



To: the Bucharest Stock Exchange
the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 03/2024

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:	18.01.2024
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 759,530,863
Total number of shares:	3,797,654,315 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Favourable decision related to One Lake Club development

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") hereby informs the market that on January 17, 2024, the Bucharest Tribunal dismissed the claim filed by the Bucharest Municipality and the Mayor of Bucharest seeking the annulment and suspension of the building permit pertaining to the "One Lake Club" development (Case No. 18043/3/2023, communicated to the market in accordance with Current Report No. 43/2023). The decision is not final and is subject to second appeal.

As previously stated by the Company's management, the Company is not aware of any validity issues concerning the building permit for the One Lake Club development and intends to vigorously defend itself against any such claims. Construction works at all of the Company's construction sites located in District 2, including One Lake Club, are currently proceeding without interruption, in accordance with their respective schedules.

As more information becomes available, the Company will analyse it and will inform the market in accordance with the applicable legal provisions.

Co-CEOs and Executive Member of the Board of Directors

Victor Capitanu

Andrei-Liviu Diaconescu