



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 46/2022

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:	20.06.2022
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: Information regarding the residential business model

The management of One United Properties S.A. (hereinafter referred to as the “Company”), informs the market, following the questions received from institutional investors during a recent investor conference, about the material information related to the financing and business model of the Company.

The Company offers to its clients on the residential segment three payment options for apartments that are under development at the time of signing the promise of sale: payment in full, equal instalments of 20% divided over the entire construction period, or payment of 30% upon signing followed by 70% upon the completion of the development. As of May 31st, 2022, the Company has pre-sold 84% of the units available in the following developments, which are due between 2022 and 2023: One Floreasca Vista, One Timpuri Noi, One Verdi Park, One Modrogan, One Peninsula and One Cotroceni Park. Consequently, as of May 31st, 2022, the Company is due to receive from the clients, over the next 18 months, EUR 163.6 million.

The cash position of One United Properties as of May 31st, 2022 was EUR 110 million. Starting with the financial report for H1 2022, the Company will inform the market on a quarterly basis with updates regarding the amounts due under the contracts concluded with its clients.

Executive Member of the Board of Directors,

Victor Capitanu