

one

UNITED PROPERTIES

HALF YEAR REPORT

as of 30.06.2021





Table of contents

Executive Summary	3
Key financial figures	5
Portfolio	7
Main events H1 2021	8
Outlook & Risks for 2021	11
Board of Directors	13
Top residential developments	14



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ONE UNITED PROPERTIES S.A

Registered office: 20 Maxim Gorki Street, District 1, Bucharest, Romania
(EUID) ROONRC.J40/21705/2007, RO 22767862

Report publishing date: 30.08.2021



One United Properties posts the best results in history, registering 96% increase in consolidated turnover and 267% surge in net profit in the first half of 2021, compared to H1 2020

Key financial figures for H1 2021

- Consolidated turnover of One United Properties increased in the first half of 2021 by 96% compared to H1 2020, reaching RON 433.9 million.
- General and Administrative expenses grew only by 5%, from RON 16.2 million to RON 17 million despite the context of increased volume of operations and transactions.
- Bottom line surged 267%, from RON 40.2 million in H1 2020 up to RON 147.5 million in H1 2021, faster than the topline due to 46% increase in the net margin from the residential development compared to last year which reached RON 108.1 million.
- The pre-IPO cash position of the company increased to RON 350 million at the end of H1 2021, more than double compared to end of H1 2020.

Key events in H1 2021

- Decision of the One United Properties shareholders to list on the Bucharest Stock Exchange in H1 2021; the IPO was completed, and ONE shares debuted on the BVB's Main Market in July 2021.
- 261 new apartments, 345 parking spaces and other units pre-sold in first half of 2021 for a total of EUR 96 million.
- Acquisition of the land for the development of One Lake Club, a high-end gated residential compound on Tei Lake, close to Floreasca Quarter and One Verdi Park in Bucharest.
- Acquisition of the land for the development of One High District, a high-rise compound in the heart of Bucharest's District 2.
- Completion of One Floreasca City, including the residences at One Mircea Eliade and the One Tower, one of the landmark office buildings in Bucharest.
- Completion of Neo Mamaia, one of the most exclusive residences on the Black Sea and the first development outside of Bucharest.
- Issuance of the building permit and beginning of the construction of One Cotroceni Park, one of the largest and the most emblematic real estate developments ever done in Romania, built in the center of Bucharest.



Perspectives for H2 2021

- As H1 2021 was the best first half of the year in the history of the Romanian real estate market, there are excellent perspectives for the continued development in H2 2021. Romania currently has the lowest price for apartments compared to the purchasing power in the EU. The local real estate market will continue to reach new record heights as the purchasing power in Romania strengthens as a result of accelerated increase in revenues, paired with a decrease in funding costs.
- Beginning of sales for One Cotroceni Park, the largest residential development of the Company to date. Strong kickoff, with approx. 160 apartments sold between July and August 2021, versus initial estimates of 50 apartments.
- Completion of One Herastrau Towers, a high-end residential development in the Herastrau quarter of Bucharest.
- As of June 30th, 2021 the Group's land bank for further real estate development, included lands with a total surface of 138,000 sqm, on which the Group estimates construction of more than 3,200 apartments. Strong pipeline for the Company's future land bank, under various stages of negotiation.
- Potential of inclusion in BET and FTSE Russell indices, subject to meeting the shares liquidity criteria.

*The interim condensed consolidated financial statements presented on the following pages are prepared in accordance with International Financial Reporting Standards, as adopted by European Union ("IFRS"). The interim condensed consolidated financial statements as of June 30th, 2021, **are revised by the Company's auditor, Deloitte Romania.***

The financial figures presented in the descriptive part of the report that are expressed in million RON are rounded off to the nearest integer. This may result in small reconciliation differences.

Unless specified otherwise, all comparisons are made on data from comparable period of time, namely first half of 2021 (H1 2021) vs. first half of 2020 (H1 2020).

KEY FINANCIAL FIGURES FOR H1 2021

Earnings

Revenues from development and sales of residential properties increased 51% compared to same period of last year, reaching RON 332.8 million. The net income from residential property grew in line with the revenue, registering a 46% increase, up to RON 108.1 million.

The net margin from residential property sales decreased by 1.2pp, from 33.7% to 32.5% due to the kickoff of development at One Cotroceni Park and related thereto sales to early clients. The strategy of the Company includes early sales to clients with low margin in order to finance the acquisition of lands. Considering the significant size of One Cotroceni Park, the kickoff of the development had a temporary impact on the on the net margin of the Company, however the difference will be made up until the completion of the development.

Revenue and profits from development of office buildings for H1 2021 amounted to RON 88.4 million and are certified of the independent valuation performed by Cushman & Wakefield. Main impact was generated by the development of One Tower and One Cotroceni Park.

The management estimates that the net rental income from successful office leases completed in 2020 and H1 2021 will start to generate a significant weight in the total turnover of the Company starting from 2022 onwards.

The General and Administrative expenses only grew marginally, by 5%, compared to H1 2020, from RON 16.2 million to RON 17 million, despite the significant increase in the volume of operations and transactions. Consequently, the EBITDA grew 223%, up to RON 189.4 million, gross result increased by 239% while the net result increased by 267% up to RON 147.5 million, compared with RON 40.2 million in H1 2020.

<i>in thousands RON for the period</i>	H1 2021	H1 2020	Change in %
Revenues from sales of residential property	332,758	220,341	51%
Net income from residential property	108,129	74,275	46%
<i>Net margin from residential property</i>	<i>32.5%</i>	<i>33.7%</i>	<i>-1.2%</i>
Gains from office buildings under development	69,708	-	100%
Net rental income	2,120	579	266%
General and administrative expenses	(17,002)	(16,151)	5%
Gains completed investment property	18,759	-	100%
Gains investment property further development	7,703	-	100%
EBITDA	189,417	58,703	223%
<i>EBITDA margin</i>	<i>43.7%</i>	<i>26.4%</i>	<i>17.2%</i>
Earnings before tax (EBT)	182,223	53,689	239%
<i>EBT margin</i>	<i>42.0%</i>	<i>24.2%</i>	<i>17.8%</i>
Net result of the period	147,538	40,202	267%
<i>Net result margin</i>	<i>34.0%</i>	<i>18.1%</i>	<i>15.9%</i>



Equity and liabilities

Short term liabilities of EUR 40.2 million, that included debt to bondholders (EUR 17 million), short term loans from banks (EUR 12 million) and loans from minority shareholders in One Tower (EUR 11.2 million) were paid back in full in the first half of 2021. These liabilities were replaced by a long-term investment loan contracted in January 2021 by One United Tower for a period of 12 years from the Black Sea Trade and Development Bank, for a total amount of EUR 50 million, granted in two installments, as follows: (i) EUR 45 million, in an initial installment, and (ii) EUR 5 million, in an additional installment, available until 30 December 2021. In H1 2021, One United Tower drew down EUR 43.6 million from the available facilities.

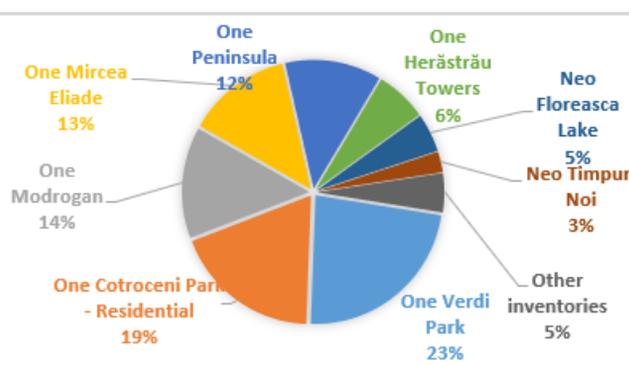
Total equity reached RON 958.9 million, a 16% increase compared to December 31st, 2020, when it amounted to RON 824 million. The main impact of the increase was due to positive results of 2021 half year and the sale of own shares in balance as of year-end.

Advance payments from customers increased by 46% to 429 million RON compared to 294 million RON as of December 31st, 2020, generated by increased volume of sales of residential units as well as accelerated collection of contractual payment tranches.

Assets

Residential properties grew 59% compared to December 31st, 2020. The increase was generated by construction of residential developments and the partial reclassification from investment properties in One Cotroceni Park. The share of residential properties in the total assets is presented below:

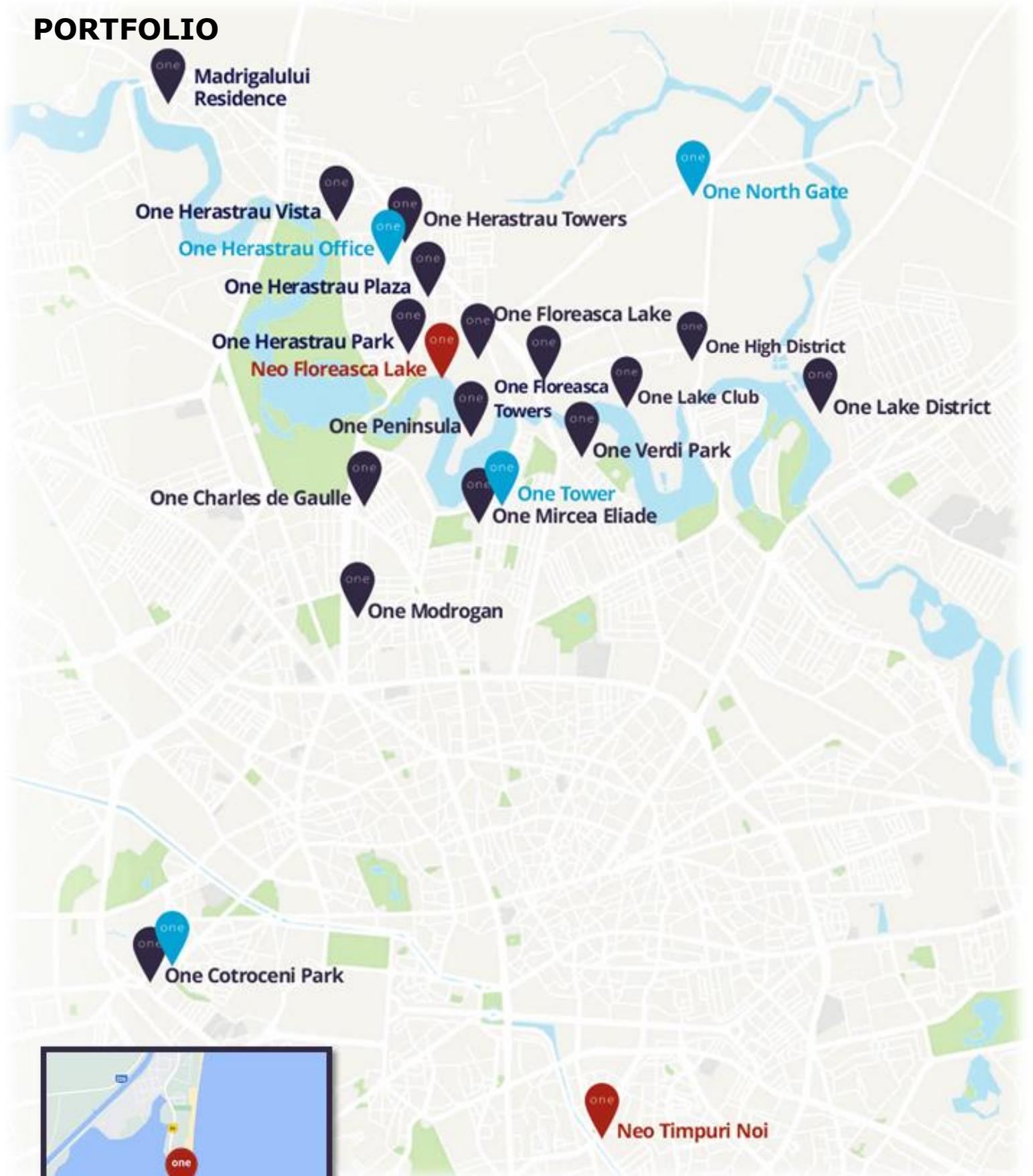
Residential Property	30-Jun-21	31-Dec-20
One Verdi Park	94,375,923	10,459,270
One Cotroceni Park - Residential	76,054,437	-
One Modrogan	57,159,114	57,635,787
One Mircea Eliade	53,980,668	58,824,703
One Peninsula	49,954,661	52,067,436
One Herăstrău Towers	26,599,176	36,271,271
Neo Floreasca Lake	19,889,868	13,457,443
Neo Timpuri Noi	10,666,878	11,277,012
Other inventories	19,983,901	17,355,236
TOTAL	408,664,625	257,348,157



The amount of cash and cash equivalents more than doubled compared to situation as of December 31st, 2020, from RON 171 million up to RON 350 million. This resulted in the increase in the proportion of cash and cash equivalents in total assets from 7% to 17%, reflecting a stronger cash flow position. It is important to mention that the cash position as presented in this report is pre-IPO. The net cash proceeds from the IPO, in the amount of RON 252 million, increased the cash position of the company further in July 2021.

As of June 30, 2021, the Group had land plots for further residential development under permitting with a total surface of 138,000 sqm, on which the Group estimates construction of more than 3,200 apartments. The construction on most of these plots of land is estimated to begin in 2022.

PORTFOLIO



One Residences
One Offices
Neo Residences



MAIN EVENTS IN H1 2021

BUSINESS UPDATES

Residential Sales

261 apartments with a total surface of 26,309 sqm, 345 parking spaces, 16 commercial spaces and other units were pre-sold for a total of EUR 96 million in H1 2021. For comparison, in the first half of 2020, the Group pre-sold 85 apartments with a total surface of 12,872 sqm, 101 parking spaces, 2 commercial spaces and other units for a total of EUR 29.3 million.

In residential sales are also included the sales to early clients that pay low margins but help to partially finance the acquisition of lands. These are units that the Group pre-sold to early clients on developments that still need to receive building permits. The total value of these sales in H1 2021 amounted to EUR 13.7 million for 11,360 sqm (compared with EUR 1.7 million for 1,166 sqm in H1 2020).

Development

As of June 30th, 2021, the Group's land bank for further real estate development, included lands with a total surface of 138,000 sqm, on which the Group estimates construction of more than 3,200 apartments. For all land owned the Group has obtained either the building permit or the urban planning certificate certifying the building rights. The construction on most of these plots of land is estimated to begin between 2021-2023.

Acquisition of land for One Lake Club (residential)

One Lake Club will be a high-end gated residential compound, developed on a land with surface of 2.1 ha with direct opening to Lake Tei and close to Floreasca Quarter and One Verdi Park. The land was acquired in June 2021 at the price of EUR 15 million. So far, the Group made the down payment of EUR 3 million. The remaining sum will be paid in maximum 2 years after the issuance of the building permit.

Conclusion of a pre-SPA for land for One High District (residential)

One High District will be a new high-rise compound in the heart of Bucharest's 2nd District, with easy access to the Floreasca quarter, situated on the newly enlarged Fabrica de Glucoza road. The project will be developed on a land plot of 2.5 ha. The land will be paid partially in cash and mostly in exchange for apartments, upon the completion of the development.

Completion and start of delivery to final clients of One Mircea Eliade (residential)

One Mircea Eliade is the residential component of the mixed-use development One Floreasca City, together with the office component, One Tower. One Mircea Eliade comprises 244 apartments, over 1,000 sqm of commercial spaces and over 540 parking spaces, located in 3 towers with a height



regime of 15 floors (2 towers) and 20 floors (1 tower), with a total built area of approximately 61,000 sqm.

Tenants started to move into their new offices at One Tower (office)

Located in the center of the Floreasca Quarter of Bucharest and in the immediate vicinity of Floreasca Park, One Tower is one of the 4 towers that form the One Floreasca City development. All 4 buildings have underground parking, green areas and common pedestrian spaces, high-end restaurants, and bistros. Each of the buildings is designed to operate independently.

