



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 81/2022

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:	06.10.2022
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 555,422,788
Total number of shares:	2,777,113,940 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Expansion of the office portfolio through a new acquisition – Eliade Tower

The management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market regarding the completion of the acquisition of Eliade Tower, office building located at 18 Mircea Eliade Boulevard, Bucharest, Romania. The total value of the transaction is approximately EUR 9.5 million.

The office building has a total GLA of over 8,000 square meters spread over 10 floors, has a parking and is currently 50% leased. The management would like to underline that the rental income generated by Eliade Tower was not included in the 2022 Revenue and Expense Budget that was approved in the Ordinary General Meeting of Shareholders, which took place in April 2022.

Following this acquisition, the Company's office portfolio counts over 120,000 sqm of standing GLA office space, and includes One Tower, One Cotroceni Park Office Phase 1, One Victoriei Plaza, One Herastrau Office, One North Gate and Eliade Tower, and will reach GLA of over 150,000 sqm after the delivery of One Cotroceni Park Office Phase 2 by the end of this year. Together with the retail portfolio (including mostly Bucur Obor and One Gallery - Hala Ford), the total commercial rental portfolio will reach a GLA surface of almost 200,000 sqm.

Executive Member of the Board of Directors
Victor Capitanu

