

To: the Bucharest Stock Exchange  
the Romanian Financial Supervisory Authority

## CURRENT REPORT NO. 33/2021

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:	18.11.2021
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 286,015,588.20
Total number of shares:	1,430,077,941 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

### **Important events to report: Litigations in which the Company is involved**

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs shareholders and investors in connection with the current status of material litigation in which the Company and the Company's subsidiaries are involved (the table containing the relevant information is attached to this report).

The Company will continuously inform the market about the evolution of these cases, in accordance with the applicable legal provisions.

Executive Member of the Board of Directors,

Victor Căpitanu



# LIST OF RELEVANT LITIGATION FILES OF ONE GROUP COMPANIES

- NOTE:** **CLICK** on the name of the company from the General Table **will send you to the Litigation Table of the respective company.**
- In the Litigation Tables of each company the pending court files, in which the ONE companies have active procedural capacity (where they are plaintiffs/ litigations that have been initiated by them) are marked with **GREEN** color and the pending court files, in which the ONE companies have passive procedural capacity (where they are defendants/ litigations initiated by third parties) are marked with **RED** color.
- CLICK** on the court dates indicated in the last column of the Litigation Table **will send you to the afferent link from the Courts' File Portal.**
- CLICK** on the name of the company that appears in the Litigation Table **will send you back to the General Table.**

NO.	CURRENT NAME AND LEGAL FORM	TRADE REGISTER NUMBER	TAX CODE	ADDRESS	FORMER NAMES/LEGAL FORMS
1.	ONE UNITED PROPERTIES SA	J40/21705/2007	RO 22767862	Bucharest, District 1, 20 Maxim Gorki Street	MUNIFIN SRL (16.11.2007) MUNICIPALITY FINANCE SRL (18.12.2007) ONE UNITED PROPERTIES SRL (08.04.2013)
2.	ONE COTROCENI PARK SRL	J40/16080/2017	RO 38236441	Bucharest, District 1, 20 Maxim Gorki Street	ONE HERASTRAU PROPERTIES SRL (15.09.2017)
3.	ONE MIRCEA ELIADE PROPERTIES SRL	J40/7492/2016	RO 36134550	Bucharest, District 1, 20 Maxim Gorki Street	ONE PRIMAVERII PROPERTIES SRL (19.05.2016)
	ONE UNITED TOWER SA	J40/20317/2017	RO 38586064	Bucharest, District 1, 20 Maxim Gorki Street	ONE UNITED TOWER SRL (28.02.2020)
4.	ONE MODROGAN SRL	J40/3313/2014	RO 32941698	Bucharest, District 1, 20 Maxim Gorki Street	ONE DOWNTOWN PROPERTIES SA (14.03.2014)
5.	ONE PENINSULA SRL	J40/5520/2014	RO 33142150	Bucharest, District 1, 20 Maxim Gorki Street	ONE HERASTRAU PARK RESIDENCE SA (07.05.2014) ONE HERASTRAU PARK RESIDENCE SRL (23.03.2018)
6.	NEO MAMAIA SRL	J40/15882/2017	RO 38224218	Bucharest, District 1, 20 Maxim Gorki Street	-

## ONE UNITED PROPERTIES S.A.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	27632/3/2021	Marian Cristian Mocanu	Bucharest Tribunal	Intervention in the petition for registering the GMS decision of September 10 <sup>th</sup> 2021 with the Trade Register ( <b>classes of shares</b> )	On the <b>01.11.2021</b> court hearing the intervention was rejected and the Trade Register petition for GMS decision of September 10 <sup>th</sup> 2021 (on classes of shares) was approved.	<b>It does not exist</b>
2	27634/3/2021	Marian Cristian Mocanu	Bucharest Tribunal	Intervention in the petition for registering the GMS decision of September 10 <sup>th</sup> 2021 with the Trade Register ( <b>free shares</b> )	On the <b>09.11.2021</b> court hearing the intervention was rejected and the Trade Register petition for GMS decision of September 10 <sup>th</sup> 2021 (on free shares) was approved.	<b>It does not exist</b>
3	27636/3/2021	Marian Cristian Mocanu	Bucharest Tribunal	Intervention in the petition for registering the GMS decision of September 10 <sup>th</sup> 2021 with the Trade Register ( <b>dividends/ guest</b> )	On the <b>09.11.2021</b> court hearing the intervention was rejected and the Trade Register petition for GMS decision of September 10 <sup>th</sup> 2021 (on dividend distribution and permanent guest) was approved.	<b>It does not exist</b>
4	29646/3/2021	Marian Cristian Mocanu	Bucharest Tribunal	Request for the annulment of GMS decision of September 10 <sup>th</sup> 2021 (on <b>classes of shares and permanent guest</b> )	The court claim was received by the company on <b>November 15<sup>th</sup> 2021</b> and the company has 25 days to prepare the defense.	<b>Not set yet</b>

