



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 63/2022

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:	27.07.2022
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 514,828,058.80
Total number of shares:	2,574,140,294 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 – One Victoriei Plaza

The management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market about the conclusion of a transaction for the takeover of a 100% stake in MAM IMOB BUSINESS CENTER S.R.L. the company that owns and operates the office building located at 29-31 Nicolae Titulescu Boulevard, Bucharest, Romania (hereinafter referred to as “One Victoriei Plaza”).

The office building has a total GLA of app. 12,000 square meters and 4 underground levels with 93 parking spaces, and it is fully leased to First Bank as a tenant for a remaining period of app. 12 years with a break option after 7 years. The annual rental income generated by the building is approximately EUR 1.9 million and it is indexed with the yearly inflation.

The total value of the transaction is approximately EUR 28 million, comprising of an equity component in amount of approximately EUR 9 million and a bank loan of approximately EUR 19 million granted on 27.07.2022 by Garanti Bank to the newly acquired entity, for a period of 15 years. The loan will be used for repayment of the outstanding shareholder loans due to the former shareholders of the acquired entity.

The management would like to underline that the rental income generated by One Victoriei Plaza has not been included in the 2022 Revenue and Expense Budget that was approved in the Ordinary General Meeting of Shareholders, which took place in April 2022.

The acquisition is part of the strategy of One United Properties to increase the recurring rental revenue in the total turnover generated by the company. Following this acquisition, the Company’s office portfolio counts 113,000 sqm of standing GLA



office space, and it includes One Tower, One Cotroceni Park Office Phase 1, One Victoriei Plaza, One Herastrau Office and One North Gate, and will reach GLA of 148,000 sqm after delivery of One Cotroceni Park Office Phase 2 by the end of this year. Together with the retail portfolio (including primarily Bucur Obor and One Gallery - Hala Ford), the total commercial rental portfolio will reach a GLA surface of almost 190,000 sqm.

Executive Member of the Board of Directors,

Victor Capitanu