One Tower is included in the category of Class AAA office buildings and has GF+16 floors, with an innovative post-tensioned structure (without interior pillars and beams), and it is pre-certified LEED Platinum v4, the highest Green and Sustainability certification level in the world.

Completion of the construction of Neo Mamaia – Phase I (residential)

Neo Mamaia is one of the most exclusive residential developments on the Black Sea, located in the Northern part of Mamaia (Constanța), the most sought-after holiday resort on the Romanian coast. The residences include 50 apartments with direct opening to the beach, underground parking, and a signature lobby. Land plots for the next 5 phases were secured in H1 2021, and we are in process of permitting the second phase.

Building permit for the residential development issued for One Cotroceni Park (residential)

One Cotroceni Park is a mixed-use real estate development that includes a residences, commercial spaces, and offices. Developed on a part of the total land area of 5.8 hectares, One Cotroceni Park will have over 800 residences and approx. 16,000 sqm of commercial spaces on their ground and first floors. Currently this is the largest mixed-use real estate development under construction in Romania.

GOVERNANCE UPDATES

Appointment of Mr. Valentin Cosmin Samoilă as CFO

On March 5th, Mr. Valentin Cosmin Samoilă was appointed as CFO and Executive Director by the Company's Board of Directors, replacing Ms. Raluca Dragan.

Set-up of the Nomination and Compensation Committee and the Risk and Audit Committee

On April 15th, 2021 the Company's Board of Directors approved the set-up, compenence and the terms of reference for the Nomination and Compensation Committee and the Risk and Audit Committee.



Ordinary and Extraordinary General Shareholder's Meeting from April 19th, 2021

The key items voted in the OGSM included (a) the approval individual statutory financial statements for the financial year concluded on 31.12.2020, the consolidated financial statements at group level for the year concluded on December 31, 2020 as well as of the related administrators' reports, (b) the approval distribution of dividends of RON 49,243,000 for fiscal year 2020, (c) the approval of the algorithm proposed by the Board of Directors with respect to awarding of certain bonifications to the executive members of the Board of Directors materialized in granting a package of shares of maximum 5 % of the share capital, which will be vested in the following 5 years.

The key items voted in the EGSM included (a) the approval of the listing of the company on the regulated market of the Bucharest Stock Exchange, initially as a secondary offering of shares and (b) conclusion by One Peninsula S.R.L., a subsidiary of the company, of the credit facility amounting to EUR 15,000,000.

Ordinary and Extraordinary General Shareholder's Meeting from May 26th, 2021

The key item voted in the OGSM included the approval of the consolidated financial statements at group level for the year concluded on December 31, 2020, adjusted to the requirements and auditor's standards of in relation to the listing.

The key items voted in the EGSM included the (a) approval of the creation of two classes of shares within the company, Class A and Class B (which was meant to offer 5 votes per share for a package of shares representing 25% of the share capital of the company) (this operation was not implemented, with the EGMS decision being revoked in the EGMS dated June 8th, 2021, and is currently included on the agenda of the Extraordinary General Meeting of Shareholders convened for 10/11.09.2021) and (b) approval of contracting a loan facility amounting to EUR 78 million by One Cotroceni Park Office S.A. and One Cotroceni Park Office Faza 2 S.A. two subsidiaries of the company.

Appointment of Mr. Claudio Cisullo as Chairman of the Board of Directors

On May 20th, 2021, the Company announced the election of Mr. Claudio Cisullo (an international investor based in Switzerland) as Chairman of the Board of Directors.

Extraordinary General Shareholder's Meeting from June 8th, 2021

The key item voted in the EGSM was the revocation of the resolutions approving the creation of two classes of shares (in order to avoid delays with the listing timeline, with their intention to put this to vote again after the listing being communicated in the Listing Prospectus) and approval of the share capital increase of the Company in the context of the listing on the regulated market of the Bucharest Stock Exchange.

For a full and detailed list of other events that took place in the first half of 2021, the investors are invited to consult the Listing Prospectus of the Company, available [HERE](#).



OUTLOOK & RISKS FOR H2 2021

Continued growth for the local residential market in H2 2021

As H1 2021 was the best first half of the year in the history of the Romanian real estate market, there are excellent perspectives for the continued development in H2 2021. Romania currently has the lowest price for apartments compared to the purchasing power in the EU. The local real estate market will continue to reach new record heights as the purchasing power in Romania strengthens as a result of accelerated increase in revenues, paired with a decrease in funding costs.

Kickoff sales at One Cotroceni Park (residential)

Residential sales started at One Cotroceni Park, the largest residential development of the Group to date. Between July and August, approx. 160 apartments in One Cotroceni Park were pre-sold, significantly above Group's initial estimates of 50 apartments.

Completion of construction of One Herastrau Towers (residential)

One Herăstrău Towers is a landmark development in the Herastrau quarter of Bucharest, withing 5 minutes walking distance to Herastrau Park. This development has two residential towers, with commercial spaces on the ground floor and small offices on the first floor, 2 levels of underground parking, facilities for owners and signature lobbies. Construction will be completed and delivery to the clients is expected to start in H2 2021. The apartments in this project are already over 90% pre-sold.

Pipeline

The company has a strong pipeline of land for its land bank in various stages of negotiation

Liquidity on the Bucharest Stock Exchange

One United Properties will focus on reaching the shares liquidity criteria with a clear target to be included in BVB's key index, BET, as well as in FTSE Russell emerging market index.

To further enhance the liquidity, as of August 11th, ONE shares benefit from Market Making services offered by BRK Financial Group. The specific parameters applicable to the Market Making activity provided by BRK Financial Group for One United Properties shares are available [HERE](#).

Ordinary and Extraordinary General Shareholder's Meeting convened for September 10th, 2021

On July 30th, 2021, the Board of Directors of One United Properties convened OGSM and EGSM for September 10th, 2021. On August 19th, 2021, the Company informed the shareholders that Victor Capitanu, in his capacity of a shareholder, requested the addition of new points on the agenda. The updated convening notice can be accessed [HERE](#).



Risks and elements of uncertainty

The key risks and elements of uncertainty related to the activity of the Company, which remain valid for the second half of 2021, are identified and detailed in the Listing Prospectus, available [HERE](#).

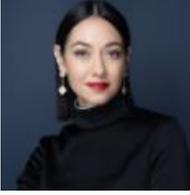
For the effects of capital expenditures, current and anticipated (including information on the purpose and the financing source for such expenditures) on the Company's business, the investors are invited to consult the Listing Prospectus of the Company, available [HERE](#).

Litigations

In terms of litigations, there were no material changes in the status of litigations as included in the Listing Prospectus.



BOARD OF DIRECTORS

NAME	Board of Directors	Risk & Audit Committee	Nomination & Compensation Committee	Investment Committee
 CLAUDIO CISULLO	Chairman	-	Chairman	-
 VICTOR CAPITANU	Executive Member	-	Member	Member
 ANDREI-LIVIU DIACONESCU	Executive Member	Permanent Invitee	-	Member
 DRAGOS-HORIA MANDA	Member	Chairman	-	-
 MARIUS MIHAIL DIACONU	Member	Member	Member	-
 ADRIANA-ANCA DAMOUR	Member	Member	-	-
 GABRIEL-IONUT DUMITRESCU	Member	-	-	Member



ONE COTROCENI PARK

Commercial presentation



LIVE + WORK + PLAY

Designed under the Live/Work/Play holistic approach, offering to both employees and residents integrated amenities from food to fitness and services to outdoor running, swimming pool and biking tracks. One Cotroceni Park is perfectly located in the center of Bucharest, with easy access to all available public transportation, with over 10 access and exit ways and with a panoramic view over Cotroceni Palace, Botanical Garden, Military Academy and Palace of Parliament.

On a land surface of 5.8 hectares, the development will have 80,000 sqm of office, 15,000 sqm of total retail area, and over 800 modern design apartments. 1, 2 or 3 bedroom and penthouses deployed on 11 floors, while the 1st floor will host small offices, the ground floor commercial spaces and the 3 underground floors will host the parking.

Progresului Street, Bucharest. 0722.183.283



ONE VERDI PARK

Commercial presentation



VENI. VERDI. VICI.

Introducing a new iconic development that will further enrich this great city. With spectacular views, world-class residences, shopping, culture, and amenities, One Verdi Park truly symbolizes the future of living and represents the next frontier in contemporary life and living.

Located in Floreasca Quarter, the One Verdi Park has 336 high-end residential units that are perfect for anyone who loves being above it all, enjoying the feel of fresh cosmopolitan vibes. One Verdi Park serves as the perfect getaway, being high up and away from the atmosphere of the busy city, all complemented by a spectacular overview of the lakes and the whole city.

Barbu Vacarescu 164 Street, Bucharest. 0728.677.677



ONE HERASTRAU TOWERS

Commercial presentation



Future Looking Forward

One Herastrau Towers is located on Nicolae Caramfil street, in one of the most exclusive areas of Bucharest, in the Herastrau Quarter. The two mixed use towers offer a sensational panoramic view over both Herăstrău Park and Lake and the Northern area of the city.

The shops and services available on the ground and first floor of the building will not only serve the residents, but also those carrying out their activity in the area or simply passing by, which makes the construction thoroughly embedded in the urban landscape.

Completion: H2 2021 and already available to move.

74 A Nicolae G. Caramfil Street, Bucharest. 0726.000.026



STATEMENT

The undersigned, based on the best available information, hereby confirm the following:

- a) the interim condensed consolidated financial statements for the six-month period ended 30 June 2021 provide an accurate and real image regarding the assets, obligations, financial position, the financial performance and the cash flows of the company One United Properties S.A., as well as of the group to which it belongs, as required by the applicable accounting standards; and
- b) the report attached to this statement, prepared in accordance with art. 67 of the Law no. 24/2017 on issuers of financial instruments and market operations and to annex no. 14 to FSA Regulation no. 5/2018 on issuers of financial instruments and market operations for the six-month period ended 30 June 2021, comprises accurate and real information regarding the development and performance of the company One United Properties S.A., as well as of the group to which it belongs.

[Chairman of the board of directors

Claudio Cisullo]

[General Manager

Victor Capitanu]

[General Manager

Andrei-Liviu Diaconescu]



REPORT ON THE REVIEW OF THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

To the Shareholders,
One United Properties S.A.

Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of One United Properties S.A. (the "Company") and its subsidiaries (together "the Group") for the period from 1 January 2021 to 30 June 2021. These interim condensed consolidated financial statements comprise (i) the interim condensed consolidated statement of financial position as of 30 June 2021, (ii) the interim condensed consolidated statement of profit or loss and other comprehensive income, the interim condensed consolidated statement of changes in equity and the interim condensed consolidated statement of cash flows, each for the period from 1 January 2021 to 30 June 2021 and the comparative information for the period from 1 January 2020 to 30 June 2020, and (iii) other explanatory notes.

Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with International Financial Reporting Standards (IFRSs) as adopted by EU and applicable to interim financial reporting.

Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of Review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity." A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures.

A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements do not present fairly, in all material respects, the financial position of the entity as at June 30, 2021, and of its financial performance and its cash flows for the six-month period then ended in accordance with the International Financial Reporting Standards (IFRSs) as adopted by EU and applicable to interim financial reporting.

On behalf of:
Deloitte Audit SRL

Alina Mirea



Bucharest, Romania
August 27, 2021





ONE UNITED PROPERTIES SA and subsidiaries

**Interim condensed consolidated financial
statements for the period ended
30 June 2021**

TABLE OF CONTENTS:**PAGE:**

INDEPENDENT AUDITORS' REPORT	1
INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2 – 3
INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	4
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	5 – 6
INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	7
NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS	8 – 32

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	30 June 2021	31 December 2020
ASSETS			
Non-current assets			
Goodwill	6	19,256,076	19,256,076
Intangible assets	6	681,498	164,707
Investment properties	7	965,042,657	1,010,415,976
Right of use assets	5	704,648	1,221,167
Investments in associates	8	1,699,434	1,439,340
Property, plant and equipment	4	16,127,865	16,077,142
Total non-current assets		1,003,512,178	1,048,574,408
Current assets			
Inventories	9	408,664,625	257,348,157
Advance payments to suppliers	10	68,674,325	50,890,026
Trade receivables	11	155,553,193	104,643,962
Other receivables	11	48,130,724	70,781,030
Prepayments		12,778,595	545,370
Cash and cash equivalents	12	350,036,808	170,971,646
Total current assets		1,043,838,270	655,180,191
TOTAL ASSETS		2,047,350,448	1,703,754,599
EQUITY AND LIABILITIES			
Equity			
Share capital	14	260,014,171	259,824,598
Share premium		9,192	9,192
Own shares	14	-	(26,765,560)
Other capital reserves	14	1,390,179	463,393
Retained earnings		587,482,219	498,235,187
Equity attributable to owners of the Group		848,895,761	731,766,810
Non-controlling interests		110,053,956	92,264,592
Total equity		958,949,717	824,031,402
Non-current liabilities			
Loans and borrowings from bank and others	15	270,012,465	70,659,819
Loans and borrowings from minority shareholders	15	120,931,656	120,076,805
Provisions		734,652	734,913
Deferred tax liabilities	13	129,005,688	100,904,737
Total non-current liabilities		520,684,461	292,376,274

Notes attached form an integral part of these interim condensed consolidated financial statements.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	Note	30 June 2021	31 December 2020
Current liabilities			
Employee benefits		416,145	444,628
Loans and borrowings from bank and others	15	13,759,074	156,083,575
Loans and borrowings from minority shareholders	15	54,822	37,547,728
Lease liabilities	5	704,252	1,208,149
Trade and other payables	16	119,921,085	96,243,622
Deferred income		-	-
Current tax liabilities	13	3,913,506	1,964,019
Advance payments from customers	17	428,947,386	293,855,202
Total current liabilities		567,716,270	587,346,923
Total liabilities		1,088,400,731	879,723,197
TOTAL EQUITY AND LIABILITIES		2,047,350,448	1,703,754,599

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Notes	30 June 2021	30 June 2020
Revenues from sales of residential property	18	332,758,053	220,340,794
Cost of sales of residential property	18	(224,628,655)	(146,065,925)
Net income from residential property		108,129,398	74,274,869
Gains from office buildings under development	7	69,708,159	-
Gains from completed investment property	7	18,758,668	-
Gains from investment property for further development (landbank)	7	7,703,216	-
Gains from investment property		96,170,043	-
Rental income		766,171	603,307
Revenues from service to tenants		2,433,242	173,514
Expenses from services to tenants		(1,079,880)	(95,745)
Other property operating expenses		-	(101,912)
Net rental income		2,119,533	579,164
Commissions for brokerage real estate	19	(760,657)	(451,268)
Administrative expenses	20	(16,233,837)	(14,627,571)
Other operating expenses	21	(1,737,893)	(2,060,346)
Profit on disposal of investment property		-	555,348
Other operating income		1,730,667	432,594
Result from operating activity		189,417,254	58,702,790
Financial income	22	7,341,885	1,553,932
Financial expenses	22	(14,796,170)	(6,934,610)
Net financial result		(7,454,285)	(5,380,678)
Share of result of associates		260,095	366,965
Result before tax		182,223,064	53,689,077
Tax on profit	13	(34,685,011)	(13,486,853)
Net result of the period		147,538,053	40,202,224
Total comprehensive income for the period		147,538,053	40,202,224
Net result attributable to:			
Owners of the Group		129,064,256	39,695,730
Non-controlling interests		18,473,797	506,494
Total comprehensive income attributable to:			
Owners of the Group		129,064,256	39,695,730
Non-controlling interests		18,473,797	506,494
Basic/diluted earnings per share attributable to equity holders	24	0.28	43

