



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 89/2022

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:	01.11.2022
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 555,422,788
Total number of shares:	2,777,113,940 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Obtaining of building permit for One Floreasca Towers

The Management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market about the obtaining of the building permit for One Floreasca Towers, a premium development which will be built on a plot of land of 5,600 sqm, located on Gara Herastrau Street, in the Promenada Mall business area.

With a Gross Development Value (GDV) of EUR 61.8 million, One Floreasca Towers development will host two 14 floors towers, with 208 residential units and 254 parking spots, having an estimated Gross Buildable Area (GBA) of over 35,000 sqm. The delivery of the development is estimated for February 2025.

At One Floreasca Towers, the clients have access to various residential units, from studios (50 sqm), one-bedroom apartments (60 sqm), two-bedroom apartments (87 to 107 sqm) to three-bedroom apartments (130 to 269 sqm). The highlight of the development will be a limited collection of exclusive penthouses with high ceiling and floor-to-ceiling windows, with panoramic views of the Floreasca Lake. The purchase options for the apartments include five equal instalments of 20% paid over the construction period or a discounted option of 100% pre-payment.

Located in District 2, across from the Promenada Mall, the development offers quick on-foot access to Herastrau Park, the Floreasca and Dorobanti quarters, One Gallery commercial center within One Floreasca City, as well as to the multiple points of interest in the city - commercial services and leisure activities, restaurants, cafes, gyms. Moreover, One Floreasca Towers will benefit from subway access in immediate proximity.

Executive Member of the Board of Directors

Victor Capitanu