



To: the Bucharest Stock Exchange  
the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 09/2025

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:	03.02.2025
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 1,105,831,020
Total number of shares:	110,583,102 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

### **Important events to report: Status of significant transactions with related parties, according to Article 108 of Law no. 24/2017**

One United Properties S.A. (the "Company") informs the market about the status of significant transactions, respectively the reciprocal claims with related parties, relating to the second semester of the year 2024 (reference period 1 July 2024 - 31 December 2024).

The Company draws attention to the fact that all the companies that were counterparties in the transactions covered by this report are part of the scope of consolidation of the financial statements at the level of the group to which the Company belongs (the "Group"). All the transactions are exclusively intra-group loan agreements concluded to finance real estate development projects carried out through the Company's subsidiaries.

Details of transactions concluded/cumulative claims can be found on the following pages, attached to this report, as follows:

**Schedule 1** – Transactions concluded with related parties during the reference period;

**Schedule 2** – Reporting of accumulated mutual balances as at 31 December 2024; and

**Schedule 3** – Reporting of the corporate guarantees.

Executive Member of the Board of Directors

Victor Căpitanu



**Schedule 1 – Transactions concluded with related parties during the reference period (1 July 2024 – 31 December 2024)**

No.	Name	Nature of relationship	Contract date	Nature of transaction	Contract value <sup>1</sup>	Transaction object	Value of loan granted/amount drawn in the period July 1, 2024 - December 31, 2024 <sup>2</sup>	Mutual debts as of December 31, 2024	Currency	Constituted guarantees	Terms and payment methods
1	ONE HIGH DISTRICT SRL	Subsidiary	23.11.2023	Loan	5,000,000 EUR	Loan for financing developed real estate projects	6,060,000 RON (equivalent to 1.22 million EUR)	24,845,000 RON (equivalent to 4.99 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
2	ONE HIGH DISTRICT SRL	Subsidiary	08.08.2024	Loan	8,000,000 EUR	Loan for financing developed real estate projects	52,890,000 RON (equivalent to 10.63 million EUR)	39,565,000 RON (equivalent to 7.95 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
3	ONE HIGH DISTRICT SRL	Subsidiary	09.09.2024	Loan	1,000,000 EUR	Loan for financing developed real estate projects	4,950,000 RON (equivalent to 0.99 million EUR)	4,950,000 RON (equivalent to 0.99 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
4	ONE HIGH DISTRICT SRL	Subsidiary	09.10.2024	Loan	1,000,000 EUR	Loan for financing developed real estate projects	4,950,000 RON (equivalent to 0.99 million EUR)	4,950,000 RON (equivalent to 0.99 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
5	ONE HIGH DISTRICT SRL	Subsidiary	23.10.2024	Loan	500,000 EUR	Loan for financing developed real estate projects	2,360,000 RON (equivalent to 0.47 million EUR)	2,360,000 RON (equivalent to 0.47 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
6	ONE LAKE CLUB SRL	Subsidiary	17.11.2022	Loan	15,000,000 EUR <sup>3</sup>	Loan for financing developed real estate projects	63,441,433 RON (equivalent to 12.75 million EUR)	48,359,087 RON (equivalent to 9.83 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
7	ONE LAKE CLUB SRL	Subsidiary	12.10.2023	Loan	8,000,000 EUR <sup>4</sup>	Loan for financing developed real estate projects	23,975,000 RON (equivalent to 4.82 million EUR)	25,515,000 RON (equivalent to 5.13 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
8	ONE GALLERY FLOREASCA SA	Subsidiary	13.12.2023	Loan	8,000,000 EUR	Loan for financing developed real estate projects	31,600,000 RON (equivalent to 6.35 million EUR)	38,007,350 RON (equivalent to 7.64 million EUR) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.
9	ONE GALLERY FLOREASCA SA	Subsidiary	17.10.2024	Loan	11,000,000 EUR	Loan contract dated 14.12.2023 assigned by Energy Distribution Services S.R.L. (assignor) to One United Properties S.A. (assignee) regarding the loan granted to One Gallery Floreasca S.A.	54,737,100 RON (equivalent to 11 million EUR)	57,912,086 RON (equivalent to EUR 11.65 million) subsidiary's debt to the Company, consisting of the amount of the loan and the interest applicable up to the date of the assignment (7%) (the Company has no debts to the subsidiary)	EUR	N/A	Repayment in EUR or RON equivalent at the BNR exchange rate valid on the repayment date – repayment period: 5 years.