## ONE COTROCENI PARK S.R.L.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	74586/3/2011*	CALOR S.R.L.	Bucharest Tribunal	The subject of this litigation is a complex dispute over the validity of several Theda Mar property title documents over lots in the real estate project area, including lots purchased by One Cotroceni Park. These titles resulted from several dismantling operations, the legality of which is challenged by Calor S.R.L. The National Company for Railway Passenger Transport „CFR Călători” S.A. (SNCFR) was introduced in this litigation, also considering the existence of unused (non-functional) railway lines on the ground.	This case has already gone through a procedural cycle (first court, appeal court, second appeal court) being sent back to the first court for a retrial, when it received the file no. 74586/3/2011 *. One Cotroceni Park (OCP) was introduced in the case on the <b>25.05.2020</b> court hearing. On the <b>27.07.2020</b> court hearing, the case was postponed for the court to communicate the defense formulated by OCP. On the <b>28.09.2020</b> court hearing, the invoked exceptions were dismissed. On the <b>26.10.2020</b> court hearing, the case was postponed for the impossibility of the lawyer to be present in court. On the <b>23.11.2020</b> court hearing, the request for the introduction of SNCFR in the case was accepted in principle. On the <b>04.12.2020, 25.01.2021 and 22.02.2021</b> court hearings, the case was postponed for the summoning of SNCFR and for the communication of documents. On <b>22.03.2021</b> , the invoked exceptions were dismissed. On the <b>24.05.2021, 25.05.2021, 28.06.2021</b> court hearings, the case was postponed for the clarification of the evidence and the request for addressing the Constitutional Court of Romania was dismissed. On the <b>27.09.2021</b> court hearing, the case was referred to a different panel of judges for the settlement of the recusation request formulated by SNCFR. The request for recusation was rejected on <b>30.09.2021</b> , and the next court hearing was set for <b>22.11.2021</b> .	<b>22.11.2021</b>

2	7453/3/2016	CALOR S.R.L.	Bucharest Tribunal	Cancellation of the first sale-purchase agreement from the series of agreements through which the lots adjacent to the project area were transferred. Calor S.R.L. disputes the validity of this first sale-purchase agreement and other subsequent acts, also requesting land book rectifications.	On the <b>15.09.2016</b> court hearing, the litigation was suspended until a final and binding court decision will be issued in file 11328/3/2015. After this court file was finalized with the court dismissing the requests of the plaintiff, Calor requested that the 7453/3/2016 court file is resumed and the court introduces SNCFR and One Cotroceni Park in the case. On the <b>14.10.2020</b> , <b>10.02.2021</b> and <b>24.03.2021</b> court hearings, documents were communicated between the parties. On the <b>09.06.2021</b> court hearing, the litigation was again suspended until a final and binding solution will be issued in case files 74586/3/2011* and 6021/302/2018.	<b>SUSPENDED</b> ON <b>09.06.2021</b>
3	11906/302/2018	CALOR S.R.L.	District 5 Court	The purpose of this litigation is to establish the existence of constructions on the land in dispute with Theda Mar, which is also the subject of previous litigations. The alleged constructions targeted by the plaintiff consist of an alleged concrete access alleyway and a gas pipeline, apparently located on the defendants' land. The lack of certainty of the constructions actually targeted by the applicant and their actual position is confirmed even by the court which agreed to an on-spot investigation to clarify these issues, but which was postponed due to the suspension of the case.	This litigation is in the second procedural cycle (the first time, the petition was dismissed, in first court and in appeal court, as inadmissible, and in the second appeal phase the court ordered the retrial of the case). OCP was introduced in the case on <b>27.03.2019</b> , during the retrial of the case in first court. On <b>07.06.2019</b> , the trial of the case was suspended until a final and binding court solution will be issued in case files 74586/3/2011 * and 11328/3/2015. On <b>05.12.2019</b> , the plaintiff filed a second appeal against the suspension decision, but the second appeal was rejected on <b>12.02.2020</b> . Although the solution for dismissing the second appeal is final and although a final and binding solution was not issued in case file 74586/3/2011*, the plaintiff Calor filed a petition for resuming the case, which is to be discussed at the next court hearing set for <b>09.12.2021</b> .	<b>09.12.2021</b>