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS ENDED 30 JUNE 2021

	Note	Share Capital	Share premiums	Other capital reserves	Own shares	Retained earnings	Non- controlling interests	Total equity
Balance as at 31 December 2020		259,824,598	9,192	463,393	(26,765,560)	498,235,187	92,264,592	824,031,402
Total comprehensive income:								
Profit for the period		-	-	-	-	129,064,256	18,473,797	147,538,053
Other comprehensive income		-	-	-	-	-	-	-
Dividends allocated from the statutory profit		-	-	-	-	(49,243,000)	(328,836)	(49,571,836)
Issue of ordinary shares – other reserve conversion	14	189,573	-	-	-	(189,573)	-	-
Employee share scheme	14	-	-	926,786	-	-	-	926,786
Transactions with non-controlling interests		-	-	-	-	345,695	(355,597)	(9,902)
Sale of own shares	14	-	-	-	26,765,560	9,269,654	-	36,035,214
Balance as at 30 June 2021		260,014,171	9,192	1,390,179	-	587,482,219	110,053,956	958,949,717

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

Notes attached form an integral part of these interim condensed consolidated financial statements.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021**

(Amounts are expressed in “RON”, unless otherwise stated)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS ENDED 30 JUNE 2020

	Share Capital	Share premiums	Legal reserves	Retained earnings	Non-controlling interests	Total equity
Balance as at 31 December 2019	146,964,903	5,658	4,250,630	377,494,034	24,913,216	553,628,441
Total comprehensive income:						
Profit for the period	-	-	-	39,695,730	506,494	40,202,224
Other comprehensive income	-	-	-	-	-	-
Transactions with owners in their capacity as owners:						
Dividends provided for or paid	-	-	-	(41,016,046)	(405,883)	(41,421,929)
Transactions with non-controlling interests	-	-	-	(8,309,526)	47,445,886	39,136,360
Non-controlling interest on incorporation of subsidiary or on increase in share capital of subsidiary	-	-	-	-	345,000	345,000
Balance as at 30 June 2020	146,964,903	5,658	4,250,630	367,864,192	72,804,713	591,890,096

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

Notes attached form an integral part of these interim condensed consolidated financial statements.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	30 June 2021	30 June 2020
Cash flows from operating activities		
Result for the period	147,538,053	40,202,224
Adjustments for:		
Depreciation and amortization	946,741	770,782
Share of result of associates	(260,095)	(366,965)
Increase/(decrease) in provisions	15,834	57,501
Gain/Loss on sale of property, plant and equipment	(219,929)	790,487
Profit on disposal of investment property	-	(555,348)
Interest expenses	4,989,523	3,687,063
Interest income	(756,011)	(139,741)
Income tax expenses	34,685,011	13,486,853
Unrealised foreign exchange loss/(gain)	4,475,425	-
Increase in fair value of investment property	(96,170,043)	-
Share based payment	926,786	-
Changes in working capital:		
(Increase)/Decrease in trade and other receivables	(79,922,215)	(31,721,620)
(Increase)/Decrease in inventory property	83,334,797	(8,247,449)
Increase/(Decrease) in trade and other payables	4,895,071	8,947,288
Increase/(Decrease) in advance payments from customers	135,092,184	(42,763,467)
Income tax paid	(4,634,573)	(4,213,896)
Others	-	(20,147)
Net cash from operating activities	234,936,559	(20,086,435)
Acquisition of property, plant and equipment	(915,792)	-
Proceeds from sale of property, plant and equipment	313,213	524,664
Acquisition of intangible assets	(626,116)	(64,973)
Expenditure on investment property under development	(78,658,462)	(62,078,231)
Proceeds from sale of investment property	(36,263)	3,002,350
Consideration received for transaction with non-controlling interests	-	48,415,931
Amounts paid for transactions with non-controlling interest	(9,900)	(8,934,571)
Acquisition of associates	-	(41)
Interest received	756,011	139,741
Net cash flows from used in investing activities	(79,177,309)	(18,995,130)
Proceeds from loans and borrowings	217,777,917	67,591,191
Repayment of borrowings	(199,548,057)	(8,076,701)
Dividends paid	(23,821,935)	(31,862,112)
Proceeds from issue of share capital and share premium	-	-
Interest paid	(6,605,309)	(3,278,759)
Sale of own shares	36,035,213	-
Principal elements of lease payments	(531,917)	-
Net cash from financing activities	23,305,912	24,373,619
Net changes in cash and cash equivalents	179,065,162	(14,707,946)
Cash and cash equivalents at the beginning of the period	170,971,646	91,747,956
Cash and cash equivalents at the end of the period	350,036,808	77,040,010

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
CHIEF FINANCIAL OFFICER

Notes attached form an integral part of these interim condensed consolidated financial statements.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

1. CORPORATE INFORMATION

These financial statements are the interim condensed consolidated financial statements of One United Properties S.A. and its subsidiaries (collectively, the “Group”) for the period from 1 January 2021 to 30 June 2021 (first half-year 2021) in agreement with the International Financial Reporting Standards (IFRS) applicable to interim reporting, as applied in the EU.

The parent company, One United Properties S.A. (the “Company”), was established in 2007 according to Law no. 31/1990, having as object of activity real estate development and sale. The Company has fiscal code RO22767862 and is registered with the Trade Registry under no. J40/21705/2007. The registered office of the Company is at Maxim Gorki street 20, Bucharest, district 1 and second office at Pipera-Tunari street 2/III, One North Gate, Building NG2, Ilfov.

The share capital of the Company is RON 260,014,171 divided into 1,300,070,856 shares at a nominal value of RON/share 0.2. One United Properties S.A. is owned by Mr. Andrei Diaconescu and Mr. Victor Capitanu holding 32.7030% each and other shareholders holding 34.5940%. All shares are paid in full.

The object of activity of the Group consists in the development and sale/lease of residences and offices in Bucharest, Romania.

The Company had the following subsidiaries undertakings as at 30 June 2020, 31 December 2020 and 30 June 2021. Their registered office, activity and Group holding percentage is shown below:

Group companies	Activity	% ownership as at 30 June 2021	% ownership as at 30 June 2020	% ownership as at 31 December 2020	Registered office
One United Properties SA	Parent (holding)	Parent	Parent	Parent	Maxim Gorki street 20, Bucharest, district 1
One Modrogan SRL	Real estate developer in Bucharest	99.99%	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Peninsula SRL (former One Herastrau Park Residence SRL)	Real estate developer in Bucharest	100%	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Charles de Gaulle Residence SRL	Real estate developer in Bucharest	99.99%	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Plaza SRL	Real estate developer in Bucharest	98%	98.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One Verdi Park SRL	Real estate developer in Bucharest	90%	90.00%	90.00%	Maxim Gorki street 20, Bucharest, district 1
X Arhitecture & Engineering Consult SRL	Architecture services for group and non-group projects	80%	80.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
One Mircea Eliade Properties SRL	Real estate developer in Bucharest	100%	99.98%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Value SRL	Real estate developer in Bucharest	98%	98.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Towers SRL	Real estate developer in Bucharest	100%	98.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park SRL	Real estate developer in Bucharest	80%	80.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
Skia Real Estate SRL	Operational services – project development	51%	51.00%	51.00%	Maxim Gorki street 20, Bucharest, district 1
One Lake District SRL (former One District Properties SRL)	Real estate developer in Bucharest	98%	98.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One North Gate SA	Real estate developer in Bucharest	56.74%	56.70%	56.74%	Maxim Gorki street 20, Bucharest, district 1

1. CORPORATE INFORMATION (continued)

Group companies	Activity	% ownership as at 30 June 2021	% ownership as at 30 June 2020	% ownership as at 31 December 2020	Registered office
One United Tower SA (former One United Tower SRL)	Real estate developer in Bucharest	70.24%	70.00%	70.24%	Maxim Gorki street 20, Bucharest, district 1
Neo Properties Development SA	Real estate developer in Bucharest	82.35%	82.35%	82.35%	Maxim Gorki street 20, Bucharest, district 1
Neo Floreasca Lake SRL	Real estate developer in Bucharest	80.58%	70.58%	80.58%	Maxim Gorki street 20, Bucharest, district 1
Neo Mamaia SRL	Real estate developer in Bucharest	82.33%	82.33%	82.33%	Maxim Gorki street 20, Bucharest, district 1
Neo Timpuri Noi SRL	Real estate developer in Bucharest	82.33%	82.33%	82.33%	Maxim Gorki street 20, Bucharest, district 1
Neo Herastrau Park SRL	Real estate developer in Bucharest	81.53%	81.53%	81.53%	Maxim Gorki street 20, Bucharest, district 1
Neo Downtown SRL	Real estate developer in Bucharest	0%	81.53%	81.53%	Maxim Gorki street 20, Bucharest, district 1
One Floreasca Towers SRL (former One Herăstrău IV SRL)	Real estate developer in Bucharest	99.99%	99.98%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office SA	Real estate developer in Bucharest	76%	80%	72%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 2 SA	Real estate developer in Bucharest	76%	80%	72%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 3 SA (former One Verdi Park Office SA)	Real estate developer in Bucharest	80%	90%	70%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Investments SRL (former One Herastrau Real Estate SRL)	Real estate developer in Bucharest	100%	98%	100%	Maxim Gorki street 20, Bucharest, district 1
One Mamaia SRL	Real estate developer in Bucharest	99.99%	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 1 SRL	Real estate developer in Bucharest	100%	100%	100%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 3 SRL	Real estate developer in Bucharest	100%	100%	100%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 4 SRL	Real estate developer in Bucharest	100%	100%	100%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 5 SRL	Real estate developer in Bucharest	100%	100%	100%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 6 SRL	Real estate developer in Bucharest	100%	100%	100%	Maxim Gorki street 20, Bucharest, district 1

In the first semester of 2021, five new subsidiaries were established within the One group: One Proiect 1 SRL, One Proiect 3 SRL, One Proiect 4 SRL, One Proiect 5 SRL and One Proiect 6 SRL which are 100% owned by the Company.

On 26 January 2021, the general meeting of shareholders have approved the sale of shares held in the share capital of a subsidiary with no activity, Neo Downtown SRL with a nominal value of RON/shares 10, therefore the entity exit the Group.

2. BASIS OF PREPARATION

The condensed scope of reporting in these interim condensed consolidated financial statements reflects the requirements of the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union. Information on the application of IFRS, on the significant accounting policies and on further disclosures is provided in the consolidated financial statements of Group as of 31 December 2020 and forms the basis for these consolidated interim financial statements.

However, some notes are included to explain events and transactions that are material to understanding the changes in the Group's financial position and performance from the latest consolidated annual financial statements at and for the year ended 31 December 2020.

These consolidated interim financial statements of Group were reviewed by Deloitte Audit SRL , which also audits the annual consolidated financial statements.

The consolidated interim financial statements are presented in romanian new leu (“RON”, rounded). The use of automatic data processing equipment can lead to rounding differences in the addition of rounded amounts or percentage rates.

In contrast to the consolidated interim financial statements as of 30 June 2020, the Group has presented in more granularity some of the information in the current period to increase the level of relevance. Where applicable, the Group has reclassified the comparative information for consistency purposes. The following captions from the interim condensed consolidated statement of profit or loss and other comprehensive income were changed due to such reclassifications: revenues from rentals, service charge and similar were splitted at 30 June 2021 in rental income and revenues from services to tenants and cost of rental revenues, service charge and similar were split into expenses from services to tenants and other property operating expenses at 30 June 2021.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group’s annual consolidated financial statements for the year ended 31 December 2020, except for the adoption of new standards effective as of 1 January 2021. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective and anticipates that the adoption of these new standards and amendments to the existing standards will have no material impact on the financial statements of the Group in the period of initial application.

- **Amendments to IFRS 3: Definition of a Business** – The amendment to IFRS 3 Business Combinations clarifies that to be considered a business, an integrated set of activities and assets must include, at a minimum, an input and a substantive process that, together, significantly contribute to the ability to create output. Furthermore, it clarifies that a business can exist without including all the inputs and processes needed to create outputs. These amendments had no impact on the consolidated financial statements of the Group but may impact future periods should the Group enter into any business combinations.
- **Amendments to IFRS 7, IFRS 9 and IAS 39 Interest Rate Benchmark Reform** – The amendments to IFRS 9 and IAS 39 Financial Instruments: Recognition and Measurement provide a number of reliefs, which apply to all hedging relationships that are directly affected by interest rate benchmark reform. A hedging relationship is affected if the reform gives rise to uncertainty about the timing and/or amount of benchmark-based cash flows of the hedged item or the hedging instrument. These amendments have no impact on the consolidated financial statements of the Group as it does not have any interest rate hedge relationships.
- **Amendments to IAS 1 and IAS 8 Definition of Material** – The amendments provide a new definition of material that states, “information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity.” The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users. These amendments had no impact on the consolidated financial statements of, nor is there expected to be any future impact to the Group.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (CONTINUED)

- **Conceptual Framework for Financial Reporting issued on 29 March 2018** – The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The purpose of the Conceptual Framework is to assist the IASB in developing standards, to help preparers develop consistent accounting policies where there is no applicable standard in place and to assist all parties to understand and interpret the standards. This will affect those entities which developed their accounting policies based on the Conceptual Framework. The revised Conceptual Framework includes some new concepts, updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts. These amendments had no impact on the consolidated financial statements of the Group.
- **Amendments to IFRS 16 Covid-19 Related Rent Concessions** - On 28 May 2020, the IASB issued Covid-19-Related Rent Concessions - amendment to IFRS 16 Leases. The amendments provide relief to lessees from applying IFRS 16 guidance on lease modification accounting for rent concessions arising as a direct consequence of the Covid-19 pandemic. As a practical expedient, a lessee may elect not to assess whether a Covid-19 related rent concession from a lessor is a lease modification.

A lessee that makes this election accounts for any change in lease payments resulting from the Covid-19 related rent concession the same way it would account for the change under IFRS 16, if the change were not a lease modification. The amendment applies to annual reporting periods beginning on or after 1 June 2020. Earlier application is permitted. This amendment had no impact on the consolidated financial statements of the Group.

4. PROPERTY, PLANT AND EQUIPMENT

Description	Land, Buildings, barracks	Technological equipment	Measurement apparatus and devices	Vehicles	Furniture and other non-current assets	Total
Cost						
31 December 2020	15,433,739	278,608	546,290	1,443,171	1,714,179	19,415,987
Additions	544,132	61,018	55,936	54,360	204,568	920,014
Disposals	(192,056)	(21,522)	(12,833)	(449,371)	(12,129)	(687,911)
30 June 2021	15,785,815	318,104	589,393	1,048,160	1,906,618	19,648,090
Depreciation and impairment						
31 December 2020	1,643,784	75,463	449,794	754,487	415,317	3,338,845
Depreciation charge for the year	345,160	40,135	73,172	182,246	131,072	771,785
Disposals	(187,592)	(21,521)	(12,833)	(356,984)	(11,475)	(590,405)
30 June 2021	1,801,352	94,077	510,133	579,749	534,914	3,520,225
Net book value						
31 December 2020	13,789,955	203,145	96,496	688,684	1,298,862	16,077,142
30 June 2021	13,984,463	224,027	79,260	468,411	1,371,704	16,127,865

4. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Under the “land, buildings and barracks” are presented the Group assets from which the main amount is related to One North Gate SA. At 31 December 2019, the Company has reclassified part of the land and building owned by the subsidiary One North Gate SA from investment property in property, plant and equipment for the value of RON 12,156,938, following the occupancy of the own office space. During 2021, there were no other similar transfers.

The Group performed its annual impairment test in December or more frequently if there are indications that property, plant and equipment might be impaired. At 31 December 2020, no impairment in value was registered and as at 30 June 2021, the Group has indications that no significant change in the value of the tangible assets was recorded.

