță Adrian-Alexandru) as meeting secretary of the EGMS, having the identification data available at the Company's headquarters.



RESOLUTION NO. 2

In the presence of shareholders representing 82.5448% (90,386,550 shares) of the share capital and 85.9814% (90,386,550 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0695% (87,248,332 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9305% (1,717,498 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,420,719 abstentions and 1 vote which was not expressed):

Approved:

The corporate bond issuance programme and/or one or more individual issues of nominative, dematerialized and non-convertible, secured or unsecured bonds, as the case may be, with or without discount, with an aggregate principal amount not exceeding EUR 500,000,000 or the equivalent thereof in any other currency, denominated in EUR and/or lei and/or any other currency, with a fixed or variable interest rate, as the case may be, and with a maturity not exceeding 10 years (per issuance), any such issuance taking place over a period of maximum 3 years from the date of the EGMS approval and which will be governed by any applicable law (the "Bonds"), the Board of Directors having full authority to determine the terms and conditions of the issuance programme and/or any issuance under the programme and/or any individual issuance, as set out in item 5 on the EGMS agenda. Consequently, the resolutions under items 4 – 7 approved by the Extraordinary General Meeting of Shareholders no. 70 dated 25 April 2024 are hereby revoked.

RESOLUTION NO. 3

In the presence of shareholders representing 82.5448% (90,386,550 shares) of the share capital and 85.9814% (90,386,550 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0658% (87,242,081 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9342% (1,720,748 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,417,469 abstentions and 6,252 votes which were not expressed):

Approved:

Carrying out of one or more offerings ("**Offerings**" and each, an "**Offering**"), having as object the Bonds, in the form of (i) offering to the public in Romania ("**Public Offering**"), and/or (ii) private placements, addressed to investors in reliance on the exceptions allowed from the publication of a prospectus, including those provided in article 1 para. (4), letters (a) - (d) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published in the case of a public offering of securities or the admission of securities to trading on a regulated market, and repealing Directive 2003/71/EC (the "**Prospectus Regulation**") ("**Private Placement**"), in accordance with the decision adopted by the Board of Directors on this matter.

RESOLUTION NO. 4



In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0723% (87,246,080 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9277% (1,714,914 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,420,069 abstentions and 6,302 votes which were not expressed):

Approved:

The undertaking by the Company of all necessary, useful and / or appropriate actions and formalities, for the admission to trading of the Bonds on a regulated market or on other trading venue, following the Offering (the "**Listings**" and each of them the "**Listing**").

RESOLUTION NO. 5

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0717% (87,246,934 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9283% (1,715,460 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,418,669 abstentions and 6,302 votes which were not expressed):

Approved:

The authorisation of the Board of Directors to issue any decision and to carry out any acts and deeds which are necessary, desirable and/or convenient for implementing the resolutions adopted by the EGMS with respect to the Bonds, any Offering and Listing, subject to the approval of item 2 on the EGMS agenda (the Board of Directors shall have full discretion regarding the adoption of any decision on the Bonds, the Offerings and the Listings), including, but not limited to, in relation to the following matters:

- negotiating, determining and approving the issue amount, the issue price in accordance with market conditions, as well as other terms and conditions of the Bonds and/or the relevant Offerings, the contractual terms, drawdown, early repayment, interest, taxes and fees, guarantees, granting of any type of security interests, determining the structure and the addressees of the Offerings, selecting the intermediaries for the Offerings, ensuring the drafting and publication of a prospectus, an offering document, as well as the negotiation, approval and execution or any documents related to the Bonds, the Offerings and the Listings, the approval of the listing markets, as well as the negotiation and execution of any agreements with intermediaries and advisors, and to carry out any other acts and deeds which are necessary, useful and/or appropriate;
- approving any agreements regarding the Bonds and/or the Offerings and/or the Listings, and any other arrangements, any security agreements, commitments (including guarantee commitments), offering prospectuses, offering documents, any subscription agreements, sale, agency, trust, assistance agreements, certificates, affidavits, registers, notices, addenda and any other acts and



documents which are necessary, useful and/or appropriate to fulfil any formalities and to authorize and/or to execute any other actions which are necessary in order to give full effect to the issuance of Bonds and/or the Offerings and/or the Listings (as the case may be) and/or the associated guarantees, finance documents etc; and

- empowering representatives of the Company to sign any such documents, to fulfil any such formalities and execute any such actions.

