



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

CURRENT REPORT NO. 06/2024

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:	06.02.2024
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: Trading update Q4 2023

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") provides the market general and provisional information on the Company's key performance indicators for the year ended December 31st, 2023. One United Properties will publish the preliminary 2023 financial results on February 27th, 2024, at 8:00 AM. The information provided in this trading update may be subject to change and may differ from the final numbers that will be presented in the financial report.

Residential sales and pre-sales

953 apartments with a total surface of 80,757 sqm, 1,584 parking spaces and other unit types were sold and pre-sold for a total of EUR 274.9 million in 2023. A year prior, in 2022, the Group sold and pre-sold 599 apartments with a total surface of 52,724 sqm, 978 parking spaces and other units for a total of EUR 169.2 million. The total value of the residential sales includes the pre-sales to early clients, which are lower margin sales that help finance land acquisition. These are units that the Group pre-sold to early clients at developments where construction did not begin. The total value of these sales in 2023 was EUR 31.6 million (same as of end of H1 2023), vs EUR 18.1 million for 2022.

In 2023, One United Properties finalized 1,430 residential units at One Verdi Park, One Floreasca Vista, One Timpuri Noi and One Cotroceni Park.

The 2023 sales for key developments, together with the total number of units sold from the launch of the sales until December 31st, 2023, are as follows:



Development	Status	Delivery of 1 st phase	Units sold in 2023	Total units sold from project start	Total units developed
One Lake District 1	In Development	Q2 2025	430	522	786 ¹
One High District	In Development	Q4 2025	251	525	807
One Lake Club	In Development	Q4 2025	145	267	723
One Floreasca Towers	In Development	Q2 2025	55	126	208
One Cotroceni Park	Finalized	Q4 2023	23	873	898
One Mamaia Nord 2	In Development	Q4 2024	12	41	86
One Mircea Eliade	Finalized	Q4 2020	12	244	244
Other developments	-	-	25	939	1,200
TOTAL UNITS			953	3,537	4,952

NOTE: ¹At One Lake District will be developed a total of 1,967 units however currently only 786 units from the first phase of the development are available for purchase. The delivery term presented for One Lake District is for 1st phase only.

As of December 31st, 2023, 71% of available apartments under development and delivered were sold out. Amounts to be received under contracts concluded with customers as of December 31st, 2023, are EUR 295 million in additional cash by 2025 (EUR 150 million in 2024 and EUR 145 million in 2025).

Commercial lease status

In 2023, One United Properties leased and pre-leased 34,200 sqm of office and retail spaces versus 31,700 sqm in 2022.

Development	Status	Delivery/ Acquisition	GLA	% Leased	% Pre-leased	% Tenants moved
One Tower	Developed	2020	24,039	100%	-	100%
One Cotroceni Park 1	Developed	2022	46,252	88%	-	88%
Bucur Obor	Acquired	2022	25,582	94%	-	94%
One Victoriei Plaza	Acquired	2022	12,000	100%	-	100%
One Cotroceni Park 2	Developed	2023	34,456	75%	-	55%
TOTAL CURRENT LEASE PORTFOLIO			142,329	89%	-	84%
One Technology District	In development	2026	22,289	-	100%	0%

Landbank

As of December 31st, 2023, One United Properties had in ownership or under pre-SPA over 265,000 sqm of land locations for further development, with total above-ground gross building rights (GBA) of over 865,000 sqm. All these land plots are currently in the planning phase. The Group estimates the construction of approximately 6,000 apartments, services for communities, and 163,500 sqm of rental commercial buildings. Out of the commercial buildings, 117,500 sqm will host offices and the remaining 46,000 sqm are located within buildings that will undergo restoration, including One Gallery, the largest private investment in a protected building in Romania. The gross development value of the restoration portfolio currently under development by One United Properties is estimated at EUR 239 million.

Executive Member of the Board of Directors

Victor Capitanu