



**To: The Romanian Financial Supervisory Authority
Financial Instruments and Investments Sector
The Bucharest Stock Exchange**

CURRENT REPORT

Pursuant to art. 17 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC (the “**Market Abuse Regulation**”)

Report date: 1 July 2021
Name of the issuer: One United Properties S.A. (the “**Company**”)
Registered office: 20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration number with the Bucharest Trade Registry Office: J40 / 21705/2007
Sole registration code: 22767862
Share Capital: RON 260,014,171.2

Important events to be reported: Execution of a pre-purchase agreement for the acquisition of a plot of land

On 30 June 2021, the Company has signed a pre-purchase agreement for the acquisition of a plot of land with an area of 25,350 sq. m located on Soseaua Fabrica de Glucoza, Bucharest, as well as for the acquisition of a quota of ½ of a plot of land with an area of 3,651 sq. m, representing the access road. The total value of the transaction is of EUR 20,645,100 (part of the price will be paid at the building permit issue and the execution of the final exchange agreement, with the remaining portion of the price being settled by transferring the ownership over a number of apartments and corresponding parking spaces, upon the completion of the project to be developed on the property). An urbanism certificate for construction has already been issued for the relevant plot, allowing the development of a real estate project with a built area (superstructure) of approximately 95,000 sq. m.

The Company intends to develop on the recently acquired land a new real estate project, One High District, which will include both residential units and commercial spaces, as well as facilities such as gym, swimming pool, restaurants, grocery store, coffee shops, green areas for relaxation. Located in the 2nd District, on Șoseaua Fabrica de Glucoză, right next to the A3 motorway, the land offers quick access to Floreasca district, Promenada mall, as well as to other points of interest in the city.

The transaction represents another milestone within the Group’s strategy of investing in sustainable premium development opportunities in exclusive areas of Bucharest.

This report has been prepared in accordance with the provisions of article 17 of the Market Abuse Regulation, the Company having requested the admission of its shares to trading on the regulated market operated by the Bucharest Stock Exchange.

Victor Căpitanu, Manager and executive member of the Board of Directors