4	25837/3/2020	CALOR S.R.L.	Bucharest Tribunal	<p>The annulment of the sale agreement between Theda Mar and OCP, regarding a plot of land adjacent to the project, purchased in order to provide additional accesses to the project, from Progresului Street. Plaintiff Calor S.R.L. uses the same arguments as in the other litigations, regarding land dismantling process, as well as the public property right of the National Company for Railway Passenger Transport „CFR Călători” S.A. on the lots. The National Company for Railway Passenger Transport „CFR Călători” S.A. was forcibly introduced as a party in this litigation.</p>	<p>At the first court hearing of <b>14.05.2021</b>, the court ruled on the exceptions of unconstitutionality invoked in the case by the plaintiff and postponed the case until <b>17.09.2021</b>. At the <b>17.09.2021</b> court hearing, in order to take note of the newly registered documents and to clarify the court claim, the case was again postponed until <b>12.11.2021</b> when the request for forced intervention was admitted in principle. At the same court hearing, a request for suspension of the settlement of the case was registered, until the final settlement of the file 74586/3/2011*, reason for which the court ordered the postponement of the case for <b>17.12.2021</b>.</p>	<b>17.12.2021</b>
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## ONE MIRCEA ELIADE PROPERTIES S.R.L. & ONE UNITED TOWER S.A.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	31254/3/2019	Bucharest Municipality, General Mayor of Bucharest and the Bucharest General Council	Bucharest Tribunal	The object of the litigation is represented by a guarantee claim formulated by OMEP against the Bucharest Municipality, General Mayor of Bucharest and the Bucharest General Council for the amount of 613.285.982 lei which was split from case file 4858/3/2019. The requested amount represents the damage (assessed when the petition was formulated) which would have been generated to OMEP by the annulment of the documents on the basis of which the project was built (PUZ - Zonal Urban Plan and building permit), subject to legality control in case file 4858/3/2019.	On <b>17.10.2019</b> , the case was suspended until the final settlement of court file 4858/3/2019.	<b>SUSPENDED</b> on <b>17.10.2019</b>

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	25248/3/2018	"Miscarea Civica Miliția Spirituală" Association and "Salvați Bucureștiul" Association	Bucharest Appeal Court	In this case, the plaintiffs requested the annulment of the environmental agreement related to the first building permit obtained for the ONE FLOREASCA CITY project in Bucharest, District 1, Calea Floreasca 159 - 165.	In first court, on <b>25.08.2020</b> the plaintiffs' court claim was rejected in full, and they were ordered to pay over EUR 30.000 to the defendant companies, as legal expenses. The plaintiffs formulated appeals, the appeal file was registered with the Bucharest Appeal Court and the company prepared defenses. The first court hearing for the appeal was set for <b>24.02.2022</b> .	<b>24.02.2022</b>



<b>2</b>	<b>31627/3/2018</b>	"Miscarea Civica Miliția Spirituală" Association	Bucharest Tribunal	In this case, the plaintiffs requested the annulment of the first building permit obtained for the ONE FLOREASCA CITY project in Bucharest, District 1, Calea Floreasca 159 - 165.	The file is still in first court and, on the <b>18.06.2019</b> hearing, the litigation suspended until a final and binding court decisions will be issued in case files 25248/3/2018 (concerning the environmental permit) and 4858/3/2019 (concerning the PUZ and first building permit).	<b>SUSPENDED</b> on <b>18.06.2019</b>
<b>3</b>	<b>4858/3/2019</b>	"Salvați Bucureștiul" Association and "SOS Orașul" Association	Bucharest Appeal Court	In this case, the plaintiffs requested the annulment of the PUZ the first building permit obtained for the ONE FLOREASCA CITY project in Bucharest, District 1, Calea Floreasca 159 - 165.	In first court, on <b>30.12.2019</b> court hearing, the plaintiffs' court claim was rejected in full, with the court also ordering them to pay the legal expenses to the defendant companies. The case is currently appeal court. At the first court hearing in appeal, <b>25.02.2021</b> , the court postponed the case for summoning the Bucharest Environmental Protection Agency in the context of formulating an exception of illegality in connection with an act issued by this authority in the procedure of elaboration and approval of the PUZ. At the next court hearing from <b>17.06.2021</b> , the case was postponed for resolving an incompatibility claim raised by one of the judges of the appeal panel (the claim was approved on <b>28.06.2021</b> and the judge was replaced). At the next court hearing of <b>30.09.2021</b> , the case was again postponed for the impossibility of a lawyer to be present in court (medical reasons). On the <b>14.10.2021</b> court hearing, the parties were allowed to present some of their objections concerning the appeal and the court postponed the case to rule on the following objections: 1) annulment of the main appeal; 2) inadmissibility of the incidental and provoked appeals; and 3) inadmissibility / tardiness of the clarifications on appeal. The ruling was postponed repeatedly on <b>21.10.2021</b> , <b>29.10.2021</b> , <b>11.11.2021</b> and the next date set for the ruling is <b>25.11.2021</b> .	<b>25.11.2021</b>

