



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

CURRENT REPORT NO. 17/2024

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: | 04.04.2024 |
| 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 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, Premium Category |

Important events to report: Expansion into affordable premium housing with new strategic land acquisition

The management of One United Properties S.A. (hereinafter referred to as the “**Company**”) informs the market about the conclusion of a memorandum of understanding with CPI Property Group for the acquisition of a 21 hectares plot of land located within minutes of driving to Tineretului and Carol parks and within walking distance to Eroii Revolutiei subway station, in sector 4.

This initiative marks the Company's entry into a new subsegment: **affordable premium housing**. The new development targets approximately 5,000 units, master-planned as a small, self-sustainable neighborhood. Aimed at the upper tier of Bucharest's residential mass market, this development will combine affordability with quality, offering high-quality living conditions and a distinctive choice within the city's housing landscape.

Located within a 10-minute drive from Unirii Square, the development will benefit from several access points for improved accessibility both by car and pedestrian, proximity to public transport, and will include all necessary amenities to ensure an easier and more relaxed lifestyle for its residents, including a park and plenty of green spaces, educational facilities, a fitness center with pool, markets, retail facilities with food operators, community health center, walking and cycling paths. Despite targeting the mass market, this development will maintain the signature design, quality finishings, and community that One United Properties is known for. The first phase of the project is expected to be completed in 2028.



Like One Floreasca City, One Cotroceni Park and One Herastrau Towers, this new development will become an example of urban regeneration, bringing back to life an area located in the center of Bucharest that has been abandoned for many years, raising once again the bar for the future development of the city.

The emphasis on premium yet affordable housing is in line with One United Properties' strategy for sustainable growth, which goes beyond just building homes to create vibrant communities, thus making a lasting impact on Bucharest's urban development. This effort reflects the Company's adaptation to the changing market needs, driven by increasing urbanization and the rise of dual-income families in Romania that value convenience and access to city amenities. As economies expand and personal incomes rise, an increasing number of consumers are venturing into the mid-market, seeking properties that blend quality with affordability. This trend is leading to a growing preference for purchasing premium products at a reasonable price.

Executive Member of the Board of Directors

Victor Capitanu