



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 03/2023

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:	09.02.2023
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 740,563,717.20
Total number of shares:	3,702,818,586 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 Lake 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 Lake District, an exclusive residential development located on a plot of land of approximately 8 hectares on the shores of Plumbuita Lake. One Lake District is the Company's largest development to date, and it will host a total of 2.076 apartments. The development will be delivered in three development stages, all expected to be finalized before the end of 2026. The sales at One Lake District will kick off in Q1 2023.

With a Gross Development Value (GDV) of EUR 337.7 million, One Lake District development will include nine residential towers of 11 floors, with the last floor hosting duplex apartments. The residential developments will be complemented by spaces dedicated to the One Lake District community, as follows: an additional tower of three floors will host a pre-school as well as administrative spaces while another tower of four floors will serve as a parking. The development will host a total of 2.614 parking spots for its residents. The development has a Gross Buildable Area (GBA) of approximately 251K sqm and a total saleable area of approximately 211K sqm.

At One Lake District, the clients have access to various residential units: studios, double studios, one-, two-, three-bedroom apartments, as well as an exclusive collection of three-bedroom duplexes. The prices will start at EUR 85.000 per unit, and purchase options for the apartments include five equal instalments of 20% paid over the construction period, 30% upon signing of the contract and 70% on delivery or an option of 100% pre-payment.



One Lake District will benefit from sustainable energy efficiency solutions, a geoexchange system that is among the most energy-efficient solutions, environmentally clean, and cost-effective space conditioning systems available, which significantly reduces the costs for heating and cooling spaces. The geoexchange system, which will be implemented by Veolia, will reduce CO2 emissions with 2,000 tons per year, compared to a traditional solution.

The lakefront location of One Lake District will be built according to sustainable principles, offering residents innovative design, and many integrated services. Moreover, the development will have quick access to Barbu Văcărescu Blvd., public transportation, One Gallery shopping area at One Floreasca City, as well as direct access to the A3 Bucharest-Ploiești highway.

Executive Member of the Board of Directors

Victor Capitanu



