



To: the Bucharest Stock Exchange  
the Romanian Financial Supervisory Authority

## CURRENT REPORT NO. 86/2022

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:	12.10.2022
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 Mamaia Nord Phase 2**

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 Phase 2 of One Mamaia Nord, the most exclusive development on the Romanian seaside. The works are scheduled to begin immediately and are expected to be finalized in Q1 2025.

One Mamaia Nord Phase 2 development will host one building with two entrances, having an estimated Gross Buildable Area (GBA) of approximately 17,000 sqm. Designed as a boutique concept, One Mamaia Nord Phase 2 offers a 10,000 sqm residential saleable surface, over 3,000 sqm dedicated to private gardens and terraces and 142 underground parking spaces distributed on 2 levels, being the first residential development in Mamaia with fully underground parking.

Similar to Phase 1 of the development, One Mamaia Nord Phase 2 will benefit from apartments with front or side sea views, as well as intelligent space partitioning, high-quality finishes and all the advantages of green buildings, ventilated facades being specially designed to reduce noise and radiation.

Located in the most sought-after area of the Mamaia resort, One Mamaia Nord residential development is surrounded by beaches and restaurants and has direct access to the private H2O beach.

Executive Member of the Board of Directors

Victor Capitanu