RESOLUTION NO. 6

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9983% (90,378,517 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0017% (1,522 votes) of the votes of the shareholders present, represented or who voted by mail (there are 209 abstentions and 7,117 votes which were not expressed):

Approved:

The decrease of the Company's share capital pursuant to Article 207 para. (1) letter c) of Law no. 31/1990 on companies, with the amount of RON 43,765,780, by cancelling a number of 4,376,578 own shares with an individual nominal value of RON 10, from the shares repurchased by the Company in accordance with the share buyback program approved through EGMS Resolution no. 74 dated 10 October 2024 and pursuant to the public tender offer carried out by the Company in accordance with EGMS Resolution no. 79 dated 15 October 2025.

Once the share capital decrease approved pursuant to this item 6 on the EGMS agenda is finalised, the subscribed and paid-up share capital of the Company will amount to RON 1,051,234,220, divided into 105,123,422 shares, with a nominal value of RON 10/share.

Article 4.1. of the Articles of Association of the Company shall be amended after the finalisation of the share capital decrease approved pursuant to this item 6, as follows:

"The subscribed and paid-up share capital of the Company is of RON 1,051,234,220 (of which RON 1,041,908,318.5 and EUR 1,922,633.5) fully subscribed and paid-up by the shareholders, divided into 105,123,422 ordinary, nominative and dematerialized shares, having a nominal value of RON 10/share."

The share capital decrease operation approved in accordance with this item 6 on the EGMS agenda will take effect once all of the following conditions have been met:

a) The EGMS resolution is published in the Official Gazette of Romania, Part IV for a period of at least two months; and
b) The EGMS resolution is registered with the Trade Registry Office attached to the Bucharest Tribunal.



RESOLUTION NO. 7

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9967% (90,376,000 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0033% (2,995 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,522 abstentions and 6,848 votes which were not expressed):

Approved:

The participation by the Company (direct and/or indirect 100 % holding) in the share capital of a joint-stock company to act as a holding for the Company's group's rental income-generating assets (the "**Rental Holding**"), irrespective of whether the Rental Holding will be a new company incorporated by the Company for this purpose or an existing direct or indirect subsidiary of the Company that will be restructured for the purposes of the Rental Holding, as determined by the Company, for the purpose of better managing, streamlining and increasing the transparency of this business segment, as well as the approval of the consolidation within the Rental Holding of the following direct or indirect subsidiaries of the Company (the "**Project Companies**"):

- ONE COTROCENI PARK OFFICE S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2020007032404, (EUID) ROONRC.J2020007032404, having sole registration code RO42688380;
- ONE COTROCENI PARK OFFICE FAZA 2 S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2020006838407, (EUID) ROONRC.J2020006838407, having sole registration code RO42671346;
- ONE UNITED TOWER S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2017020317401, (EUID) ROONRC.J2017020317401, having sole registration code RO38586064;
- ONE VICTORIEI PLAZA S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2018016016403, (EUID) ROONRC.J2018016016403, having sole registration code RO40114438;
- REAL HABITAT OFFICE BUILDING S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2022021879401, (EUID) ROONRC.J2022021879401, having sole registration code RO47113260;



- ONE GALLERY FLOREASCA S.A., a legal entity of Romanian nationality, with registered office in Bucharest, District 1, 20 Maxim Gorki Street, registered with the Trade Register Office attached to the Bucharest Tribunal under no. J2022013376404, (EUID) ROONRC.J2022013376404, having sole registration code RO46463119;
- BUCUR OBOR S.A., a joint-stock company incorporated and operating in accordance with the laws of Romania, with registered office in Bucharest, 2 Şoseaua Colentina, District 2, registered with the Trade Registry under no. J40/365/1991, having sole registration code (CUI) RO 19,

which may be carried out, alternatively or cumulatively and subject to regulatory clearance (as and if required under the relevant regulations) and financing banks consent, in the proportions and ratios determined by the Company, by any of the following means: (i) the contribution, in whole or in part, of the Company's holdings in the Project Companies to the share capital of the Rental Holding; and/or (ii) the transfer, in whole or in part, of the immovable assets held directly or indirectly through the Project Companies to the Rental Holding, in all cases subject to compliance with the applicable legal provisions and upon obtaining any approvals and completing any formalities required, including at the level of the Project Companies (together, the "**Rental Portfolio Consolidation**"), as well as the approval of the undertaking of all necessary, useful and/or appropriate actions and formalities for the implementation of the Rental Portfolio Consolidation on the terms approved under this item on the EGMS agenda.

