

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 4/2022

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:	13.01.2022
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: Handover One Herastrau Towers

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the handover of One Herastrau Towers, a residential development located on 74 Nicolae G. Caranfil street, Bucharest. The development, with a total gross building area of 33,007 sqm and 21,985 sqm of saleable area, has 139 residential units with a total area of 16,986 sqm as well as 26 commercial and office spaces, spread over two levels and a total area of 4,999 sqm. The residential ensemble also benefits from two levels of underground parking. The gross development value (GDV) of this development is approximately EUR 54.3 million. At the time of publishing this report, 90% of the units were sold.

One Herastrau Towers holds the "Green Homes" certification issued by the Romania Green Building Council, which attests superior quality and sustainability of the development. The construction of One Herastrau Towers involved a demolition of a building that has been abandoned since the 1989 Revolution. The time-lapse video of the demolition can be viewed [HERE](#). The photos of the finished development are attached to this report.

Executive Member of the Board of Directors,

Victor Capitanu





one
UNITED PROPERTIES



One North Gate
Blvd. Pipera nr. 2, clădirea Ng2, etaj 4,
Voluntari, Romania, 077190



+40 31 2251000



office@one.ro



www.one.ro



ONE UNITED PROPERTIES S.A.
sediul social: Mun. București, str. Maxim Gorki nr.20, sector 1,
(EUID) ROONRCJ40/21705/2007, RO 22767862