

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 14/2022

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:	28.02.2022
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: Availability of 2021 Preliminary Results

One United Properties posts revenues of 1.1 billion lei in 2021, a 105% increase compared to the 2020 result, a historical milestone for the company. The gross profit surged 192% in 2021, reaching 603.5 million lei.

Revenues from residential segment amounted to 675.4 million lei in 2021, a 54% increase compared to 2020. In 2021, 699 apartments, 926 parking spaces and 69 commercial spaces and other units were sold and pre-sold for a total of 202.2 million euro, a 115% increase compared to 2020. In the same period of 2020, the Group sold 184 apartments, 249 parking spaces and 7 commercial spaces and other units for a total of EUR 94 million.

The sales took off in 2021 primarily due to the sales kick-off in the second half of the year for One Cotroceni Park where the Group sold 479 out of 868 residential units available. One Cotroceni Park has an estimated completion date in Q4 2023, and it is the largest development of One United Properties to date. Moreover, in 2021 the Group registered an almost 10-fold increase in sales of apartments at One Verdi Park, a project with 334 residential units, estimated to be delivered in Q4 2022. A significant uptake in sales was also registered for other developments set to be delivered in 2022: a 69% increase in sales at One Modrogan, a 44% increase at One Floreasca Vista as well as a 43% increase for One Peninsula, which is due in Q2 2023.

The income from rental of the office division reached 11.8 million lei, a 608% increase. Most of the revenue was generated in H2 2021 alone due to the tenants moving to the One Tower office building. The rental income will continue to grow in 2022 following the reception in December 2021 of One Cotroceni Park Phase 1 (currently leased at 78%), almost full lease of One Tower (currently leased at 94%) as well as the consolidation of the results of Bucur Obor, company in which One



United Properties holds a controlling stake as of February 8th. The Company's current office portfolio consists of 101,000 sqm of office space, and it includes One Tower, One Cotroceni Park Office Phase 1, One Herastrau Office and One North Gate. The Gross Leasable Area (GLA) of One United Properties will reach 136,000 sqm after delivery of One Cotroceni Park Office Phase 2, estimated for December 2022.

In 2021, One United Properties' EBITDA grew 181%, from 217.3 to 611.7 million lei. The gross result reached 603.5 million lei, 192% increase compared to 2020 while the bottom line increased 186%, reaching 506.4 million lei.

As of December 31st, 2021, One United Properties had 159,000 sqm of land plots for further residential development under permitting and in the planning phase (the later with an estimated start of construction in 2022), in Bucharest and in Constanta (Mamaia). The Group estimates construction of more than 4,000 apartments on these land plots. Moreover, the company has a strong pipeline of land for its land bank in various stages of negotiation.

Report Availability

One United Properties' preliminary consolidated results for 2021, accompanied by the Director's Report, are available on the company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

Investor Call

The management organizes two conference calls to present the results, one in English and another in Romanian. The conference call in English, organized for international analysts, retail, and institutional investors, will take place on March 1st, at 10:00AM, Bucharest time. The conference call in Romanian organized for local investors will take place on March 1st, at 11:00AM, Bucharest time. Both calls will be hosted by Victor Capitanu, Executive Member of the Board of Directors, Cosmin Samoila, CFO, and Zuzanna Kurek, IR Manager.

To participate in the preliminary 2021 results call, the interested parties are invited to register at: <https://www.one.ro/en/investor-relations/>.

Executive Member of the Board of Directors,

Victor Capitanu



One North Gate

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