RESOLUTION NO. 8

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9996% (90,377,662 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0004% (377 votes) of the votes of the shareholders present, represented or who voted by mail (there are 2,954 abstentions and 6,372 votes which were not expressed):

Approved:

The authorisation of the Board of Directors to issue any decision and to carry out any acts and deeds which are necessary, useful and/or opportune for implementing the resolutions adopted by the EGMS with respect to the Rental Portfolio Consolidation, subject to the approval of item 7 on the EGMS agenda (the Board of Directors shall have full discretion regarding the adoption of any decision on the Rental Portfolio Consolidation), including, but not limited to, in relation to the following matters:

- determining the incorporation of a new company or the amendment of the characteristics (including changing the legal form and/or increasing the share capital) of an existing subsidiary of the Company for the purposes of the Rental Holding;
- determining the manner of implementation of, and all features of, the Rental Portfolio Consolidation, negotiating, approving and executing any documents with

the financing banks to which the Company and the Company's subsidiaries involved in the Rental Portfolio Consolidation are a party, including, but not limited to, amendments to credit agreements, facility agreements and guarantee contracts or agreements, as well as the appointment of any valuers and the establishment of the terms of their engagement and the preparation of any valuation reports or other documents required in the context of the Rental Portfolio Consolidation, determining and approving any terms and conditions of the Rental Portfolio Consolidation, as well as the negotiation and execution of any agreements with advisors, and the carrying out of any other acts and deeds which are necessary, useful and/or opportune in the context of the Rental Portfolio Consolidation, the incorporation of the Rental Holding or the completion of such contributions, including the approval, negotiation and execution of agreements regarding the shares granted to minority associates of the Project Companies within the Rental Holding;

- approving any agreements regarding the Rental Portfolio Consolidation and any other arrangements, any security agreements, commitments, certificates, affidavits, registers, notices, addenda and any other acts and documents which are necessary, useful and/or appropriate to fulfil any formalities and to authorise and/or to execute any other actions which are necessary in order to give full effect to the Rental Portfolio Consolidation and/or the associated guarantees, finance documents etc.; and
- empowering representatives of the Company to sign any such documents, to fulfil any such formalities and execute any such actions.

RESOLUTION NO. 9

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9996 (90,386,319 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0004% (394 votes) of the votes of the shareholders present, represented or who voted by mail (there are 52 abstentions and 600 votes which were not expressed):

Approved:

The buyback by the Company of its own shares, on the stock exchange where the shares are listed, in accordance with the applicable legal provisions, subject to the following conditions:

- the buyback program will be carried out at the minimum price of RON 10 per share and a maximum price of RON 63 per share;
- the aggregate value of the buyback program is up to RON 37,987,500;
- the buyback program will target the buyback of a maximum number of 3,798,750 shares;
- the buyback program will take place for a maximum period of 18 months from the date of the EGMS resolution adopted in this regard;



- the buyback transactions will have as object only fully paid-up shares and will be made only from the Company's distributable profit or available reserves, recorded in the last approved annual financial statement, except for legal reserves;
- the buyback program will have as its purpose the objectives referred to in article 5 para. (2) of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC ("**MAR**") or, to the extent the buyback transactions do not fulfill the criteria to benefit from the exemptions set out by the MAR provisions and by the provisions of Commission Delegated Regulation (EU) 2016/1052 of 8 March 2016 supplementing Regulation (EU) No 596/2014 of the European Parliament and of the Council with regard to regulatory technical standards for the conditions applicable to buy-back programmes and stabilisation measures, such transactions will be performed in compliance with the provisions of art. 14 and 15 of MAR (each being assessed on a case-by-case basis); and
- the Board of Directors is authorised to issue any decision and to fulfil all the necessary, useful and / or opportune legal acts and deeds for the fulfilment of the decisions to be adopted by the EGMS regarding this item on the agenda, including (but without limitation) regarding the approval and adequate public disclosure, prior to the start of trading in the buyback program, of the purpose of the program.

RESOLUTION NO. 10

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0699% (87,251,354 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9301% (1,717,210 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,418,465 abstentions and 336 votes which were not expressed):

Approved:

The supplementation of the purpose of the credit facility in an amount of up to EUR 140,000,000, approved by Resolution of the Extraordinary General Meeting of Shareholders of the Company no. 79/15.10.2025, respectively, also for the repayment of/granting loans to the Company, on the terms and conditions to be established with the financing bank under the credit agreement entered into on 28 May 2026 by the subsidiaries ONE HIGH DISTRICT S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, Sector 1, Maxim Gorki Street no. 20, registered with the Trade Register Office attached to the Bucharest Court under no. J2021008190401, (EUID) ROONRC: J2021008190401, having sole registration code 44235874 ("**OHD**") and ONE LAKE CLUB S.R.L., a legal entity of Romanian nationality, with registered office in Bucharest, Sector 1, Maxim Gorki Street no. 20, registered with the Trade Register Office attached to the Bucharest Court under no. J2021008913404, (EUID) ROONRC: J2021008913404, having



sole registration code 44312314 ("**OLC**").

