

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 12/2022

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.

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| Report date: | 17.02.2022 |
| 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: Partnership with Veolia Romania to implement sustainable energy solutions in One United Properties' residential developments

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the conclusion of a Memorandum of Understanding with Veolia Romania Solutii Integrate S.A. (hereinafter referred to as "Veolia"). The partnership between the Company and Veolia aims to identify innovative solutions aimed at streamlining energy consumption in real estate projects developed by the One United Properties, as well as investments by Veolia to implement and operate energy efficiency solutions at the Company's developments.

Within the Memorandum of Understanding, the Company and Veolia have established the first collaboration, which involves:

- An investment by Veolia for the construction and operation for a period of 30 years of a geexchange system that will serve the One Lake District project, located in Bucharest, Sector 2, Gherghiței Street no. 9B. By implementing geexchange solution compared with the traditional one, approximately 2,000 tons of CO2 emissions a year will be avoided.
- Operation by Veolia of a geexchange system consisting of a heat pump and 270 geothermal boreholes with a depth of 120 linear meters each, which will provide both the heating agent and cooling water for cooling the rooms, the system serving the One Peninsula project, located in Mun. București, Sector 1, Intrarea Navigatorilor no. 15.

The total value of the investments mentioned above to be realized by Veolia is approximately EUR 4 million. The conditions under which the collaboration will take place in respect to the two projects mentioned above, as well as the rights and



obligations deriving therefrom, will be established based on separate agreements concluded between the Company and Veolia.

Geoexchange system is among the most energy-efficient solutions, environmentally clean, and cost-effective space conditioning systems available. Geoexchange solution does not emit carbon dioxide, carbon monoxide, or other greenhouse gases that contribute to air pollution. In addition, since the geoexchange systems do not burn significant amounts of fuel such as gas, oil, propane, or coal, they operate at a lower cost and are much cleaner. Consequently, the costs for heating and cooling with geoexchange solution are lower than traditional solution and it will be predictable and long-term consumption autonomy.

The partnership between One United Properties and Veolia is part of a larger sustainability strategy that the Company began rolling out at the end of 2021, following the decision to join the UN Global Compact, the world's largest sustainability initiative. Following the adherence to UN Global Compact, the Company pledged to report on the Sustainability progress annually. The first such report, the 2020 Sustainability Report, is available [HERE](#).

Executive Member of the Board of Directors,

Victor Capitanu



One North Gate

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