<sup>1</sup>Represents the maximum amount available for withdrawal.

<sup>2</sup>The loans granted bear an interest rate of 6%.

<sup>3</sup>The loan was also reported through the current report 21/2024.

<sup>4</sup>The loan was also reported through the current report 79/2023.



**Schedule 2 – Reporting of accumulated mutual balances as at 31 December 2024**

Company		Affiliate		Balances as of 31.12.2024 (RON)	
Name	Nature of Relationship	Name	Nature of Relationship	Cumulative Loan Balance	Interest Balance
ONE UNITED PROPERTIES SA	Issuing Entity	ONE HIGH DISTRICT SRL	Subsidiary	135,803,014	7,328,440
ONE UNITED PROPERTIES SA	Issuing Entity	ONE LAKE CLUB SRL	Subsidiary	105,039,507	11,024,975
ONE UNITED PROPERTIES SA	Issuing Entity	ONE GALLERY FLOREASCA SA	Subsidiary	98,519,923	1,980,035



## Schedule 3 – Reporting of the corporate guarantees

1. On 7 November 2024, the Company, through its subsidiary One Technology District S.R.L. contracted a term loan facility in a maximum amount of EUR 37,500,000 from Erste Group Bank AG and a VAT facility in a maximum amount of RON 19,902,000 from Banca Comerciala Romana S.A. The VAT facility from Banca Comerciala Romana S.A. contains a corporate guarantee by which the Parent Company is the guarantor and which covers any amount due up to the facility agreement value, for the period until the maturity of the underlying bank loan. In relation to the credit loan from Erste Group Bank AG, the Parent Company will bear the payment of any amount up to the maximum amount of EUR 6,100,000 which exceeds the total construction budget. The bank loan agreement contains a pledge on the Parent company's shares in the subsidiary One Technology District S.R.L. for a number of 367,360 shares, with a total nominal value of RON 3,673,600.
2. On 17 December 2024, the Company, through its subsidiary One M Hotel S.R.L. contracted a bank loan in amount of EUR 17,500,000 from Unicredit Bank S.A. The Parent Company will bear the payment of any amount up to 10% of total developments costs (including construction costs: hard, soft and financing costs) of the project One M Hotel which exceeds the estimated development budget but no more than the maximum amount of EUR 2,000,000. The bank loan agreement contains a pledge on the Parent company's shares in the subsidiary One M Hotel S.R.L. for a number of 4,050,000 shares, with a total nominal value of RON 40,500,000.
3. The Group, through its subsidiaries have signed on 04 July 2024 an addendum for the increase of a credit facility contracted on July 23, 2021 for One Cotroceni Park Office S.R.L. ("OCO1") and One Cotroceni Park Office Faza 2 S.R.L. ("OCO2"). The value of the credit facility increase is of EUR 20 million, split between OCO1 (EUR 7,1 million) and OCO2 (EUR 12,9 million). The increase of the credit facility was granted by Banca Comerciala Romana S.A. and BRD Groupe Societe Generale S.A. The bank loan agreement contains a pledge on the Parent company's shares in the subsidiary One Cotroceni Park Office S.R.L. for a number of 472,900 shares, with a total nominal value of RON 4,729,000 and One Cotroceni Park Office Faza 2 S.R.L. for a number of 472,900 shares, with a total nominal value of RON 4,729,000.