

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 32/2021

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:	16.11.2021
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 following:

- 1) On 15 November 2021, the Company has received a notice in connection with the File no. 29646/3/2021, which is currently on the docket of the Bucharest Tribunal, having as object an invalidation claim regarding:
 - a) The decisions of the Extraordinary General Meeting of Shareholders no. 60 / 10.09.2021 ("**EGMS**") approving (i) to establish a new class of shares with multiple votes in the share capital of the Company, each share of Class B being a registered and dematerialized share, having a nominal value equal to 0.2 RON / share and conferring 5 voting rights per share; (ii) the conversion 22.74% of the ordinary shares issued in the share capital of the Company in Class B shares, to be held in equal proportions by Vinci VER Holding S.R.L. and OA Liviu Holding Invest S.R.L.; and (iii) the amendment of the articles of association of the Company reflecting the matters above, as well as setting out the rules for holding and transferring Class B shares.
 - b) The decisions of the Ordinary General Meeting of Shareholders no. 59 / 10.09.2021 (the "**OGMS**") approving the appointment of a permanent invitee to the Board of Directors meetings, in the person of Mr. Daniel Dines or a suitable representative of Mr. Daniel Dines, accepted by the executive members of the Board of Directors.

The claim was filed by the shareholder Marian Cristian Mocanu. The date of the first hearing has not been set yet.

According to the Current Report no. 29/2021, published by the Company on 5 November 2021, the Company will maintain its current, single-class structure.



- 2) On 15 November 2021, the Company's subsidiary, One Modrogan S.R.L., has received a notice of claim in connection with the File no. 32458/3/2021, which is currently on the docket of the Bucharest Tribunal, as well as the copy of the claim, pursuant to which the claimant, *Asociația pentru Conservarea Integrată a Patrimoniului Natural și Cultural*, has requested the suspension of the zonal urban plan (PUZ) and the building permit related to the project located at 1A Aleea Modrogan, until the merits of the case are resolved.

The claimant's arguments are mainly related to the alleged violation of the provisions on the protection of green spaces and historical monuments. The Company's subsidiary will fight these alleged violations, taking into account that the land located at 1A Aleea Modrogan (i) is not legally registered as a green space (it lacks any documentation in this respect); and (ii) it is not part of any historical monument ("Casa Filipescu" historical monument being located on the neighboring plot, located at 1 Aleea Modrogan).

The date of the first hearing was set for 9 December 2021.

The Company will inform the market on the continuous basis about the evolution of these cases.

Executive Member of the Board of Directors,

Victor Căpitanu