5. LEASES

Group as a lessor

The Group has entered into leases on its office property portfolio

Group as a lessee

The Group leases various land, building and equipment. Rental contracts are typically made for fixed periods of 1 to 2 years but may have extension options. Extension and termination options are included in a number of property and equipment leases across the Group. These are used to maximise operational flexibility in terms of managing the assets used in the Group’s operations. The majority of extension and termination options held are exercisable only by the Group and not by the respective lessor.

Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor.

The Group has lease contracts with lease terms of 12 months or less and has certain leases of equipment with low value. The Group applies the ‘short-term lease’ and ‘lease of low-value assets’ recognition exemptions for these leases.

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

	Land	Buildings	Equipment	Total
At 1 January 2021	499,527	459,460	262,180	1,221,167
Additions	-	-	-	-
Depreciation expense	(260,563)	(148,645)	(107,311)	(516,519)
At 30 June 2021	238,964	310,815	154,869	704,648

Set out below are the carrying amounts of lease liabilities and the movements during the period:

	2021	2020
As at 1 January	1,208,149	998,598
Additions	-	1,061,009
Accretion of interest	16,231	40,906
Payments	(531,917)	(913,957)
Translation difference	11,789	21,593
As at 30 June 2021/31 December 2020	704,252	1,208,149

The following are the amounts recognised in profit or loss:

5. LEASES (CONTINUED)

	6 months ended 30 June 2021	6 months ended 30 June 2020
Depreciation expense of right-of-use assets	(180,451)	(309,843)
Interest expense on lease liabilities	(14,666)	(16,635)
Currency translation gain / (loss)	(11,789)	(12,916)
Expense relating to leases of low-value assets	(6,700)	(10,026)
Expense relating to short-term leases	(56,668)	(84,797)
Total amount recognised in profit or loss	(270,274)	(434,217)

6. INTANGIBLE ASSETS

Description	Goodwill	Concessions patents, licenses	Development costs	Other intangible assets	Total
Cost					
As at 31 December 2020	19,256,076	205,496	-	642,018	20,103,590
Additions	-	79,230	342,958	202,399	624,586
Disposals	-	-	-	(2,921)	(2,921)
As at 30 June 2021	19,256,076	284,726	342,958	841,496	20,725,255
Amortization and impairment					
As at 31 December 2020	-	115,962	-	566,845	628,807
Depreciation charge	-	27,463	-	81,861	109,325
Impairment	-	(1,771)	-	(2,678)	(4,449)
Disposals	-	-	-	-	-
As at 30 June 2021	-	141,653	-	646,028	787,682
Net book value					
As at 31 December 2020	19,256,076	89,534	-	75,173	19,420,783
As at 30 June 2021	19,256,076	143,071	342,958	195,467	19,937,572

Goodwill

The Group performed its annual impairment test in December and when circumstances indicated that the carrying value may be impaired. The goodwill in balance refers to projects developed by subsidiary One Peninsula.

As at 31 December 2020, the Group performed the assessment of the recoverable amount of goodwill allocated to One Peninsula based on a value in use calculation taking in consideration the financial budget approved by the management which comprise forecasts of revenue, construction development costs and overheads based on current and anticipated market conditions and a discount rate of 3.30%. Following the impairment test performed for One Peninsula, the Group assessed the recoverable amount of the identified CGU to which the goodwill relates to be higher than its carrying amount, therefore no impairment loss was recognized.

7. INVESTMENT PROPERTY

The Group prepares its consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS) and arranges for the regular valuation of its properties by independent experts. These external appraisals are carried out each year as 31 December and also during the year when there are indicators that the fair value is substantially changed.

The fair value measurement of the investment properties was performed at 30 June 2021 and will be also done at year end. During 2020, the The Group investment properties were measured at fair value only at 31 December 2020.

The Group holds mainly undeveloped land, office buildings and residential properties held to earn rentals:

Completed investment property:

- Land in surface area of 12,000 sqm located at Sos Pipera Tunari, 2III, owned by subsidiary One North Gate SA;
- Office building in surface area of 34,628 sqm located at Sos Pipera Tunari, 2III, owned by subsidiary One North Gate SA;
- 6 apartments and 12 parking spaces owned by subsidiary One Long Term Value SA;
- Land in surface area of 6,096 sqm located at Calea Floreasca, Nr. 159-165, owned by subsidiary One United Tower SA;
- Office building with a total GLA of 23,300 sqm located at Calea Floreasca, Nr. 159-165, owned by subsidiary One United Tower SA;

Investment property under development:

- Land in surface area of 5,563 sqm owned by subsidiary One Verdi Park SRL and related construction in progress which were transferred to inventories as of 30 June 2021 following the issue of the new building permit for the change in destination from office to residential project;
- Land in surface area of 12,081 sqm located at Sergeant Nutu Ion Street and Calea 13 Septembrie, owned by subsidiary One Cotroceni Park Office SA and related construction in progress;
- Land in surface area of 8,847 sqm located at Sergeant Nutu Ion Street and Calea 13 Septembrie, owned by subsidiary One Cotroceni Park Office Faza 2 SA and related construction in progress;
- Land in surface area of 37,796 sqm located at Sergeant Nutu Ion Street and Calea 13 Septembrie, owned by subsidiary One Cotroceni Park SRL and related construction in progress which were transferred to inventories as of 30 June 2021 following the issue of the building permit for a residential project;

Investment property for further development (landbank):

- Land in surface area of 82,734 sqm owned by subsidiary One Lake District SRL;
- Land in surface area of 5,627 sqm owned by subsidiary One Floreasca Towers SRL;

Changes in investment property are as follows:

Completed investment property

	30 June 2021	31 December 2020
At 1 January	144,581,151	145,509,235
Capital expenditure on owned property	23,672	522,561
Transfer from investment property under development	331,527,462	-
Disposals	-	(5,537,848)
Fair value adjustment during the year	18,758,668	3,739,093
Lease incentive	12,590	348,110
At 30 June 2021 / 31 December 2020	494,903,543	144,581,151

7 INVESTMENT PROPERTY (CONTINUED)

Investment property under development (office buildings)

	30 June 2021	31 December 2020
At 1 January	720,733,992	503,555,477
Capital expenditure	89,077,626	157,093,336
Interest capitalized	142,402	625,364
Transfer (to)/from inventories	(234,275,661)	-
Transfer to completed investment property	(331,527,462)	-
Lease incentive	858,539	1,110,710
Fair value adjustment during the year	69,708,159	58,349,105
At 30 June 2021 / 31 December 2020	314,717,595	720,733,992

Investment property for further development (landbank)

	30 June 2021	31 December 2020
At 1 January	145,100,833	141,791,167
Capital expenditure	2,617,470	3,955,274
Acquisition	-	37,144,686
Transfer (to)/from inventories	-	(71,955,566)
Fair value adjustment during the year	7,703,216	34,165,272
At 30 June 2021 / 31 December 2020	155,421,519	145,100,833
Grand Total Investment Property at 30 June 2021 / 31 December 2020	965,042,657	1,010,415,976

In March 2021, the subsidiary One Verdi Park SRL has obtained the re-authorization for change in destination from a mixt project, including office to a residential project and during April 2021, the subsidiary One Cotroceni Park SRL has received the authorization for the development of a residential project. As a consequence, the Investment properties fair value related to the two subsidiaries were transferred to inventories at fair value from date of transfer.

Valuation processes

The Company's investment properties were valued at 30 June 2021 and 31 December 2020 by Cushman & Wakefield, external, independent evaluator, authorized by ANEVAR, having recent experience regarding the location and nature of the properties evaluated. The valuation models in accordance with those recommended by the International Valuation Standards Committee have been applied and are consistent with the principles in IFRS 13.

For all investment properties, their current use equates to the highest and best use. The valuation techniques used in determination of the fair value of investment property are:

- a) The fair values are determined through the application of the market comparison technique. The valuation model is based on a price per square meter for both land and buildings, derived from data observable in the market, in an active and transparent market;
- b) Discounted cash-flows (DCF) method. The valuation model based on the DCF method estimates the present value of net cash flows to be generated by a rented building considering occupancy rate and costs to be paid by the tenants. The discount rate estimation considers, inter alia, the quality of a building and its location;
- c) The Residual Approach of valuation is used when a property has development or redevelopment potential, and it is needed when there is an element of latent value that can be released by the expenditure of money on a property. This approach assumes that a potential buyer, who normally would be a developer, will acquire the subject property as at the date of valuation in its current condition and will develop it till completion and sell.

7 INVESTMENT PROPERTY (CONTINUED)

The Group have recorded fair value adjustment during the first 6 months of 2021 of RON 96,170,043 which is main triggerred by obtaining the building permit for One Cotroceni Park SRL residential project and One Verdi Park SRL, decrease in the discounted period and advanced development stage of works, decrease in yield rate from 7.75% at 31 December 2020 to 7.50% at 30 June 2021 for One Cotroceni Park Office project, decrease in yield rate from 7% at 31 December 2020 to 6.75% at 30 June 2021 for One United Tower, increase in unit fair value of land related to One Lake District SRL from 266 eur/sqm to 279 eur/sqm following the issue of the urban certificate.

Fair value hierarchy

Based on the inputs to the valuation technique, the fair value measurement for investment property has been categorized as Level 3 fair value at 30 June 2021 and 31 December 2020. This assessment is deemed appropriate considering the adjustments of the date for comparable lands and of the construction assessments, including future level of net operating revenues of the investment properties. These adjustments are based on location and condition and are not directly observable. There were no transfers from levels 1 and 2 to level 3 during the year.

Sensitivity analysis at 30 June 2021 and 31 December 2020

A quantitative sensitivity analysis for the properties where discounted cash-flows (DCF) method was used in the valuation report at 30 June 2021 and 31 December 2020, is presented below:

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
30 June 2021				
Decrease in Estimated Rental Value (ERV)	5%	(6,503,244)	(15,026,435)	n/a
Increase in Discount Rate/yield	0.25%	(6,010,574)	(17,391,251)	n/a

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
31 December 2020				
Decrease in Estimated Rental Value (ERV)	5%	(7,791,040)	(12,076,112)	n/a
Increase in Discount Rate/yield	0.25%	(4,723,318)	(16,215,102)	n/a

A quantitative sensitivity analysis for the properties where residual approach of valuation or market comparison techniques were used in the valuation report performed at 30 June 2021 and 31 December 2020, is presented below:

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
30 June 2021				
Decrease with 1% of Fair Value	1%	(200,714)	(5,424,789)	(1,515,453)

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

7 INVESTMENT PROPERTY (CONTINUED)

	Effect on fair value			
	Sensitivity used	Completed Investment Property	Investment Property under development	Investment Property for further development (landbank)
31 December 2020				
Decrease with 1% of Fair Value	1%	(198,379)	(3,931,067)	(2,120,672)

8. INVESTMENT IN ASSOCIATES

As at 30 June 2021 and 31 December 2020, the Group has interests in a number of individually immaterial associates that are accounted for using the equity method:

Name of the entity	Place of business/ country of incorporation	% of ownership interest		Carrying amount	
		30-Jun-21	31-Dec-20	30-Jun-21	31-Dec-20
Reinvent Energy SRL	Romania	20%	20%	545,967	535,840
CCT & ONE AG	Switzerland	49.9%	49.9%	675,856	675,656
Glass Rom Invest SRL	Romania	20%	20%	261,343	143,793
One Property Support Services SRL	Romania	20%	20%	213,968	81,551
One Herastrau Office Properties S.A.	Romania	30%	30%	-	-
One Herastrau Office S.A.	Romania	20%	20%	-	-
Asociatia ASAR	Romania	20%	20%	2,500	2,500
Total equity-accounted investments				1,699,434	1,439,340

9. INVENTORIES

Most of the Company’s subsidiaries have as object of activity the development of residential real estate projects that are sold in the normal course of business. Depending on the estimated completion and sales dates of each real estate project, considering the Group's operating cycle (a period of approximately three years), inventory is detailed as follows:

Developer	Project name	30 June 2021	31 December 2020
One Peninsula SRL (former One Herastrau Park Residence SRL)	One Peninsula	49,954,661	52,067,436
One Herastrau Plaza SRL	One Herastrau Plaza	35,574	48,694
One Verdi Park SRL	One Verdi Park	94,375,923	10,459,270
One Mircea Eliade Properties SRL	One Floreasca City	53,980,668	58,824,703
One Herastrau Towers SRL	Herastrau Towers	26,599,176	36,271,271
Neo Floreasca Lake SRL	Neo Floreasca Lake	19,889,868	13,457,443
Neo Mamaia SRL	Neo Mamaia	5,461,801	3,303,496
Neo Timpuri Noi SRL	Neo Timpuri Noi	10,666,878	11,277,012
Neo Herastrau Park SRL (former Neo Herastrau Towers SRL)	Neo Herastrau Park	5,597,419	5,519,261
One Modrogran SRL	One Modrogran	57,159,114	57,635,787
Neo Mamaia SRL - phase 2	Neo Mamaia	7,401,254	7,401,254
One Cotroceni Park SRL	One Cotroceni	76,054,437	-
Other inventories		1,487,852	1,082,530
Total		408,664,625	257,348,157

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

10. ADVANCE PAYMENTS TO SUPPLIERS

As at 30 June 2021 and 31 December 2020, advances to suppliers are detailed as follows:

Description	30 June 2021	31 December 2020
Advances to suppliers for acquisition of goods	31,562,549	11,538,794
Advances to suppliers for acquisition of services	37,111,776	39,351,232
Total	68,674,325	50,890,026

During June 2021, the subsidiary, One Proiect 6 have concluded a promissory note for the acquisition of a land plot in Bucharest for which have made an advance payment of RON 14,775,000.

11. TRADE AND OTHER RECEIVABLES

As at 30 June 2021 and 31 December 2020 trade and other receivables are detailed as follows:

Description	30 June 2021	31 December 2020
Trade receivables – customers	50,412,925	33,513,129
Loss allowances for trade receivables	(53,239)	(53,239)
Accrued receivables	-	49,876
Contract assets	105,193,507	71,134,196
Total trade receivables	155,553,193	104,643,962
VAT receivable	33,740,234	29,807,365
Various debtors	1,171,878	1,451,059
Loans granted to related parties	10,410,033	9,501,359
Loans granted to others	225,000	225,000
Prepaid interim dividends	-	23,865,864
Income tax receivables	820,480	2,035,093
Interest receivable	-	85,121
Other receivables	1,763,099	3,810,169
Loss allowances for other receivables	-	-
Total other receivables	48,130,724	70,781,030
Total	203,683,917	175,424,992

Balances in relation to related parties are disclosed in Note 23.

Contract assets represents the amounts estimated by the management of the Group based on the application of IFRS 15 *Revenue from Contracts with Customers* provisions. For contracts relating to the sale of property under development, the Group has generally concluded that the overtime criteria are met and, therefore, recognises revenue over time with reference to the stage of completion of the contract activity at the balance sheet date.

As at 30 June 2021 and 31 December 2020, for the VAT recoverable, the Group filed refund applications. Parent company One United Properties SA acts as the representative of the single tax VAT group. The tax authorities have approved the fund application and after the control performed, the Group collecting the amounts approved for reimbursement.

Trade receivables and contract assets are written off where there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group.

11. TRADE AND OTHER RECEIVABLES (CONTINUED)

The allowance for expected credit losses of trade receivables as at 30 June 2021 was determined as follows:

RON	30 June 2021				Total
	Current	< 90 days	91 - 365 days	> 365 days	
Expected loss rate	0%	0%	0.3%	1.0%	
Gross carrying amount - trade receivables	7,972,146	30,793,633	9,489,107	2,158,039	50,412,925
Allowance for doubtful receivables	-	-	24,122	29,117	53,239

The expected loss rate for the trade receivable overdue over 90 days as at 30 June 2021 and 31 December 2020 were established based on historical credit losses adjusted for any known factors that would influence the future amount to be received in relation to the receivable.

