



To: the Bucharest Stock Exchange  
the Romanian Financial Supervisory Authority

## CURRENT REPORT NO. 56/2022

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:	18.07.2022
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: Sales kickoff for One Lake Club Phase 2**

The management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market about the sales kickoff for residential development One Lake Club Phase 2. The Gross Development Value (GDV) of One Lake Club Phase 2 is 35.3 million euros.

One Lake Club Phase 2 will host two buildings with 119 residential units (1-, 2-, 3- 4-bedrooms apartments as well as penthouses), ground floor gardens with direct access to the park, as well as 136 parking spaces, with a Gross Buildable Area (GBA) of 13,750 sqm. One Lake Club Phase 2 is part of a One Lake Club development, with total GDV of 214.9 million euro. One Lake Club Phase 1 will include 5 towers with approximately 586 apartments and 787 parking spaces. Phase 1 is currently under permitting, while the land for Phase 2 was acquired in April 2022, as communicated through [Current Report no. 23/2022](#), with all the necessary permits. Consequently, the construction works at Phase 2 begun in Q2 2022 and are currently covering the underground levels and the structure.

Designed as a residential club, One Lake Club offers contemporary design apartments and several integrated facilities such as gym, spa and semi-Olympic pool with lake opening, commercial spaces on the ground floor and a 7,200 square meters park with playgrounds and relaxation areas. Located right on Lake Tei shores, One Lake Club enjoys quick access to Barbu Văcărescu Boulevard, public transportation, One Gallery shopping area at One Floreasca City, Otopeni Airport and the A3 Bucharest-Ploiești highway.

One Lake Club is one of four developments included in the partnership between the Company and Veolia Romania Integrated Solutions (VRSI) for the implementation of sustainable energy efficiency solutions. The development will benefit



from a geexchange system that 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 company offers to clients three payment options for the apartments at One Lake Club – payment of 30% upon signing followed by 70% upon the completion of the development, thus allowing accessing mortgage loan, five equal installments of 20% each, divided over the entire construction period, or payment in full upon signing the promise of sale.

Executive Member of the Board of Directors

Victor Capitanu

