



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 79/2023

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:	29.12.2023
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: Status of related party transactions

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the status of significant transactions, i.e. reciprocal receivables with related parties, for the year 2023 (reference period 1 January 2023 - 30 November 2023).

The Company draws attention to the fact that all the companies that were counterparties in the transactions covered by this reporting are part of the consolidation perimeter for the purposes of the consolidated financial statements prepared at the level of the Company's group. These transactions are exclusively intra-group loan agreements concluded with the purpose to finance real estate development projects carried out through the Company's subsidiaries.

Details of the transactions concluded/cumulated receivables can be found on the following pages, attached to this report.

Executive Member of the Board of Directors

Victor Capitanu



AGREEMENTS CONCLUDED WITH RELATED PARTIES DURING THE REFERENCE PERIOD

No.	Name	Relationship	Transaction date	Transaction type	Transaction object	Total value ¹	Currency	Reciprocal debts	Guarantee	Payment terms and conditions
1	ONE LAKE CLUB SRL	Subsidiary	12.04.2023	Loan	Loan for financing real estate development projects	5,000,000 EUR	EUR	EUR 4,802,562 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
2	ONE LAKE CLUB SRL	Subsidiary	12.10.2023	Loan	Loan for financing real estate development projects	8,000,000 EUR	EUR	EUR 2,861,718 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
3	ONE COTROCENI TOWERS SRL (former ONE PROIECT 14 SRL)	Subsidiary	14.02.2023	Loan	Loan for financing real estate development projects	20,000,000 EUR	EUR	EUR 1,250 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
4	ONE MAMAIA NORD SRL	Subsidiary	27.04.2023	Loan	Loan for financing real estate development projects	10,000,000 EUR	EUR	EUR 1,335,239 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
5	ONE PROIECT 12 SRL	Subsidiary	23.03.2023	Loan	Loan for financing real estate development projects	1,000,000 EUR	EUR	EUR 705,404 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
6	ONE PROIECT 12 SRL	Subsidiary	24.03.2023	Loan	Loan for financing real estate development projects	10,000,000 EUR	EUR	EUR 5,522,282 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years

7	ONE COTROCENI PARK OFFICE FAZA 3 SRL	Subsidiary	14.02.2023	Loan	Loan for financing real estate development projects	10,000,000 EUR	EUR	EUR 7,924,420 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years
8	ONE COTROCENI PARK SRL	Subsidiary	20.04.2023	Loan	Loan for financing real estate development projects	10,000,000 EUR	EUR	EUR 5,131,097 subsidiary debt to the Company (the Company has no debts to the subsidiary)	N/A	Repayment in EUR or RON equivalent at the NBR rate valid on the date of repayment - repayment period - 5 years

¹ Represents the maximum amount available for drawing under the loan

REPORTING OF CUMULATED MUTUAL BALANCES AS AT 30 NOVEMBER 2023

No.	Name	Relationship	Cumulative balance of loans granted by the Company ^{1,2}	Cumulative balance of interest on loans granted by the Company ^{1,2}
1	ONE LAKE CLUB SRL	Subsidiary	RON 139,927,582	RON 6,855,180
2	ONE COTROCENI TOWERS SRL (fosta ONE PROIECT 14 SRL)	Subsidiary	RON 6,217	RON 64,233
3	ONE MAMAIA NORD SRL	Subsidiary	RON 30,642,869	RON 1,812,957
4	ONE PROIECT 12 SRL	Subsidiary	RON 42,004,752	RON 1,831,917
5	ONE COTROCENI PARK OFFICE FAZA 3 SRL	Subsidiary	RON 39,404,972	RON 1,855,225
6	ONE COTROCENI PARK SRL	Subsidiary	RON 31,141,686	RON 1,097,589

¹ Represents balances (receivables) related to intra-group loan contracts concluded in 2023 and during previous years

² The Company has no debts to the subsidiary