



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 87/2022

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:	25.10.2022
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 555,422,788
Total number of shares:	2,777,113,940 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Building within One North Gate complex transforms into One North Lofts

The management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market about a new residential development, One North Lofts. The new development stems from the One North Gate office complex, which consists of two buildings, one of which will be fully reconverted into a One North Lofts, with a Gross Buildable Area (GBA) of approximately 20,000 sqm and a Gross Development Value (GDV) of EUR 30 million. The second building within the complex, currently leased at 73%, with a Gross Leasable Area (GLA) of 4,500 sqm, will remain in the Company’s office portfolio under the One North Gate name.

The new development has six floors, will host 137 residential units, varying from studios to one-, two-, and three-bedroom apartments, with surfaces of up to 170 sqm per unit, with exceptional height of 3.2 meters. There are also three commercial spaces on the ground floor and 237 parking spaces available underground and aboveground for the future residents. One North Lofts is located in a highly desired area on Pipera Boulevard, five minutes’ drive from Promenada Mall business district of Bucharest and 10 minutes’ drive from Herastrau Park.

One North Lofts is estimated to be completed in September 2023. The sales for this development have already been launched, and there are three flexible purchase options to access the units – a new payment structure available exclusively for this development, of two equal pre-payments of 10% and 80% payment upon delivery, of five equal installments of 20%, or a 100% pre-payment upon signing.

Executive Member of the Board of Directors

Victor Capitanu