The Group have also taken in consideration the subsequent collections procedures performed until the date of issue of these financial statements and creditworthiness analysis made by the Group’s sales team at individual client level.

By using the simplified expected credit loss model, the Group assessed its receivables for allowance and concluded that a net amount of expected credit losses of RON 53,239 (31 December 2020: RON 53,239) are unlikely to be recovered.

12. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are detailed as follows:

Description	30 June 2021	31 December 2020
Bank deposits in EUR	44,088,272	44,743,006
Bank deposits in RON	244,507,344	88,100,448
Bank accounts in EUR	40,328,372	30,705,439
Bank accounts in USD	3,452	58,361
Bank accounts in RON	20,935,548	7,193,063
Petty cash – RON	173,820	171,329
Total	350,036,808	170,971,646

Also, the maturity of bank deposits is as follows:

Description	30 June 2021	Maturity	31 December 2020	Maturity
Bank deposits in EUR	44,088,272	2021	44,743,006	2021
Bank deposits in RON	244,507,344	2021	88,100,448	2021
Total	288,595,616		132,843,454	

The ECLs relating to cash and short-term deposits of the Group is determined as not material. The cash and cash equivalent amounts are deposited in banks from Romania that belong to banking Groups at European level or state-owned banks and in the recognizable past in Romania there were no cases of bank defaults.

The arrangements in place result in a favourable mix between flexibility and interest earnings. The Group's exposure to credit risk associated cash and cash equivalents is limited using financial institutions of good standing for investment and cash handling purposes. There is no significant concentration of risk to any single counterparty.

13. PROFIT TAX

The Group’s current profit tax for the years 2020-2021 is determined at a statutory rate of 16% based on the statutory profit adjusted by non-deductible expenses and non-taxable revenues.

The deferred profit tax as at 30 June 2021 and 31 December 2020 is determined based on the 16% tax rate, which is expected to be effective when temporary differences are reversed.

The current and deferred tax assets and liabilities are detailed as follows:

Description	30 June 2021	31 December 2020
Current profit tax liabilities	(3,913,506)	(1,964,019)
Deferred tax liabilities	(129,005,688)	(100,904,737)
Total assets /(liabilities)	(132,919,194)	(102,868,756)

The profit tax expense for the years ended 30 June 2021 and 30 June 2020 is detailed as follows:

Description	30 June 2021	30 June 2020
Current profit tax expenses	6,584,060	2,360,476
Deferred profit tax expenses	28,100,951	11,126,377
Income tax expense recognised in statement of profit or loss	34,685,011	13,486,853

Deferred tax balance movements

As at 30 June 2021 and 31 December 2020, the net deferred tax assets or liabilities related to taxable differences are as follows:

	Consolidated statement of financial position		Consolidated profit or loss	
	30 June 2021	31 December 2020	6 months 2021	6 months 2020
Construction contracts – IFRS15 effect	(46,345,772)	(33,683,701)	12,662,071	10,988,889
Fair value increase of investment property and effect of amortization	(73,635,394)	(72,455,846)	1,179,548	160,488
Inventories	(21,678,257)	(7,410,930)	14,267,327	(1,016)
Trade and other receivables	(5,746)	(5,746)	-	-
Fiscal losses	9,727,563	9,727,563	-	-
Sponsorship	2,881,411	2,881,411	-	-
Leases	3,405	1,188	(2,217)	(1,322)
Property, plant and equipment	47,102	41,324	(5,778)	(20,662)
Deferred tax expenses / (income)			28,100,951	11,126,377
Deferred tax assets / (liabilities) net	(129,005,688)	(100,904,737)		

As at 31 December 2020, the temporary differences resulted from the fair value adjustment related to the projects One Verdi Park SRL and One Cotroceni Park SRL were included in investment property, while as of 30 June 2021 following the issue of building permit, the temporary differences related to the gain resulted from the valuation performed at the building permit date were transferred to inventories.

14. EQUITY

Management monitors capital, which includes all components of equity (i.e., share capital, retained earnings and reserves). The primary objective of the parent company is to protect its capital and ability to continue its business so that it can continue to provide benefits to its shareholders and other stakeholders.

The parent company establishes the amount of capital that it imposes pro rata with risk. The parent company manages the capital structure and makes adjustments according to the evolution of the economic conditions and the risk characteristics of the underlying assets.

(i) Share capital

As at 30 June 2021 the Group’s share capital is RON 260,014,171 (31 December 2020: RON 259,824,598) divided into 1,300,070,856 shares (31 December 2020: 997,752 shares) at a nominal value of RON 0.2 each (31 December 2020: RON 260.41 each). All issued shares are fully paid.

(ii) Structure of share capital

Name of shareholder	30 June 2021			31 December 2020		
	Number of shares	Nominal value [RON]	Holding [%]	Number of shares	Nominal value [RON]	Holding [%]
Andrei Liviu Diaconescu	425,161,602	85,032,434	32.7030%	376,182	97,961,555	37.7030%
Victor Capitanu	425,161,602	85,032,434	32.7030%	376,182	97,961,555	37.7030%
Others	449,747,652	89,949,302	34.5940%	245,388	63,901,488	24.5940%
Total	1,300,070,856	260,014,171	100%	997,752	259,824,598	100.00%

On 19 April 2021, the extraordinary general meeting of the shareholders have approved to list the holding company One United Properties SA on the regulated market of the Bucharest Stock Exchange.

On 19 April 2021, the extraordinary general meeting of the shareholders have approved to increase the Company share capital from the amount of RON 259,824,598 to the amount of RON 260,014,171, by increasing the nominal value of the shares from the amount of RON 260.41/share to the amount of RON 260.60/share, by incorporating the reserves of RON 189,573. Also have approved to amend the nominal value of one share from the amount of RON 260.60/share to RON 0.2/share. The total number of shares following this change is of 1,300,070,856 shares.

(iii) Legal reserve

The legal reserve of RON 9,070,575, as at 30 June 2021 and 31 December 2020 is recognized in retained earnings.

The legal reserve is established in accordance with the Company Law, according to which 5% of the statutory annual accounting profit is transferred to legal reserves until their balance reaches 20% of the company’s share capital. If this reserve is used wholly or partially to cover losses or to distribute in any form (such as the issuance of new shares under the Company Law), it becomes taxable.

The management of the Group does not expect to use the legal reserve in a way that it becomes taxable (except as provided by the Fiscal Code, where the reserve constituted by the legal entities providing utilities to the companies that are being restructured, reorganized or privatized can be used to cover the losses of value of the share package obtained as a result of the debt conversion procedure, and the amounts intended for its subsequent replenishment are deductible when calculating taxable profit).

The accounting profit remaining after the distribution of the legal reserve is transferred to retained earnings at the beginning of the financial year following the year for which the annual financial statements are prepared, from where it will be distributed.

(iv) Own shares

During Q4 2020, the Company has repurchased a number of 18,243 own shares in amount of RON 26,765,560 which were resold during Q1 2021 for a total price value of RON 36,035,214, the equivalent of EUR 7,371,267.

14. EQUITY (CONTINUED)**(v) Other reserves – share based payments**

The share-based payments reserve is used to recognise the value of equity-settled share-based payments provided to senior employees, as part of their remuneration.

A share-based payment plan was set up during Q4 2020 by which a number of 941 shares of the holding company were granted to an employee. The vesting period is of minimum 12 months and the option can be exercised up to 15 months from the granting date. The Group has estimated the reserve by taking into account the fair value of the instrument and the vesting period.

15. LOANS AND BORROWINGS

The loans outstanding as at 30 June 2021 and 31 December 2020 are detailed as follows:

Description	Original Currency	30 June 2021	31 December 2020
<i>Secured loans</i>			
Bonds issued due in one year	EUR	-	82,779,800
Bonds issued due in more than one year	EUR	-	-
Interest related to bonds issued due in one year	EUR	-	200,546
Bank loans due in one year	EUR	13,710,278	52,260,413
Bank loans due in more than one year	EUR	264,572,493	65,220,111
<i>Unsecured loans</i>			
Loans received from minority shareholders due in one year	EUR	26,792	14,977,322
Loans received from minority shareholders due in more than one year	EUR	46,205,576	70,107,873
Loans received from minority shareholders due in one year	USD	-	1,844,190
Loans received from minority shareholders due in one year	RON	28,030	20,726,216
Loans received from minority shareholders due in more than one year	RON	74,726,080	49,968,932
Loans received from related parties due in one year	EUR	40,929	18,376,029
Loans received from related parties due in one year	USD	-	2,458,920
Loans received from related parties due in one year	RON	7,867	7,867
Loans received from related parties due in more than one year	RON	5,439,972	5,439,708
Total		404,758,017	384,367,927
<i>Of which:</i>			
Long-term		390,944,121	190,736,624
Short-term		13,813,896	193,631,303

The balances and transactions with related parties are presented in Note 23.

On October 2017, the Company issued a number of 20 bonds in the nominal value of EUR 1,000,000 each, collecting their equivalent value, respectively EUR 20,000,000 on November 2017. The loan maturity is 48 months from the date of issue. For this bond loan, the Company has set up a mortgage on the shares held in the following subsidiaries companies: One Herastrau Towers SRL, One Herastrau Plaza SRL and One Verdi Park SRL. The Company has repurchased in advance a number of 3 bonds during Q4 2020 and the remaining number of 17 bonds during Q1 2021 for EUR 1,000,000 each and therefore all pledges were removed.

Interest rates for bank loans are based on EURIBOR plus margins that vary from 3.25% to 3.55%.

15 LOANS AND BORROWINGS (CONTINUED)

The bank loan contracts contain pledges on the real estate projects (land and construction in progress), as well as receivables from customers and bank accounts. In addition, in the subsidiary One Verdi Park bank loan there is a pledge on the holding company’s shares in the subsidiary One North Gate SA for a number of 5,104 shares (RON 51,553), representing 0.002% from total share capital.

On 19 January 2021, the subsidiary One United Towers SA has signed the loan agreement with Black Sea Trade and Development Bank for an amount of maximum EUR 50,000,000. As at 30 June 2021, the subsidiary have withdrawn the amount of EUR 43.6 million. The loan agreement requires the observance of some financial indicators such as: financial debt less restricted cash to value ratio, forward-looking debt service coverage ratio, debt service coverage ratio, loan-to-value. The Group has complied with the financial covenants of its borrowing facility as at 30 June 2021.

During February 2021, the subsidiary One United Tower SA has reimbursed in full the loans received from minority shareholders and related parties in total amount of RON 54,003,847.

During March and April 2021, the subsidiary One Mircea Eliade SRL reimbursed in full the remaining bank loan balance (balance at 31 December 2020: RON 28,394,767).

In March 2021, the subsidiary One Verdi Park SRL has obtained the re-authorization for change in destination from a mixt project, including office to a residential project. As a consequence, the subsidiary has signed an addendum to the existing bank loan contract in order to accommodate the change in destination of the project. The credit facility period was reduced from 144 to 28 months.

Until May 2021, the subsidiary One Herastrau Towers SRL have reimbursed in full the remaining balance of the bank loan in amount of RON 21,659,072.

16. TRADE AND OTHER PAYABLES

Trade and other payables are detailed as follows:

Description	30 June 2021	31 December 2020
Suppliers	49,380,412	37,714,480
Accrued payables	28,594,605	17,621,651
Performance guarantees retained from suppliers	35,862,360	22,953,965
Capital recharges with shareholders	-	-
Dividends	16,701	16,701
Other taxes and duties	702,921	1,489,045
Other creditors	5,364,086	16,412,996
Interest payable	-	34,784
Total trade and other payables	119,921,085	96,243,622

The normal operating cycle of the Group is three years. As a result, current assets and liabilities include items whose realization is intended and / or anticipated to occur during the normal operating cycle of the group.

Accrued payables represent the value of accepted services rendered by entrepreneurs and contractors for which invoices have not yet been received at the reporting date.

17. ADVANCE PAYMENTS FROM CUSTOMERS

At the moment of signing the bilateral sales undertakings between the promissory-seller and the promissory-purchaser, the promissory-seller undertakes not to sell, not to encumber, promise or offer for sale the apartments (with / without parking spaces) to a third party. The advances received from customers are decreasing over time in line with the increase in the percentage of completion of the residential projects.

17 ADVANCE PAYMENTS FROM CUSTOMERS (CONTINUED)

Developer	Project Name	30 June 2021	31 December 2020
One Floreasca Towers	One Floreasca Towers	29,711,635	29,263,190
One Modrogan SRL	One Modrogan	16,437,745	1,333,568
One Herastrau Plaza SRL	One Herastrau Plaza	79,025	79,025
One Peninsula SRL	One Peninsula	104,164,750	74,129,060
One Mircea Eliade Properties SRL	One Mircea Eliade	-	42,037
One Verdi Park SRL	One Verdi Park	12,047,555	27,260,311
One Cotroceni Park SRL	One Cotroceni Park	136,287,855	105,733,111
One Lake District SRL	One District Properties	105,190,173	31,702,025
One Long Term Value SRL	One Long Term Value	4,950,741	-
Neo Floreasca Lake SRL	Neo Floreasca Lake	8,097,016	12,972,613
Neo Mamaia SRL	Neo Mamaia	7,352,187	7,352,187
Neo Timpuri Noi SRL	Neo Timpuri Noi	4,000	266,119
Neo Herastrau Park SRL	Neo Herastrau Park	4,624,704	3,721,956
Total		428,947,386	293,855,202

Description	30 June 2021	31 December 2020
Advances received from clients in relation to residential portfolio (contract liabilities)	289,094,837	127,156,877
Advances received from clients in relation to investment property	139,852,549	166,698,325
Total	428,947,386	293,855,202

18. NET INCOME FROM RESIDENTIAL PROPERTY

Contract revenue results from the development of apartments.

The revenues from sales of inventory property and residential property under development are detailed below:

Project	30 June 2021	30 June 2020
Sales of completed inventory property – One Peninsula, One Charles de Gaulle Residence, One Herastrau Plaza and One Mircea Eliade Properties	53,918,508	6,392,263
Sales of residential property under development from which:	278,839,545	213,948,531
<i>Contract revenues – One Herastrau Towers</i>	<i>33,348,857</i>	<i>38,731,655</i>
<i>Contract revenues - One Peninsula</i>	<i>60,381,376</i>	<i>10,785,272</i>
<i>Contract revenues - One Verdi Park</i>	<i>50,721,795</i>	<i>7,615,522</i>
<i>Contract revenues - One Mircea Eliade Properties</i>	<i>-</i>	<i>109,901,768</i>
<i>Contract revenues - Neo Floreasca Lake</i>	<i>23,570,657</i>	<i>905,509</i>
<i>Contract revenues - Neo Timpuri Noi</i>	<i>14,282,884</i>	<i>17,915,799</i>
<i>Contract revenues - Neo Mamaia</i>	<i>3,271,026</i>	<i>26,857,554</i>
<i>Contract revenues - Neo Herastrau Park</i>	<i>(7,753)</i>	<i>1,235,452</i>
<i>Contract revenues – One Modrogan</i>	<i>25,071,762</i>	<i>-</i>
<i>Contract revenues – One Cotroceni Park</i>	<i>68,198,941</i>	<i>-</i>
Total revenues from contracts with customers	332,758,053	220,340,794

The Group’s revenue includes revenue from construction contracts that are recognised over time by reference to the stage of completion of the contract with the customer.

The construction at Neo Mamaia was completed as at 30 June 2021 and the individual units were not yet registered by the local authorities. At the date of registration the subsidiary will transfer the residential property under development in completed inventory property.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

18 NET INCOME FROM RESIDENTIAL PROPERTY (CONTINUED)

The subsidiary One Mircea Eliade Properties SRL have finalized the residential project in the first quarter of 2021 and therefore the residential property under development was transferred in completed inventory property.

