

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 35/2021

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:	19.11.2021
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 286,015,588.20
Total number of shares:	1,430,077,941 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Conclusion of an SPA for a 100% stake in BO Retail Invest S.R.L.

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs shareholders and investors about granting, on November 17th, 2021, of a loan in the total value of EUR 13,500,000 to company BO Retail Invest S.R.L. The Company signed a Sale - Purchase Agreement ("**SPA**") for a 100% stake in BO Retail Invest S.R.L. at the nominal value of the latter.

On November 19th, 2021, by means of the loan made available by the Company, BO Retail Invest S.R.L. acquired a 54.4351% of the share capital of Bucur Obor S.A., a company listed on the Multilateral Trading System of the Bucharest Stock Exchange, under symbol BUCU, against a sum of RON 64,935,000 (price per share: RON 8.918). Through this transaction, One United Properties will indirectly control Bucur Obor S.A., once the transfer of ownership over the shares of BO Retail Invest SRL to One United Properties becomes effective. The SPA between One United Properties and BO Retail Invest SRL is subject to a clearance from the Competition Council, transfer of ownership over the BO Retail Invest S.R.L. shares occurring only after issuance of such clearance.

The management of the Company would like to underline that the loan granted to BO Retail S.R.L. is secured with the shares acquired by BO Retail S.R.L. in Bucur Obor S.A. as well as with the shares of Bo Retail Invest S.R.L.

The decision of the Company to purchase the majority stake in Bucur Obor S.A. is in line with One United Properties' strategy to increase the share of the profits from rental activity in the total profits of the Company.

Executive Member of the Board of Directors,

Victor Căpitanu