RESOLUTION NO. 11

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0722% (87,248,728 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9278% (1,715,054 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,417,228 abstentions and 6,355 votes which were not expressed):

Approved:

The empowerment of the Board of Directors, with full powers, to approve, subject to compliance with all applicable legal provisions and the Articles of Association, any financing terms and conditions, as well as any other matters requiring additional approval, including where the financing structures, as approved by the financing bank, subsequently include new conditions or amendments to those approved by the resolution adopted under item 10, provided that the limits indicated by such EGMS resolution are not exceeded.

RESOLUTION NO. 12

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 98.0725% (87,249,260 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 1.9275% (1,714,774 votes) of the votes of the shareholders present, represented or who voted by mail (there are 1,417,026 abstentions and 6,305 votes which were not expressed):

Approved:

The empowerment of the executive members of the Board of Directors – Mr. Andrei-Liviu Diaconescu and Mr. Victor Căpitanu, with full powers, exercised individually, and with the right of sub-delegation, so that, for and on behalf of the Company, they may negotiate, sign, issue, deliver and/or transmit all documents relating to the financing facility and any guarantees to be approved pursuant to items 10-11 above, and undertake or cause to be undertaken any actions that they deem necessary, appropriate or advisable to implement the said resolutions, including, without limitation, to:

a) negotiate, sign and transmit, for and on behalf of the Company, the credit agreements, security agreements, subordination agreements and/or affidavits, as well as any other agreements, documents, instruments or correspondence required to be issued, concluded, signed or transmitted by the Company in order to implement the resolutions to be adopted in accordance with items 10-11, as well as any other agreements, documents or instruments to which the Company is, or is intended to become, a party, subject to compliance with the applicable legal provisions and the Articles of Association, it being understood that the executive members of the Board of Directors are authorized and empowered, for the duration



of the aforementioned financing, to agree to any amendments, modifications or changes to be made thereto, as well as to any other agreements, documents or instruments to which the Company is or is intended to become a party, as they may deem appropriate, subject to compliance with the applicable legal provisions and the Articles of Association;
b) carry out or cause to be carried out all formalities necessary for the registration and enforceability against third parties of any guarantees, credit agreements, movable mortgage agreements over corporate shares, subordination agreements and/or affidavits, as well as any other documents concluded in the performance of the resolutions to be adopted, in accordance with items 10-11, and fulfil any other formalities or take any other measures necessary, appropriate or advisable to give full effect thereto, including, without limitation, the registrations with the National Registry for Movable Publicity, the Trade Registry, or any other competent public registers, as well as the representation of the Company and the signing of any necessary documents before a notary public or any other competent authorities, institutions or persons;
c) individually represent the Company at the general meetings of the shareholders of the subsidiaries OHD and OLC for the purpose of approving the financing facility and any guarantees referred to in items 10-11 above, and of adopting all measures necessary to implement them.

RESOLUTION NO. 13

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9998% (90,380,769 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0002% (194 votes) of the votes of the shareholders present, represented or who voted by mail (there are 97 abstentions and 6,305 votes which were not expressed):

Approved:

Setting the date of:

- 26 November 2026 as registration date for the identification of the shareholders who will benefit from the effects of the resolutions adopted by the EGMS, in accordance with the provisions of Article 87 para. (1) of Law no. 24/2017; and
- 25 November 2026 as “ex-date”, computed in accordance with the provisions of Article 2 para. (2) letter (l) of Regulation no. 5/2018.

As they are not applicable to this EGMS, the shareholders do not decide on the other aspects set out in Article 176 para. (1) of Regulation no. 5/2018 such as date of the guaranteed participation and payment date.

RESOLUTION NO. 14

In the presence of shareholders representing 82.5455% (90,387,365 shares) of the share capital and 85.9821% (90,387,365 voting rights) of the total voting rights, with the "for" vote of the shareholders representing 99.9997% (82,689,232 votes) of the votes of the shareholders present, represented or who voted by mail, with the votes "against" of the shareholders representing 0.0003% (284 votes) of the votes of the shareholders present, represented or who voted by mail (there are 657 abstentions and 7,697,192 votes which were not expressed):

Approved:

The authorisation of the executive members of the Board of Directors, acting jointly or severally, with the right to sub-delegate, in the name and on behalf of the Company, with full power and authority, to execute any documents, including the EGMS resolution, the Articles of Association of the Company, to file and to request the publication of the resolution in Part IV of the Official Gazette of Romania, to pick up any documents, as well as to fulfil any necessary formalities in front of the Trade Registry Office, as well as in front of any other authority, public institution, legal entities and individuals, as well as to carry out any acts for implementing and ensuring the opposability of the resolutions which will be adopted by the EGMS.

This resolution was drafted and signed on behalf of the shareholders today, 9 November 2026, in 2 (two) original copies, by the meeting chairman, Mr. Claudio Cisullo, and the meeting secretary, Mr. Alexandru-Victor Savi-Nims.