



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 15/2023

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:	03.04.2023
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: Sale of stake in One Herastrau Office S.A.

The Management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the signing of an agreement for the sale of all the shares held in One Herastrau Office S.A. The Company holds a 30% stake in One Herastrau Office Properties S.A., which in turn held a 66.67% stake in One Herastrau Office S.A. The participation in One Herastrau Office S.A. was acquired by One Herastrău Office Properties S.A. in June 2020, at a EUR 15 million valuation for the whole business. One Herastrau Office S.A. was sold in its entirety to a private investor for approx. EUR 21 million.

One Herastrau Office S.A.'s key asset is commercial development One Herastrau Office, with a total GLA of 8,074 sqm, distributed over 7 floors and additional 3 floors of underground parking. The building, which is currently 100% leased, holds BREEAM certification, reflecting the high sustainability of the building.

Following the sale of stake in One Herastrau Office S.A., the Company's office portfolio GLA will amount to 130,000 sqm and it includes One Tower, One Cotroceni Park Office Phase 1 and Phase 2, One Victoriei Plaza, One North Gate and Eliade Tower. Together with the retail component, One United Properties' commercial portfolio, which includes Bucur Obor and One Gallery, will reach a GLA of approximately 172,000 sqm.

Executive Member of the Board of Directors

Victor Capitanu