



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 98/2022

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:	19.12.2022
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 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: Update on lease agreements for One Cotroceni Park Office Phase II

The management of One United Properties S.A. (hereinafter referred to as “the Company”) informs the market that Phase II of the One Cotroceni Park office building, currently under development, has reached the 55% lease threshold for both office and commercial spaces, following the lease of 10.5K sqm to BAT Global Business Services. Phase II of One Cotroceni Park, which has Gross Leasable Area (GLA) of 35K sqm, is currently at the last stage of development and it will be delivered in February 2023.

One Cotroceni Park is the largest urban regeneration project in Bucharest, with mixed functions, consisting of a residential area with 900 apartment units, as well as two office buildings, of which the first one was delivered at the end of 2021. One Cotroceni Park development Phase I and II have LEED Platinum v4 pre-certification, which attests sustainable operation and minimal environmental impact, and Phase I has WELL Health and Safety certification, which assesses the health and well-being at work.

Upon completion of One Cotroceni Park Phase II, One United Properties will hold office portfolio with a GLA of 138K sqm. Currently, the company’s portfolio includes 103K sqm of office space, and it includes One Tower (GLA of 24K sqm, leased out 100%), One Cotroceni Park Phase 1 (GLA of 46K sqm, leased out 87%), One Victoriei Plaza (GLA of 12K sqm, leased out 100%), One North Gate (GLA of 4.5K sqm, leased out 73%), One Herăstrău Office (GLA of 8K sqm, leased out 100%) and Eliade Tower (GLA of 8K sqm). Together with the retail portfolio, which primarily includes Bucur Obor and One Gallery, One United Properties' total commercial rental portfolio will reach a GLA of nearly 180K sqm.

Executive Member of the Board of Directors

Victor Capitanu