The cost of sales of residential property are detailed below:

	30 June 2021	30 June 2020
Cost of sales of completed inventory property – One Peninsula, One Charles de Gaulle Residence, One Herastrau Plaza and One Mircea Eliade Properties	(23,953,562)	(4,851,030)
Cost of sales of residential property under development from which:	(200,675,093)	(141,214,895)
<i>Contract cost - One Herastrau Towers</i>	<i>(18,015,230)</i>	<i>(24,660,529)</i>
<i>Contract cost - One Peninsula</i>	<i>(34,780,627)</i>	<i>(10,286,764)</i>
<i>Contract cost - One Verdi Park</i>	<i>(37,188,048)</i>	<i>(6,214,317)</i>
<i>Contract cost - One Mircea Eliade Properties</i>	-	<i>(68,465,584)</i>
<i>Contract cost - Neo Floreasca Lake</i>	<i>(12,695,036)</i>	<i>(789,035)</i>
<i>Contract cost - Neo Timpuri Noi</i>	<i>(10,035,554)</i>	<i>(10,245,851)</i>
<i>Contract cost - Neo Mamaia</i>	<i>(6,662,006)</i>	<i>(19,101,355)</i>
<i>Contract cost - Neo Herastrau Park</i>	<i>(97,039)</i>	<i>(1,451,460)</i>
<i>Contract cost – One Modrogan</i>	<i>(13,637,032)</i>	-
<i>Contract cost – One Cotroceni Park</i>	<i>(67,564,521)</i>	-
Total cost of sales	(224,628,655)	(146,065,925)

19. SALES BROKERAGE EXPENSES AND OVERHEAD EXPENSES

Description	6 months ended	
	30 June 2021	30 June 2020
Sales brokerage commissions	(760,657)	(451,268)
Total	(760,657)	(451,268)

Sales brokerage commissions are recorded and paid mainly for contracting inventory property.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

20. GENERAL AND ADMINISTRATIVE EXPENSES

The overheads are detailed as follows:

Description	30 June 2021	30 June 2020
Bank commissions and similar charges	(336,532)	(92,725)
Commissions, fees and legal consultancy	(1,099,889)	(1,299,442)
Contractors	(352,903)	(1,722,688)
Fuel, office equipment and similar	(935,235)	(532,377)
Amortization of fixed assets	(766,289)	(770,782)
Owner expenses related to properties which are available for lease	(1,517,119)	(1,123,522)
Power and water	(125,545)	(196,535)
Protocol, advertising and publicity	(2,185,565)	(1,442,977)
Taxes and duties	(939,084)	(639,955)
Accounting, audit and consultancy services	(363,019)	(560,148)
Consultancy in intermediation of purchase and rent of investment property	(652,472)	(1,015,077)
Other consultancy services	(891,115)	-
Administration services	(1,490,922)	(1,556,047)
Other expenses with third party services	(215,313)	(295,494)
Salaries and similar contributions	(2,205,652)	(2,196,686)
Share based payment transactions	(926,786)	-
Postage and telecommunication expenses	(51,431)	(73,477)
Transport and travels	(385,975)	(98,215)
Sundry rentals	(134,323)	(107,539)
Depreciation of right of use assets	(180,451)	(33,982)
Insurance	(100,244)	(118,783)
Demolition	-	(400,792)
Valuation services	(232,445)	(265,851)
Fit out expenses not included in cost of sales	(80,806)	(56,987)
Recruitment	(64,722)	(27,490)
Total	(16,233,837)	(14,627,571)

21. OTHER OPERATING EXPENSES

Other operating expenses are detailed as follows:

Description	6 months ended	
	30 June 2021	30 June 2020
Donations granted	(623,505)	(1,103,501)
Expense with provisions and allowance for impairment	(27,136)	-
Contractual penalties, fines and damages	(114,662)	(29,859)
Other operating expenses	(972,590)	(926,986)
Total	(1,737,893)	(2,060,346)

22. NET FINANCIAL RESULT

The financial income and expenses are detailed as follows:

Description	6 months ended	
	30 June 2021	30 June 2020
Interest income	756,011	139,741
Foreign exchange income	6,585,874	1,414,191
Total financial income	7,341,885	1,553,932
Interest expenses	(4,989,523)	(3,695,092)
Foreign exchange expenses	(9,806,647)	(3,239,518)
Total financial expenses	(14,796,170)	(6,934,610)
Total net financial result – gain/(loss)	(7,454,285)	(5,380,678)

23. RELATED PARTIES

In its normal course of business, the Group carries out transactions with the key management personnel (executive management and directors). The volume of such transactions is presented in the table below:

Key management personnel compensation	30 June 2021	30 June 2020
Short - term employee benefits	437,945	318,191

The Group’s related parties at 30 June 2021 are:

Name	Country	Type of affiliation
Andrei Liviu Diaconescu	Romania	Shareholder and key management personnel
Victor Capitanu	Romania	Shareholder and key management personnel
Vinci Invest SRL	Romania	Other related party
Liviu Investments SRL	Romania	Other related party
Lemon Interior Design SRL	Romania	Other related party
Lemon Office Design SRL	Romania	Other related party
Smart Capital Investments SA	Romania	Other related party
Ploiesti Logistics SRL	Romania	Other related party
Element Investments SRL	Romania	Other related party
Element Invest Partners SRL	Romania	Other related party
DR Consulting & Other Services SRL	Romania	Other related party
Samoila Valentin-Cosmin PFA	Romania	Other related party
One Energy Division SRL	Romania	Other related party
One Holding Investments SRL	Romania	Other related party
One Holding Ver SRL	Romania	Other related party
One Holding OA SRL	Romania	Other related party
Neo Downtown SRL	Romania	Other related party
ACC Investments SRL	Romania	Other related party
Reinvent Energy SRL	Romania	Associate
One Property Support Services SRL	Romania	Associate
One Herastrau Office Properties S.A.	Romania	Associate
One Herastrau Office S.A.	Romania	Associate
Glass Rom Invest SRL	Romania	Associate
CTT & ONE AG	Switzerland	Associate
CC Trust Group AG	Switzerland	Associate

23 RELATED PARTIES (CONTINUED)

Name	Country	Type of affiliation
Dragos-Horia Manda	Romania	Key management personnel, minority shareholder of the Group
Claudio Cisullo	Romania	Key management personnel, minority shareholder of the Group
Gabriel-Ionut Dumitrescu	Romania	Key management personnel, minority shareholder of the Group
Adriana-Anca Anton	Romania	Key management personnel
Raluca-Elena Dragan	Romania	Key management personnel
Valentin-Cosmin Samoila	Romania	Key management personnel
Marius-Mihail Diaconu	Romania	Key management personnel, minority shareholder of the Group

The following table provides the total amount of transactions that have been entered into with related parties during the six months ended 30 June 2021 and 2020, as well as balances with related parties as at 30 June 2021 and 31 December 2020:

Nature of balances	Related party categories	Statement of financial position (Amounts owing (to)/from)	
		30 June	
		2021	31 December 2020
Receivables and other receivables related to goods and services sold	Key management personnel of the Group	26,276	14,471
	Associates	4,398,619	3,040,023
	Other related parties	6,798,011	11,061,376
Advances paid for purchases of goods and services	Key management personnel of the Group	-	-
	Associates	12,999,137	14,764,439
	Other related parties	21,140,966	12,918,302
Payables related to goods and services paid	Key management personnel of the Group	3,955	3,055
	Associates	24,569,325	24,379,051
	Other related parties	2,982,293	1,242,836
Dividends paid during the year, net of tax	Key management personnel of the Group	16,687,727	50,979,993
	Non-controlling interests	-	-
Advance payments received	Other related parties	28,848,077	920,311

Nature of transactions	Related party categories	Income statement (Income/expenses)	
		6 M 2021	6 M 2020
Sales of goods and services	Key management personnel of the Group	86	-
	Associates	4,313,887	-
	Other related parties	38,791,397	5,239
Purchases of various goods and services	Key management personnel of the Group	-	1,560
	Associates	26,010,224	19,740,221
	Other related parties	3,186,577	3,238,105

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

23 RELATED PARTIES (CONTINUED)

Loans from related parties	Year	Amounts owed to related parties	
		Interest expenses	
	2021	99,014	5,488,768
Companies - other related parties	2020	74,292	23,823,603
	2021	-	-
Key management personnel of the Group	2020	11,840	2,458,920
Total loans from related parties	2021	99,014	5,488,768
	2020	86,132	26,282,523
Loans granted related parties	Year	Amounts granted to related parties	
		Interest income	
	2021	73,665	10,338,510
Loans granted to associates	2020	87,579	9,501,076
	2021	-	71,523
Loans granted to other related parties	2020	22,170	284
	2021	-	-
Key management personnel of the Group:	2020	-	-
Total loans from related parties	2021	73,665	10,410,033
	2020	109,749	9,501,359

24. EARNING PER SHARE

The calculation of earnings per share at 30 June 2021 and 30 June 2020 was based on the profit attributable to equity holders of RON 147,538,053 (30 June 2020: RON 40,202,224) and the weighted average ordinary shares in issue during the year.

RON	30 June 2021	30 June 2020
Profit for the year attributable to equity holders	147,538,053	40,202,224
Weighted average number of shares in issue	520,618,793	940,455
Basic/diluted earnings per share attributable to equity holders	0.28	43

25. SEGMENT REPORTING

Reporting segments are residential, office and corporate and the Group manages operations in accordance with this classification. There are no sales between segments. Segment results, assets and liabilities include items directly attributable to a segment, as well as those that can be allocated on a reasonable basis.

The operating costs and net financial result classified on segment reporting are not analyzed by the chief decision makers on a quarterly basis but on an annual basis.

25. SEGMENT REPORTING (CONTINUED)

Segment results resulted from transactions with external customers - 30 June 2021

	Residential	Office	Corporate	Total
<i>RON</i>				
Revenues from sales of inventory property	332,758,053			332,758,053
Revenues from rentals, service charge and similar		3,199,413		3,199,413
Cost of sales of inventory property	(224,628,655)			(224,628,655)
Cost of rental revenues, service charge and similar		(1,079,880)		(1,079,880)
Net income	108,129,398	2,119,533	-	110,248,931

Segment results resulted from transactions with external customers 30 June 2020

	Residential	Office	Corporate	Total
<i>RON</i>				
Revenues from sales of inventory property	220,340,794			220,340,794
Revenues from rentals, service charge and similar		776,821		776,821
Cost of sales of inventory property	(146,065,925)			(146,065,925)
Cost of rental revenues, service charge and similar		(197,657)		(197,657)
Net income	74,274,869	579,164	-	78,854,033

Segment assets and liabilities 30 June 2021

	Residential	Office	Corporate	Total
<i>RON</i>				
Goodwill	19,256,076	-	-	19,256,076
Intangible assets	4,229	2,269	675,000	681,498
Investment properties	-	965,042,657	-	965,042,657
Investments in associates	-	-	1,699,434	1,699,434
Right of use assets	292,971	411,677	-	704,648
Property, plant and equipment	1,674,790	794,537	13,658,538	16,127,865
Total non-current assets	21,228,066	966,251,140	16,032,972	1,003,512,178
Inventories	408,664,625	-	-	408,664,625
Advance payments to suppliers	38,628,237	29,646,412	399,676	68,674,325
Trade receivables	153,290,856	1,916,446	345,891	155,553,193
Other receivables	8,948,352	4,033,214	35,149,158	48,130,724
Prepayments	1,011,316	7,533,736	4,233,543	12,778,595
Cash and cash equivalents	204,032,216	103,831,973	42,172,619	350,036,808
Total current assets	814,575,602	146,961,781	82,300,887	1,043,838,270
Total assets	835,803,668	1,113,212,921	98,333,859	2,047,350,448
Loans and borrowings - long term	30,396,989	360,547,132	-	390,944,121
Provisions	644,752	3,601	86,299	734,652
Deferred tax liabilities	55,257,922	73,635,394	112,372	129,005,688
Total non-current liabilities	86,299,663	434,186,127	198,671	520,684,461

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2021

(Amounts are expressed in “RON”, unless otherwise stated)

25 SEGMENT REPORTING (CONTINUED)

Segment assets and liabilities 30 June 2021	Residential	Office	Corporate	Total
Employee benefits	56,785	16,414	342,946	416,145
Loans and borrowings - short term	6,850	13,786,203	20,843	13,813,896
Trade and other payables	84,498,747	29,528,411	5,893,927	119,921,085
Accrued income	-	-	-	-
Lease liabilities	298,939	405,313	-	704,252
Current tax liabilities	6,810	235	3,906,461	3,913,506
Advance payments from customers	289,094,837	139,852,549	-	428,947,386
Total current liabilities	373,962,968	183,589,125	10,164,177	567,716,270
Total liabilities	460,262,631	617,775,252	10,362,848	1,088,400,731
Segment assets and liabilities 31 December 2020	Residential	Office	Corporate	Total
<i>RON</i>				
Goodwill	19,256,076	-	-	19,256,076
Intangible assets	3,661	3,316	157,730	164,707
Investment properties	-	1,010,415,976	-	1,010,415,976
Investments in associates	-	-	1,439,340	1,439,340
Right of use assets	763,922	457,245	-	1,221,167
Property, plant and equipment	1,652,523	1,021,637	13,402,983	16,077,142
Total non-current assets	21,676,182	1,011,898,173	15,000,053	1,048,574,408
Inventories	257,348,157	-	-	257,348,157
Advance payments to suppliers	29,156,837	21,207,572	525,617	50,890,026
Trade receivables	99,154,890	5,415,842	73,229	104,643,962
Other receivables	5,402,760	2,338,820	63,039,450	70,781,030
Prepayments	224,180	263,905	57,284	545,370
Cash and cash equivalents	67,046,373	46,609,896	57,315,377	170,971,646
Total current assets	458,333,197	75,836,035	121,010,958	655,180,191
Total assets	480,009,379	1,087,734,209	136,011,011	1,703,754,599
Loans and borrowings - long term	9,555,953	181,180,670	-	190,736,623
Provisions	642,043	6,310	86,560	734,913
Deferred tax liabilities	21,136,500	79,880,609	(112,372)	100,904,738
Total non-current liabilities	31,334,496	261,067,590	(25,812)	292,376,274
Employee benefits	81,576	29,144	333,908	444,628
Loans and borrowings - short term	48,716,743	57,607,528	87,307,031	193,631,302
Trade and other payables	59,989,717	26,605,392	9,648,513	96,243,622
Accrued income	-	-	-	-
Lease liabilities	762,650	445,500	-	1,208,149
Current tax liabilities	10,139	82,471	1,871,409	1,964,019
Advance payments from customers	127,156,877	166,698,326	-	293,855,202
Total current liabilities	236,717,701	251,468,361	99,160,861	587,346,923
Total liabilities	268,052,198	512,535,951	99,135,048	879,723,197

26. COMMITMENTS

Through the contracts concluded with the clients, the Group undertakes to deliver on time, state-of-the-art apartments forming the object of the concluded contracts. Other obligations resulting from the contracts concluded with clients: the apartments were not and are not removed from the civil circuit; are not the subject of any rental agreement; are not the subject of any litigation; are not subject to any form of forced execution; does not constitute contribution to the set-up of any commercial company; are not alienated or mortgaged; are free from any liens.

27. CONTINGENCIES

There are several law suits in which the Group entities are involved in the normal course of business, which in case of negative outcome, may have an effect on the Group’s operations. However, the Group does not anticipate significant impact based on the status of these law suits at the issue date.

The Group in the normal course of business has given warranties for the quality of the apartments for 3 years and is obliged by the local legislation to guarantee the construction design on the entire lift time of the construction. Provision is made for the Directors’ best estimate of all known legal claims and all legal actions in progress. The Group takes legal advice as to the likelihood of success of claims and actions and no provision is made where the Directors consider, based on that advice, that the action is unlikely to succeed.