4	32311/3/2019	"Salvați Bucureștiul" Association and "SOS Orașul" Association	Bucharest Tribunal	In this case, the plaintiffs requested the annulment of the second building permit obtained for the ONE FLOREASCA CITY project in Bucharest, District 1, Calea Floreasca 159 - 165.	The litigation is in first court. On the <b>02.06.2020</b> hearing, the court annulled the plaintiffs' petition to complete the main claim for not paying the relevant legal fees. The plaintiffs formulated a reexamination request on this matter (court file 32311/3/2019/a1) which was finally dismissed on <b>14.07.2020</b> . On the <b>12.01.2020</b> court hearing, the litigation was suspended until a final and binding court decision will be issued in case file 4858/3/2019.	<b>SUSPENDED</b> on <b>12.01.2020</b>
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## ONE MODROGAN S.R.L.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	20661/3/2020	"Uniunea Salvati Romania"	Bucharest Appeal Court	In this litigation, the plaintiff requested the cancellation and suspension of PUZ Aleea Modrogan no. 1A until a final and binding solution will be issued in this case.	In first court, on the <b>04.03.2021</b> court hearing, considering the capacity of the plaintiff – political party, the petition was dismissed as being formulated by a person lacking active procedural capacity. Right now the file is in the appeal phase at the Bucharest Appeal Court. On the first court hearing in the appeal phase, <b>30.09.2021</b> , the case was postponed for the stability of the judge panel (medical reasons). The next court hearing was set for <b>09.12.2021</b> .	<b>09.12.2021</b>
2	32458/3/2021	"Conservarea Integrată a Patrimoniului Natural și Cultural" Association	Bucharest Tribunal	In this litigation, the plaintiff requested the suspension of the PUZ and the building permit related to the project in Aleea Modrogan no. 1A until a decision will be issued concerning the legality of these documents.	On <b>15.11.2021</b> the court claim, together with the subpoena were received, and the first court hearing was set for <b>09.12.2021</b> .	<b>09.12.2021</b>

## ONE PENINSULA S.R.L.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	34643/3/2020	Ciorbea Victor, Ciorbea Lacrima and others	Bucharest Tribunal	The plaintiffs have requested the annulment of the building permit, town planning certificates and deforestation permit issued for the One Peninsula project. Subsequently, as per an additional request the plaintiffs request the annulment of the urban planning documents and the document issued by the Bucharest Environmental Protection Agency, which are the basis for issuing the building permit for the One Peninsula project.	The litigation is in the first court. On the <b>24.09.2021</b> court hearing, the case was postponed for the new parties to be subpoenaed in the case following the modification of the court claim. The next hearing is set for <b>19.11.2021</b> .	<b>19.11.2021</b>
2	10372/3/2021	Ciorbea Victor Ciorbea Lacrima and others	Bucharest Appeal Court	The plaintiffs requested the suspension of the building permit, town planning certificates and deforestation permit issued for the One Peninsula project.	In first court, on <b>07.06.2021</b> , the court claim was rejected in full. The plaintiffs formulated appeal against this decision, and the company is currently preparing its defense.	<b>Not set yet</b>

## NEO MAMAIA S.R.L.

No.	Procedural court file no.	Name of opponent	Competent Court	Litigation object	Litigation status	Next court hearing
1	3028/118/2019	"Constanța Altfel" Association	Constanta Tribunal	The litigation refers to the cancellation of the building permit issued by the Mayor of Constanta for the Neo Mamaia project, invoking mainly aspects of nullity that would result from the alleged illegality of urban planning documents (PUZ) studying the land related to the project.	<p>The litigation is still in first court.</p> <p>On <b>25.02.2020</b>, the file was suspended until a final and binding decision would be issued in case file 968/118/2019, which refers to several urban planning documents (PUZ) that study Constanta City and Mamaia. The petition in court file 968/118/2019 was rejected in full on <b>26.10.2020</b>, and the appeal was also rejected in full on <b>21.10.2021</b>.</p> <p>Because the solution issued in case 968/118/2019 is final and binding, a petition to resume case 3028/118/2019 (concerning the building permit) was formulated and the next court hearing was set for <b>07.12.2021</b>.</p>	<b>07.12.2021</b>