

TO: The Bucharest Stock Exchange  
The Romanian Financial Supervisory Authority Financial Instruments and Investments Sector

30 August 2021

## CURRENT REPORT

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.

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| Report date:   | August 30, 2021   |
| Name of the issuer:  | One United Properties S.A. (the “ <b>Company</b> ”)               |
| Registered office:   | 20 Maxim Gorki Street, District 1, Bucharest, Romania             |
| Registration number with the Bucharest Trade Registry Office:          | J40/21705/2007  |
| Sole registration code:  | 22767862  |
| Share Capital:   | RON 286,015,588.20  |
| Number of shares in issue:   | 1,430,077,941 ordinary shares                                     |
| Number of listed shares:   | 1,430,077,941 ordinary shares                                     |
| Regulated market on which the issued financial instruments are traded: | Bucharest Stock Exchange, Main Segment, Category Premium (Shares) |

### Important events to be reported: H1 2021 Report Availability

One United Properties posts a record consolidated turnover of 434 million lei in the first six months of 2021, a 96% increase compared to the same period of 2020. The company registered a 267% surge in net profit compared to the first six months of last year, as the bottom line reached 147.5 million lei.

Revenue from the development and sale of residential properties increased 51% compared to the same period of last year, reaching 332.8 million lei. The net income from residential property grew in line with the revenue, registering a 46% increase, up to 108.1 million lei. Consequently, the net margin from residential property sales reached 32.5% for the first six months of 2021. The revenue from the development of office buildings amounted to 88.4 million lei, with the main impact being generated by the development of One Tower and One Cotroceni Park.



The General and Administrative expenses grew only by 5% compared to the same period of last year, from 16.2 million lei to 17 million lei. Consequently, the EBITDA surged 223%, reaching 189.4 million lei, while the gross result reached 182.2 million lei, a 239% increase compared to 53.7 million lei registered in the first half of last year.

In the first six months of this year, One United Properties sold 261 apartments with a total surface of 26,309 sqm, 345 parking spaces, 16 commercial spaces and other units for a total of 96 million euros. For comparison, in the first half of 2020, the Group sold 85 apartments with a total surface of 12,872 sqm, 101 parking spaces, two commercial spaces and other units for 29.3 million euros.

As of June 30th, 2021, the land owned by One United Properties for further real estate development reached a total surface of 138,000 sqm, the surface on which the company estimates construction of more than 3,200 apartments. Moreover, the company has a strong pipeline of land for its land bank in various stages of negotiation.

#### Investor Call

The conference call for presenting the financial results as of June 30th, 2021 will take place on August 30th, 2021 at 10:00AM local time.

#### Report Availability

The Group's interim condensed consolidated financial statements and the interim condensed separate financial statements for the six-month period ended June 30th, 2021, accompanied by the Director's Report, are available on the company's website, [www.one.ro](http://www.one.ro), in the Investor Relations section, on the website of the Bucharest Stock Exchange, [www.bvb.ro](http://www.bvb.ro), as well as are attached to this Report.

Victor Căpitanu  
Manager

