

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 5/2022

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:	17.01.2022
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. with Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 514,828,058.80
Total number of shares:	2,574,140,294 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Handover One Cotroceni Park Office Phase I

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the handover of One Cotroceni Park Office Phase I, a commercial and office development located in Bucharest. The development has a total Gross Leasable Area (GLA) of 46,000 sq. At the time of publishing this report, 75% of the office and commercial spaces have been leased.

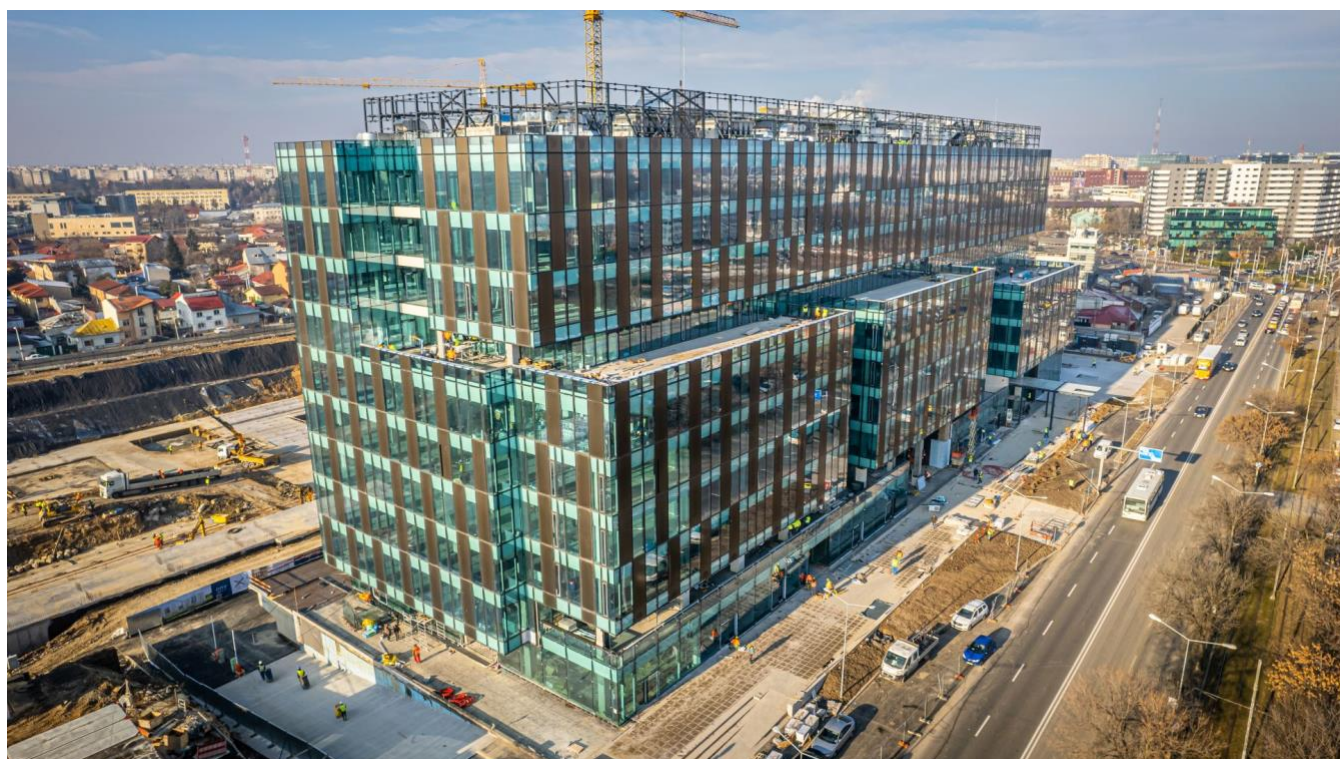
One Cotroceni Park is the largest urban regeneration project in Bucharest, with mixed functions, consisting of a residential area with over 850 apartment units, as well as two office buildings, which will be delivered in two phases. Phase II with GLA of 35,000 sqm, will be delivered in 2022. One Cotroceni Park development has LEED Platinum v4 pre-certification, which attests sustainable operation and minimal environmental impact, and is in the process of WELL Health and Safety certification, which assesses the health and wellbeing at work.

The Company's current portfolio includes 101,000 sqm of office space, and it includes One Tower, One Cotroceni Park Office Phase I, One North Gate and One Herăstrău Office.

Executive Member of the Board of Directors,

Victor Capitanu





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