Based on the resolution of the ordinary general meeting of the shareholders no. 54/19 April 2021 a new share based payments program was approved for the executive members of the Board of Directors, Mr. Victor Capitanu and Mr. Andrei-Liviu Diaconescu, which involves granting a package of shares up to 5% of the share capital of the Company, in the following 5 years. The awards of the share base payments program are dependent on meeting certain condition. As of now the management considers the time period is too far in order to predict accurate the outcome.

28. SUBSEQUENT EVENTS

In July 2021, the holding company One United Properties SA was admitted on the regulated market of the Bucharest Stock Exchange. Following the closure of the initial public offering for sale of shares issued by the Company, launched by it as part of the operation to increase the share capital with cash contribution, through SSIF BRK Financial Group SA Cluj-Napoca, a number of 130,007,085 ordinary shares were issued with a nominal value of RON/share 0.2 and a sale price set in the range of RON/share 1.93-2.12. Following the closing of the Offer, the share capital of the Company consists of a number of 1,430,077,941 shares with a unit nominal value of RON 0.2 amounting to a total value of RON 286,015,588.

The subsidiary One Cotroceni Park Office SA and One Cotroceni Park Office Faza 2 SA have converted in share capital the loans received from minority shareholders in total amount of RON 120,088,240.

On 23 July 2021, the subsidiaries One Cotroceni Park Office SA and One Cotroceni Park Office Faza 2 SA have signed the loan agreement with Banca Comerciala Romana SA, BRD Groupe Societe Generale SA and Erste Group Bank AG for an amount of maximum EUR 78,000,000. The loan agreement requires the observance of some financial indicators.

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 27 August 2021 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

Bifati numai
dacă
este cazul:

<input type="checkbox"/>	Mari Contribuabili care depun bilanțul la Bucuresti
<input type="checkbox"/>	Sucursala
<input type="checkbox"/>	GIE - grupuri de interes economic
<input type="checkbox"/>	Activ net mai mic de 1/2 din valoarea capitalului subscris

S1027_A1.0.0 30.07.2021

Tip situație financiară : BS

An Semestru

Anul **2021**

Versiuni **Atenție!**

Suma de control 261.404.350

Entitatea ONE UNITED PROPERTIES SA

Adresa

Județ	Sector	Localitate			
Bucuresti	Sector 1	BUCURESTI			
Strada	Nr.	Bloc	Scara	Ap.	Telefon
MAXIM GORKI	20				0213166688

Număr din registrul comerțului J40/21705/2007 Cod unic de inregistrare 2 2 7 6 7 8 6 2

Forma de proprietate

34--Societati pe actiuni

Activitatea preponderenta (cod si denumire clasa CAEN)

6420 Activități ale holdingurilor

Activitatea preponderenta efectiv desfasurata (cod si denumire clasa CAEN)

6420 Activități ale holdingurilor

Raportari contabile semestriale

<input type="radio"/> Entități mijlocii, mari si entități de interes public
<input checked="" type="radio"/> Entități mici
<input type="radio"/> Microentități

Entități de interes public

?

1. entitățile care au optat pentru un **exercițiu financiar diferit de anul calendaristic**, cf.art. 27 din *Legea contabilității nr. 82/1991*

Raportare contabilă la data de 30.06.2021 întocmită de entitățile cărora le sunt incidente Reglementările contabile privind situațiile financiare anuale individuale și situațiile financiare anuale consolidate, aprobate prin OMFP nr. 1.802/2014, cu modificările și completările ulterioare, coroborat cu art.3 din OMF nr.763/ 2021 și care în exercițiul financiar precedent au înregistrat o cifră de afaceri mai mare decat echivalentul in lei a 1.000.000 euro.

F10 - SITUATIA ACTIVEI, DATORIILOR SI CAPITALURILOR PROPRII

F20 - CONTUL DE PROFIT ȘI PIERDERE

F30 - DATE INFORMATIVE

Instrucțiuni

Corelații

1.Import fisier XML - F10 la 31/12/AP

2.Import fisier XML - F20 la 30/06/AP

Import 'balanta.txt'

Import fisier XML creat cu alte aplicații

VALIDARE

DEBLOCARE

ANULARE

LISTARE

ADMINISTRATOR,

INTOCMIT,

Numele si prenumele

CAPITANU VICTOR

Numele si prenumele

KRESTON ROMANIA SRL

?

Calitatea

22--PERSOANE JURIDICE AUTORIZATE, MEMBRE CECCAR

Nr.de inregistrare in organismul profesional

14116

CIF/ CUI membru CECCAR

8 0 2 5 2 8 0

Semnătura

Semnătura

Semnătura electronica

Formular VALIDAT

SITUAȚIA ACTIVELOR, DATORIILOR ȘI CAPITALURILOR PROPRII

Cod 10

la data de 30.06.2021

- lei -

Denumirea elementului	Nr.rd. OMF nr.763/ 2021	Nr. rd.	Sold la:	
			01.01.2021	30.06.2021
A		B	1	2
(formulele de calcul se refera la Nr.rd. din col.B)				
A. ACTIVE IMOBILIZATE				
I. IMOBILIZĂRI NECORPORALE (ct.201+203+205+206+2071+4094 +208-280-290 - 4904)	01	01	91.377	514.914
II. IMOBILIZĂRI CORPORALE(ct.211+212+213+214+215+216+217+223+224 +227+231+235+4093-281-291-2931-2935 - 4903)	02	02	1.489.634	1.477.874
III. IMOBILIZĂRI FINANCIARE (ct.261+262+263+265+267* - 296*)	03	03	56.454.096	56.788.535
ACTIVE IMOBILIZATE - TOTAL (rd. 01 + 02 + 03)	04	04	58.035.107	58.781.323
B. ACTIVE CIRCULANTE				
I. STOCURI (ct.301+302+303+321+322+/-308+323+326+327+328+331+332 +341+345+346+347+/-348+351+354+356+357+358+361+/-368+371+/-378 +381+/-388+4091- 391- 392-393-394-395-396-397-398 - din ct.4428 - 4901)	05	05	560	560
II.CREANȚE				
1. (ct.267*-296*+4092+411+413+418+425+4282+431**+436**+437**+4382 +441**+4424+din ct.4428**+444**+445+446**+447**+4482+451**+453** +456**+4582+461+4662+473** - 491 - 495 - 496 - 4902 +5187)	06	06a (301)	336.538.305	325.390.918
2. Creanțe reprezentând dividende repartizate în cursul exercițiului financiar (ct. 463)	07	06b (302)	24.500.000	
TOTAL (rd. 06a+06b)	08	06	361.038.305	325.390.918
III. INVESTIȚII PE TERMEN SCURT (ct.501+505+506+507+ 508*+5113+5114-591-595-596-598)	09	07		
IV. CASA ȘI CONTURI LA BĂNCI (ct.508* + 5112+512+531+532+541+542)	10	08	55.816.083	40.382.878
ACTIVE CIRCULANTE - TOTAL (rd. 05 + 06 + 07 + 08)	11	09	416.854.948	365.774.356
C. CHELTUIELI ÎN AVANS (ct. 471) (rd.11+12)	12	10	158.411	4.248.401
Sume de reluat într-o perioadă de până la un an (ct. 471*)	13	11	158.411	4.248.401
Sume de reluat într-o perioadă mai mare de un an (ct. 471*)	14	12		
D. DATORII: SUMELE CARE TREBUIE PLĂTITE ÎNTR-O PERIOADĂ DE PÂNĂ LA UN AN (ct.161+162+166+167+168-169+269+401+403+404+405+408+419 +421+423+424+426+427+4281+431***+436***+437***+4381+441***+4423 +4428***+444***+446***+ 447***+4481+451***+453*** +455+456***+457 +4581+462+4661+473***+509+5186+519)	15	13	141.400.735	80.488.134
E. ACTIVE CIRCULANTE NETE/DATORII CURENTE NETE (rd.09+11-13-20-23-26)	16	14	275.541.564	289.342.107
F. TOTAL ACTIVE MINUS DATORII CURENTE (rd.04 +12+14)	17	15	333.576.671	348.123.430
G. DATORII:SUMELE CARE TREBUIE PLATITE INTR-O PERIOADA MAI MARE DE UN AN (ct.161+162+166+167+168-169+269+401+403+404+405+408+419 +421+423+424+426+427+4281+431***+436***+437***+4381+441***+4423 +4428***+444***+446***+ 447***+4481+451***+453*** +455+456***+4581 +462+4661+473***+509+5186+519)	18	16	69.015	117.906
H. PROVIZIOANE (ct. 151)	19	17	84.255	84.255
I. VENITURI IN AVANS (rd. 19 + 22 + 25 + 28)	20	18	71.060	192.516
1. Subvenții pentru investiții (ct. 475), (rd.20+21)	21	19		
Sume de reluat într-o perioadă de până la un an (din ct. 475*)	22	20		
Sume de reluat într-o perioadă mai mare de un an (din ct. 475*)	23	21		
2. Venituri înregistrate în avans (ct. 472) (rd.23+24)	24	22	71.060	192.516

Sume de reluat într-o perioadă de până la un an (din ct. 472*)	25	23	71.060	192.516
Sume de reluat într-o perioadă mai mare de un an (din ct. 472*)	26	24		
3. Venituri în avans aferente activelor primite prin transfer de la clienți (ct. 478) (rd.26+27)	27	25		
Sume de reluat într-o perioadă de până la un an (din ct. 478*)	28	26		
Sume de reluat într-o perioadă mai mare de un an (din ct. 478*)	29	27		
Fondul comercial negativ (ct.2075)	30	28		
J. CAPITAL ȘI REZERVE				
I. CAPITAL (rd. 30+31+32+33+34)	31	29	260.287.991	261.404.350
1. Capital subscris vărsat (ct. 1012)	32	30	259.824.598	260.014.171
2. Capital subscris nevărsat (ct. 1011)	33	31		
3. Patrimoniul regiei (ct. 1015)	34	32		
4. Patrimoniul institutelor naționale de cercetare-dezvoltare (ct. 1018)	35	33		
5. Alte elemente de capitaluri proprii (ct. 1031)	36	34	463.393	1.390.179
II. PRIME DE CAPITAL (ct. 104)	37	35	9.192	9.192
III. REZERVE DIN REEVALUARE (ct. 105)	38	36		
IV. REZERVE (ct.106)	39	37	9.017.865	9.009.562
Acțiuni proprii (ct. 109)	40	38	26.765.560	
Câștiguri legate de instrumentele de capitaluri proprii (ct. 141)	41	39	1.541.892	10.811.546
Pierderi legate de instrumentele de capitaluri proprii (ct. 149)	42	40		
V. PROFITUL SAU PIERDEREA REPORTAT(Ă)	43	41	1.150.400	39.907.750
SOLD C (ct. 117)	44	42	0	0
SOLD D (ct. 117)				
VI. PROFITUL SAU PIERDEREA LA SFÂRȘITUL PERIOADEI DE RAPORTARE				
SOLD C (ct. 121)	45	43	93.001.566	26.778.869
SOLD D (ct. 121)	46	44		
Repartizarea profitului (ct. 129)	47	45	4.819.945	
CAPITALURI PROPRII - TOTAL (rd. 29+35+36+37-38+39-40+41-42+43-44-45)	48	46	333.423.401	347.921.269
Patrimoniul public (ct. 1016)	49	47		
Patrimoniul privat (ct. 1017) 1)	50	48		
CAPITALURI - TOTAL (rd. 46+47+48) (rd.04+09+10-13-16-17-18)	51	49	333.423.401	347.921.269

*) Conturi de repartizat după natura elementelor respective.

**) Solduri debitoare ale conturilor respective.

***) Solduri creditoare ale conturilor respective.

1) Se va completa de către entitățile cărora le sunt incidente prevederile Ordinului ministrului finanțelor publice și al ministrului delegat pentru buget nr. 668/2014 pentru aprobarea Precizărilor privind întocmirea și actualizarea inventarului centralizat al bunurilor imobile proprietate privată a statului și a drepturilor reale supuse inventarierii, cu modificările și completările ulterioare.

ADMINISTRATOR,

Numele și prenumele

CAPITANU VICTOR

Semnătura _____

Formular
VALIDAT**INTOCMIT,**

Numele și prenumele

KRESTON ROMANIA SRL

Calitatea

22--PERSOANE JURIDICE AUTORIZATE, MEMBRE CECCAR

Semnătura _____

Nr.de inregistrare in organismul profesional:

14116

CONTUL DE PROFIT ȘI PIERDERE

la data de 30.06.2021

Cod 20

- lei -

Denumirea indicatorilor	Nr.rd. Nr.rd. OMF nr.763/ 2021	Nr. rd.	Realizari aferente perioadei de raportare	
			01.01.2020- 30.06.2020	01.01.2021- 30.06.2021
A		B	1	2
(formulele de calcul se refera la Nr.rd. din col.B)				
1. Cifra de afaceri netă (rd. 02+03-04+06)	01	01	12.050.962	30.383.021
Producția vândută (ct.701+702+703+704+705+706+708)	02	02	12.050.962	30.383.021
Venituri din vânzarea mărfurilor (ct. 707)	03	03		
Reduceri comerciale acordate (ct. 709)	04	04	0	0
— Venituri din dobânzi înregistrate de entitățile radiate din Registrul general si care mai au in derulare contracte de leasing (ct.766*)		05		
Venituri din subvenții de exploatare aferente cifrei de afaceri nete (ct.7411)	05	06		
2. Venituri aferente costului producției în curs de execuție (ct.711+712)				
Sold C	06	07		
Sold D	07	08		
3. Venituri din producția de imobilizari necorporale si corporale (ct.721+ 722)	08	09	0	342.958
4. Venituri din reevaluarea imobilizărilor corporale (ct. 755)	09	10		
5. Venituri din producția de investiții imobiliare (ct. 725)	10	11		
6. Venituri din subvenții de exploatare (ct. 7412 + 7413 + 7414 + 7415 + 7416 + 7417 + 7419)	11	12	0	0
7. Alte venituri din exploatare (ct.751+758+7815)	12	13	1	1.642
-din care, venituri din subvenții pentru investiții (ct.7584)	13	14	0	0
-din care, venituri din fondul comercial negativ (ct.7815)	14	15	0	0
VENITURI DIN EXPLOATARE – TOTAL (rd. 01+07-08+09+10+11+12+13)	15	16	12.050.963	30.727.621
8. a) Cheltuieli cu materiile prime și materialele consumabile (ct.601+602)	16	17	2.896	7.288
Alte cheltuieli materiale (ct.603+604+606+608)	17	18	47.707	67.969
b) Alte cheltuieli externe (cu energie și apă)(ct.605)	18	19	45.880	27.413
c) Cheltuieli privind mărfurile (ct.607)	19	20	0	0
Reduceri comerciale primite (ct. 609)	20	21	0	0
9. Cheltuieli cu personalul (rd. 23+24)	21	22	1.354.728	2.279.158
a) Salarii și indemnizații (ct.641+642+643+644)	22	23	1.321.815	2.241.536
b) Cheltuieli cu asigurările și protecția socială (ct.645+646)	23	24	32.913	37.622
10.a) Ajustări de valoare privind imobilizările corporale și necorporale (rd. 26 - 27)	24	25	256.080	219.025
a.1) Cheltuieli (ct.6811+6813+6817+ din ct.6818)	25	26	256.080	219.025
a.2) Venituri (ct.7813 + din ct.7818)	26	27	0	0
b) Ajustări de valoare privind activele circulante (rd. 29 - 30)	27	28	0	0

