



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 82/2022

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:	06.10.2022
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: Release of 67 residential units and 67 parking lots from bilateral sale promise concluded with CCT&ONE PROPERTIES S.A.

Based on the bilateral sale promise concluded on 19 May 2021 with the Luxembourg securitization company CCT&ONE PROPERTIES S.A. regarding apartments, commercial and office spaces located within the One Cotroceni Park project, a release of premises from the CCT&ONE Properties S.A. asset portfolio with a total built-up area of 4,348.40 sqm. corresponding to 67 residential units and 67 parking spaces, was agreed by both parties on 4 October 2022.

The agreement follows high market demand for units in the One Cotroceni Park project, with over 90 % of apartments being already pre-contracted. Based on the aforementioned release, One Cotroceni Park S.R.L. (subsidiary of One United Properties S.A.) paid to the promissory buyer an amount of approximately EUR 7.6 million and expects to place them on the market before year-end of 2022 with a profit margin of at least 13%.

Executive Member of the Board of Directors

Victor Capitanu