



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 93/2022

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:	08.11.2022
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 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 phase 1 of One Lake Club

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 1 One Lake Club, a large-scale premium development located on the shores of Lake Tei, expected to be completed in 2025. In July 2022, through **Current Report no. 56/2022**, the Company informed the market about the sales kickoff for phase 2 of One Lake Club. With the permitting of phase 1, clients can now contract any units available within this development.

With a Gross Development Value (GDV) of EUR 219.4 million, phases 1 and 2 of One Lake Club development will jointly host seven towers, with 663 apartments, 10 commercial spaces and 853 parking spots, having an estimated Gross Buildable Area (GBA) of approximately 75,260 sqm. At One Lake Club, the clients have access to various residential units, starting from studios and one to four-bedroom apartments, to an exclusive collection of elegant apartments with private gardens and spacious penthouses with high ceilings, floor-to-ceiling windows and panoramic views of the lake, park, and city. The purchase options for the apartments include five equal instalments of 20% paid over the construction period, two instalments of 30% upon signing of the contract and 70% on delivery or an option of 100% pre-payment.

One Lake Club will benefit from sustainable energy efficiency solutions, a geexchange 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.

Located right on Lake Tei shores, One Lake Club enjoys an excellent position on the city map, with quick access to Barbu Văcărescu Blvd., public transportation, One Gallery shopping area at One Floreasca City, as well as Otopeni Airport and the



A3 Bucharest-Ploiești highway. There is also a wide range of restaurants, hotels, shopping galleries, and office buildings in the area.

Executive Member of the Board of Directors

Victor Capitanu