



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 44/2023

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:	13.09.2023
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 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, Category Premium

Important events to report: Conclusion of a significant contract

The Management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the conclusion of a significant contract, which value exceeds 10% of the total income as per the latest annual financial statements. The details of the contract are provided below:

Landlord: ONE Proiect 17 S.R.L. (daughter company of One United Properties S.A.)

Tenant: confidential; not an affiliate of the Company

Type of contract: lease agreement

Total value of the contract: EUR 57 million (excluding VAT)

Subject of the contract: lease of office space with Gross Leasable Area of 20,000 sqm (including terraces) and parking spaces. The lease agreement is concluded for a future development of the Company.

Duration of the contract: 15 years, starting from 2026

Executive Member of the Board of Directors

Victor Capitanu