



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 20/2022

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:	24.03.2022
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: Acquisition of the former Ford Factory

The management of One United Properties S.A. (hereinafter referred to as "the Company") informs the market about the conclusion of a pre-sale-purchase agreement by One Mircea Eliade Properties S.R.L., the Company's subsidiary, with Auchan Romania for a building located in 151 Calea Floreasca, Bucharest that is part of One Floreasca City development.

The acquired building is the former Ford Factory, the first one in Central Europe, built in the 1930s, and through its purchase and restoration, the Company strengthens its commitment to protecting the architectural and cultural heritage of Bucharest. The space will host retail with high-end shops and restaurants with extensive terraces, distributed on the ground and first floor, each with a height of 6 meters.

A building permit has already been issued to Auchan Romania, and the construction will start immediately. The building, which is estimated to be commissioned 2 years after the purchase date, will have a Gross Leasable Area of approximately 13.000 sqm and 400 parking spaces built on 2 underground floors. The estimated Gross Development Value (GDV) upon completion is 82 million euros.

One Floreasca City, the ensemble that hosts the former Ford Factory, was developed according to the sustainability and urban regeneration strategy adopted by One United Properties. Built on the site of the former Automatica platform, One Floreasca City is the first sustainable development with mixed-use function in Romania awarded internationally at International Property Awards 2019-2020 in London, which combines in a contemporary architectural ensemble a residential component – One Mircea Eliade, an office building – One Tower, and a shared commercial area.

Executive Member of the Board of Directors,

Victor Capitanu