



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 77/2023

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:	18.12.2023
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: Contracting a credit facility for One Gallery

One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market regarding the conclusion of a credit facility agreement with Alpha Bank Group, with a total value of up to EUR 30.5 million for the purpose of financing/ refinancing in part of the development costs, as well as a VAT credit facility of up to EUR 4.6 million for the purpose of financing/ refinancing the VAT recoverable, both related to the One Gallery development.

The conclusion of the credit facility was previously approved in the Extraordinary General Meeting of Shareholders of the Company ("**EGMS**") dated 09.10.2023. The EGMS Decision is available [HERE](#).

Upon completion, One Gallery will have a Gross Leasable Area of approximately 13,500 sqm and 400 parking spaces built on 2 underground floors. The estimated Gross Development Value (GDV) upon completion is approximately EUR 90 million.

Executive Member of the Board of Directors

Victor Capitanu