



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 62/2022

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:	26.07.2022
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 514,828,058.80
Total number of shares:	2,574,140,294 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: One Herastrau City – a new residential development in Bucharest

The management of One United Properties S.A. (hereinafter referred to as the “**Company**”) informs the market about the conclusion of an agreement for the acquisition of a plot of land of 36,869 sqm on Poligrafiei Boulevard no. 50 and 52-54, in Bucharest Sector 1, together with 19 old buildings constructed thereon, which will be demolished. The value of the transaction is approximately EUR 60 million, of which 10% will be paid in cash, and the rest will be settled with a part of the apartments that will be built in this future development.

The Company intends to build a predominantly residential development on this land, called **One Herastrau City**. The new development will have an estimated 900 apartments organized in seven high-rise towers, with a total Gross Buildable Area (GBA) of up to 150,000 sqm above ground and 70,000 sqm underground. One Herastrau City will also integrate a commercial area with numerous facilities and services for the community, such as a SPA with a gym, semi-Olympic pool, restaurants, cafes as well as small shops offering various services. The positioning of One Herastrau City is in the immediate, walking proximity of Herastrau Park.

Like One Mircea Eliade, One Cotroceni Park and One Herastrau Towers, One Herastrau City will be a landmark urban regeneration development of the Company, bringing back to life an area located in the center of Bucharest that has been abandoned for many years. In line with One United Properties’ strategy of investing in sustainable premium developments, One Herastrau City will moreover benefit from a geo-exchange system, which is among the most energy-efficient, environmentally clean, and cost-effective space conditioning systems available, significantly reducing the costs for heating and cooling of spaces for the residents.



The transaction is part of the strategy to build a strong pipeline for future developments. In this context, the Company is currently carrying out a share capital increase operation, which aims to raise equity to invest with priority in new developments. One Herastrau City is one of 10 developments the Company will finance with the newly raised capital.

Executive Member of the Board of Directors,
Victor Capitanu