



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 88/2022

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:	27.10.2022
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 High District

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 High District, a large-scale premium development which will be built on a plot of land of approximately 25,000 sqm, of which more than 30% are green areas, located on Ionel Teodoreanu Street, in the Floreasca-Barbu Vacarescu area.

With a Gross Development Value (GDV) of EUR 154.2 million, One High District development will host three towers, with 786 apartments, 28 commercial spaces and 1,134 parking spots, having an estimated Gross Buildable Area (GBA) of 92,000 sqm aboveground and 16,000 sqm underground, and a residential saleable surface of more than 74,000 sqm.

One High District will benefit from the most advanced and environmentally friendly energy source, the geothermal heat pumps. Geo-exchange solutions do not emit carbon dioxide, carbon monoxide, or other greenhouse gases that contribute to air pollution. In addition, since the geo-exchange systems do not burn significant amounts of fuel such as gas, oil, propane, or coal, they operate at a lower cost and are much cleaner. Consequently, the costs for heating and cooling are lower than traditional solutions as well as are predictable, offering long-term consumption autonomy.

At One High District, the clients have access to various residential units, starting with studios and one-bedroom apartments, two-bedroom and three-bedroom units as well as duplex penthouses, closely located to A3 highway, the Floreasca area, One Gallery commercial center, malls, as well as to other points of interest in the city - commercial services and leisure activities, restaurants, cafes, gyms.

Executive Member of the Board of Directors

Victor Capitanu