



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 97/2022

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:	16.12.2022
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 740,563,717.20
Total number of shares:	3,702,818,586 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Conclusion of a sale-purchase agreement for new development, One Downtown

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the conclusion of a sale-purchase agreement for three buildings located in Bucharest sector 1, at no. 19, 21 and 23 Academiei street, near the Odeon Theater and the Ion Mincu University of Architecture and Urbanism. The net value of the transaction is EUR 3.73 million plus VAT, and the estimated Gross Development Value (GDV) is EUR 35 million. Following the renovation, the three buildings will represent a new development of the Company - **One Downtown**.

The total surface of the land is approximately 1,300 sqm and the gross buildable area is 7,100 sqm. One United Properties will entirely renovate the location as a part of Company's strategy to regenerate downtown Bucharest. The final use of the buildings will be decided later, with residential and hotel options currently being considered.

Urban regeneration and protection of the cultural heritage of Bucharest is part of One United Properties' strategy. In 2021, the Company invested for the first time in restoring historical monuments following the acquisition of the Braikoff House. The historic building is undergoing a complete renovation and will be known as One Athénée. In addition, in March 2022, One United Properties acquired the former Ford factory, located within One Floreasca City, which is currently undergoing restoration and will be transformed into a retail space, One Gallery.

Executive Member of the Board of Directors

Victor Capitanu



