



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 65/2022

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:	29.07.2022
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: Closing of Stage 1 of capital increase operation

The management of One United Properties S.A. (hereinafter referred to as the “Company”), informs the market about the closing of the first phase of the capital increase operation (exercise of preference rights) (hereinafter referred to as the “**Stage 1**”), which took place between 27.06.2022 and 27.07.2022, in accordance with the prospectus for the share capital increase approved by FSA by decision 750 / 23.06.2022, and the supplement to the prospectus, approved by FSA by decision 956 / 20.07.2022. The share capital increase operation was approved by decision of the Board of Directors no. 26 issued on 05.05.2022, on the basis of the authorisation granted by decision of Extraordinary General Meeting of Shareholders no. 62 issued on 26.04.2022.

During stage 1, investors subscribed to newly issued shares based on ONER01 preference rights. In Stage 1, investors have subscribed a total of 50,021,464 ONE shares, out of 330,017,986 shares available.

During Stage 1 of the share capital increase, the subscription price for a new share was RON 1.42 (the “**Maximum Subscription Price**”). The final subscription price for a new share subscribed during Stage 1 shall be announced when the second phase of the capital increase, namely that of the Private Placement (as such term is defined below) (the second stage is hereinafter referred to as “**Stage 2**”), is closed (the “**Final Subscription Price**”). To the extent the Final Subscription Price in Stage 1 will be set at a lower amount than the Maximum Subscription Price, then the Company will return to the investors who subscribed in Stage 1 the difference between the Maximum Subscription Price and the Final Subscription Price.

The remaining and unsubscribed shares following Stage 1, *i.e.* up to 279,996,522 shares will be offered to investors from the European Economic Area in reliance on the exceptions allowed from the publication of a prospectus, including those provided in article 1 (4), letters (a) – (d) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14



June 2017 on the prospectus to be published in the case of a public offering of securities or the admission of securities to trading on a regulated market, and repealing Directive 2003/71/EC (“**Prospectus Regulation**”) and/or investors to whom such private placements may be otherwise lawfully addressed to and directed, outside the United States of America in reliance on Regulation S under the U.S. Securities Act of 1933, as amended (the **Securities Act**), and without the need to undertake any other formalities whatsoever under any applicable law, to the extent, and only provided that, an investment in the new shares does not constitute a violation of any applicable law by such investors (the “**Private Placement**”), which will begin shortly, subject to applicable market conditions.

Chairman of the Board of Directors

Claudio Cisullo

*These materials are not an offer of securities for sale in the United States. The securities to which these materials relate have not been registered under the US Securities Act of 1933, as amended (the “**Securities Act**”), and may not be offered or sold in the United States absent registration or an exemption from registration or in a transaction not subject to the registration requirements under the Securities Act. There will be no public offering of the securities in the United States.*