b.1) Cheltuieli (ct.654+6814 + din ct.6818)	28	29	0	0
b.2) Venituri (ct.754+7814 + din ct.7818)	29	30	0	0
11. Alte cheltuieli de exploatare (rd. 32 la 37)	30	31	2.522.320	2.702.344
11.1. Cheltuieli privind prestațiile externe (ct.611+612+613+614+615+621+622+623+624+625+626+627+628)	31	32	2.470.892	2.673.959
11.2. Cheltuieli cu alte impozite, taxe și vărsăminte asimilate; cheltuieli reprezentând transferuri și contribuții datorate în baza unor acte normative speciale(ct. 635 + 6586*)	32	33	46.207	7.686
11.3. Cheltuieli cu protecția mediului înconjurător (ct. 652)	33	34	0	0
11.4 Cheltuieli din reevaluarea imobilizărilor corporale (ct. 655)	34	35	0	0
11.5. Cheltuieli privind calamitățile și alte evenimente similare (ct. 6587)	35	36	0	0
11.6. Alte cheltuieli (ct.651+ 6581+ 6582 + 6583 + 6584 + 6588)	36	37	5.221	20.699
— Cheltuieli cu dobânzile de refinanțare înregistrate de entitățile radiate din Registrul general și care mai au în derulare contracte de leasing (ct.666*)		38		
Ajustări privind provizioanele (rd. 40 - 41)	37	39	-28.141	0
- Cheltuieli (ct.6812)	38	40	0	0
- Venituri (ct.7812)	39	41	28.141	0
CHELTUIELI DE EXPLOATARE – TOTAL (rd. 17 la 20 - 21+22+25+28+31+ 39)	40	42	4.201.470	5.303.197
PROFITUL SAU PIERDEREA DIN EXPLOATARE:				
- Profit (rd. 16 - 42)	41	43	7.849.493	25.424.424
- Pierdere (rd. 42 - 16)	42	44	0	0
12. Venituri din interese de participare (ct.7611+7612+7613)	43	45	4.793.729	1.881.012
- din care, veniturile obținute de la entitățile afiliate	44	46	4.793.729	1.881.012
13. Venituri din dobânzi (ct. 766)	45	47	5.031.540	2.974.676
- din care, veniturile obținute de la entitățile afiliate	46	48	4.909.324	2.786.285
14. Venituri din subvenții de exploatare pentru dobânda datorată (ct. 7418)	47	49	0	0
15. Alte venituri financiare (ct.762+764+765+767+768+7615)	48	50	48.723.755	4.062.660
- din care, venituri din alte imobilizări financiare (ct. 7615)	49	51	0	0
VENITURI FINANCIARE – TOTAL (rd. 45+47+49+50)	50	52	58.549.024	8.918.348
16. Ajustări de valoare privind imobilizările financiare și investițiile financiare deținute ca active circulante (rd. 54 - 55)	51	53	0	0
- Cheltuieli (ct.686)	52	54	0	0
- Venituri (ct.786)	53	55	0	0
17. Cheltuieli privind dobânzile (ct.666)	54	56	2.525.925	631.712
- din care, cheltuielile în relația cu entitățile afiliate	55	57	0	0
18. Alte cheltuieli financiare (ct.663+664+665+667+668)	56	58	1.423.078	359.548
CHELTUIELI FINANCIARE – TOTAL (rd. 53+56+58)	57	59	3.949.003	991.260
PROFITUL SAU PIERDEREA FINANCIAR(Ă):				
- Profit (rd. 52 - 59)	58	60	54.600.021	7.927.088
- Pierdere (rd. 59 - 52)	59	61	0	0

VENITURI TOTALE (rd. 16 + 52)	60	62	70.599.987	39.645.969
CHELTUIELI TOTALE (rd. 42 + 59)	61	63	8.150.473	6.294.457
19. PROFITUL SAU PIERDEREA BRUT(Ă):				
- Profit (rd. 62 - 63)	62	64	62.449.514	33.351.512
- Pierdere (rd. 63 - 62)	63	65	0	0
20. Impozitul pe profit (ct.691)	64	66	930.099	6.572.643
21. Impozitul specific unor activități (ct. 695)	65	67	0	0
22. Alte impozite neprezentate la elementele de mai sus (ct.698)	66	68	0	0
23. PROFITUL SAU PIERDEREA NET(Ă) A PERIOADEI DE RAPORTARE:				
- Profit (rd. 64 - 65 - 66 - 67 - 68)	67	69	61.519.415	26.778.869
- Pierdere (rd. 63 + 66 + 67 + 68 - 64)	68	70	0	0

*) Conturi de repartizat după natura elementelor respective.

La rândul 22 (cf.OMF nr.763/ 2021)- se cuprind și drepturile colaboratorilor, stabilite potrivit legislației muncii, care se preiau din rulajul debitor al contului 621 „Cheltuieli cu colaboratorii”, analitic „Colaboratori persoane fizice”.

La rândul 32 (cf.OMF nr.763/ 2021)- în contul 6586 „Cheltuieli reprezentând transferuri și contribuții datorate în baza unor acte normative speciale” se evidențiază cheltuielile reprezentând transferuri și contribuții datorate în baza unor acte normative speciale, altele decât cele prevăzute de Codul fiscal.

ADMINISTRATOR,

Numele si prenumele

CAPITANU VICTOR

Semnătura _____

INTOCMIT,

Numele si prenumele

KRESTON ROMANIA SRL

Calitatea

22--PERSOANE JURIDICE AUTORIZATE, MEMBRE CECCAR

Semnătura _____

Nr.de inregistrare in organismul profesional:

14116

Formular
VALIDAT

DATE INFORMATIVE la data de 30.06.2021

F30 - pag. 1

Cod 30 (formulele de calcul se refera la Nr.rd. din col.B)

- lei -

I. Date privind rezultatul inregistrat	Nr.rd. OMF nr.763/ 2021	Nr. rd.	Nr.unitati		Sume
A		B	1		2
Unitați care au inregistrat profit	01	01	1		26.778.869
Unitați care au inregistrat pierdere	02	02			
Unitați care nu au inregistrat nici profit, nici pierdere	03	03			
II Date privind platile restante		Nr. rd.	Total, din care:	Pentru activitatea curenta	Pentru activitatea de investitii
A		B	1=2+3	2	3
Plati restante – total (rd.05 + 09 + 15 la 17 + 18)	04	04	77.989	77.989	
Furnizori restanți – total (rd. 06 la 08)	05	05	77.989	77.989	
- peste 30 de zile	06	06	47.063	47.063	
- peste 90 de zile	07	07	16.361	16.361	
- peste 1 an	08	08	14.565	14.565	
Obligatii restante fata de bugetul asigurarilor sociale – total(rd.10 la 14)	09	09			
- contributi pentru asigurari sociale de stat datorate de angajatori, salariati si alte persoane asimilate	10	10			
- contributi pentru fondul asigurarilor sociale de sanatate	11	11			
- contribuția pentru pensia suplimentară	12	12			
- contributi pentru bugetul asigurarilor pentru somaj	13	13			
- alte datorii sociale	14	14			
Obligatii restante fata de bugetele fondurilor speciale si alte fonduri	15	15			
Obligatii restante fata de alti creditorii	16	16			
Impozite, contributi si taxe neplatite la termenul stabilit la bugetul de stat, din care:	17	17			
- contributia asiguratorie pentru munca	18	17a (301)			
Impozite si taxe neplatite la termenul stabilit la bugetele locale	19	18			
III. Numar mediu de salariati		Nr. rd.	30.06.2020		30.06.2021
A		B	1		2
Numar mediu de salariati	20	19	19		20
Numarul efectiv de salariati existenti la sfarsitul perioadei, respectiv la data de 30 iunie	21	20	22		24
IV. Redevențe plătite în cursul perioadei de raportare, subvenții încasate și creanțe restante				Nr. rd.	Sume (lei)
A				B	1
Redevențe plătite în cursul perioadei de raportare pentru bunurile din domeniul public, permise în concesiune, din care:			22	21	
- redevențe pentru bunurile din domeniul public plătite la bugetul de stat			23	22	
Redevență minieră plătită la bugetul de stat			24	23	

Redevență petrolieră plătită la bugetul de stat	25	24		
Chirii plătite în cursul perioadei de raportare pentru terenuri 1)	26	25		
Venituri brute din servicii plătite către persoane nerezidente , din care:	27	26	42.119	
- impozitul datorat la bugetul de stat	28	27		
Venituri brute din servicii plătite către persoane nerezidente din statele membre ale Uniunii Europene, din care:	29	28	35.079	
- impozitul datorat la bugetul de stat	30	29		
Subvenții încasate în cursul perioadei de raportare, din care:	31	30		
- subvenții încasate în cursul perioadei de raportare aferente activelor	32	31		
- subvenții aferente veniturilor, din care:	33	32		
- subvenții pentru stimularea ocupării forței de muncă *)	34	33		
- subvenții pentru energie din surse regenerabile	35	33a (316)		
- subvenții pentru combustibili fosili	36	33b (317)		
Creanțe restante , care nu au fost încasate la termenele prevăzute în contractele comerciale și/sau în actele normative în vigoare, din care:	37	34	233.397	
- creanțe restante de la entități din sectorul majoritar sau integral de stat	38	35		
- creanțe restante de la entități din sectorul privat	39	36	233.397	
V. Tichete acordate salariaților		Nr. rd.	Sume (lei)	
A		B	1	
Contravaloarea tichetelor acordate salariaților	40	37		
Contravaloarea tichetelor acordate altor categorii de beneficiari, alții decât salariații	41	37a (302)		
VI. Cheltuieli efectuate pentru activitatea de cercetare - dezvoltare **)		Nr. rd.	30.06.2020	30.06.2021
A		B	1	2
Cheltuieli de cercetare - dezvoltare :	42	38		
- din care, efectuate în scopul diminuării impactului activității entității asupra mediului sau al dezvoltării unor noi tehnologii sau a unor produse mai sustenabile	43	38a (318)		
- după surse de finanțare (rd. 40+41)	44	39	0	0
- din fonduri publice	45	40		
- din fonduri private	46	41		
- după natura cheltuielilor (rd. 43+44)	47	42	0	0
- cheltuieli curente	48	43		
- cheltuieli de capital	49	44		
VII. Cheltuieli de inovare ***)		Nr. rd.	30.06.2020	30.06.2021
A		B	1	2
Cheltuieli de inovare	50	45		
- din care, efectuate în scopul diminuării impactului activității entității asupra mediului sau al dezvoltării unor noi tehnologii sau a unor produse mai sustenabile	51	45a (319)		
VIII. Alte informații		Nr. rd.	30.06.2020	30.06.2021
A		B	1	2
Avansuri acordate pentru imobilizări necorporale (ct. 4094), din care:	52	46		
- avansuri acordate entităților neafiliate nerezidente pentru imobilizări necorporale (din ct. 4094)	53	46a (303)		

- avansuri acordate entităților afiliate nerezidente pentru imobilizări necorporale (din ct. 4094)	54	46b (304)		
Avansuri acordate pentru imobilizări corporale (ct. 4093), din care:	55	47		47.793
- avansuri acordate entităților neafiliate nerezidente pentru imobilizări corporale (din ct. 4093)	56	47a (305)		47.793
- avansuri acordate entităților afiliate nerezidente pentru imobilizări corporale (din ct. 4093)	57	47b (306)		
Imobilizări financiare, în sume brute (rd. 49+54)	58	48	37.631.612	56.788.535
Acțiuni deținute la entitățile afiliate, interese de participare, alte titluri imobilizate și obligațiuni, în sume brute (rd. 50 + 51 + 52 + 53)	59	49	36.714.647	55.825.943
- acțiuni necotate emise de rezidenți	60	50	5.063.529	21.230.245
- părți sociale emise de rezidenți	61	51	31.651.118	34.595.698
- acțiuni și parti sociale emise de nerezidenți, din care:	62	52		
- detineri de cel puțin 10%	63	52a (307)		
- obligațiuni emise de nerezidenți	64	53		
Creanțe imobilizate, în sume brute (rd. 55+56)	65	54	916.965	962.592
- creanțe imobilizate în lei și exprimate în lei, a caror decontare se face în funcție de cursul unei valute (din ct. 267)	66	55	916.965	962.592
- creanțe imobilizate în valută (din ct. 267)	67	56		
Creanțe comerciale, avansuri pentru cumpărări de bunuri de natura stocurilor și pentru prestări de servicii acordate furnizorilor și alte conturi asimilate, în sume brute (ct. 4091 + 4092 + 411 + 413 + 418), din care:	68	57	47.637.908	85.844.372
- creanțe comerciale în relația cu entitățile neafiliate nerezidente, avansuri pentru cumpărări de bunuri de natura stocurilor și pentru prestări de servicii acordate furnizorilor neafiliați nerezidenți și alte conturi asimilate, în sume brute în relație cu neafiliații nerezidenți (din ct. 4091 + din ct. 4092 + din ct. 411 + din ct. 413 + din ct. 418)	69	58		
- creanțe comerciale în relația cu entitățile afiliate nerezidente, avansuri pentru cumpărări de bunuri de natura stocurilor și pentru prestări de servicii acordate furnizorilor afiliați nerezidenți și alte conturi asimilate, în sume brute în relație cu afiliații nerezidenți (din ct. 4091 + din ct. 4092 + din ct. 411 + din ct. 413 + din ct. 418)	70	58a (308)		
Creanțe neîncasate la termenul stabilit (din ct. 4091 + din ct. 4092 + din ct. 411 + din ct. 413)	71	59	41.022.117	233.397
Creanțe în legătură cu personalul și conturi asimilate (ct. 425 + 4282)	72	60		
Creanțe în legătură cu bugetul asigurărilor sociale și bugetul statului (din ct. 431+436+437+4382+ 441 + 4424 + 4428 + 444 + 445 + 446 + 447 + 4482) , (rd.62 la 66)	73	61	30.664.645	29.518.024
- creanțe în legătura cu bugetul asigurarilor sociale (ct.431+437+4382)	74	62	68.224	97.682
- creanțe fiscale în legătura cu bugetul statului (ct.436+441+4424+4428+444+446)	75	63	30.596.421	29.420.342
- subvenții de încasat(ct.445)	76	64		
- fonduri speciale - taxe și varsăminte asimilate (ct.447)	77	65		
- alte creanțe în legătura cu bugetul statului(ct.4482)	78	66		
Creanțele entității în relațiile cu entitățile afiliate (ct. 451), din care:	79	67	934.667	1.003.697
- creanțe cu entități afiliate nerezidente (din ct. 451), din care:	80	68		

- creanțe comerciale cu entități afiliate nerezidente (din ct. 451)	81	69		
Creanțe în legătură cu bugetul asigurărilor sociale și bugetul statului neîncasate la termenul stabilit (din ct. 431+ din ct. 436 + din ct. 437 + din ct. 4382 + din ct. 441 + din ct. 4424 + din ct. 4428 + din ct. 444 + din ct. 445 + din ct. 446 + din ct. 447 + din ct. 4482)	82	70		
Alte creanțe (ct. 453 + 456 + 4582 + 461 + 4662 + 471 + 473), din care:	83	71	213.057.049	213.273.786
- decontari privind interesele de participare ,decontari cu actionarii/ asociatii privind capitalul ,decontari din operatiuni in participatie (ct.453+456+4582)	84	72		
- alte creante in legatura cu persoanele fizice si persoanele juridice, altele decat creantele in legatura cu institutiile publice (institutiile statului) (din ct. 461 + din ct. 471 + din ct.473+4662)	85	73	213.056.866	213.273.786
- sumele preluate din contul 542 'Avansuri de trezorerie' reprezentând avansurile de trezorerie, acordate potrivit legii și nedecontate până la data de raportare (din ct. 461)	86	74	183	
Dobânzi de încasat (ct. 5187) , din care:	87	75		
- de la nerezidenti	88	76		
Dobânzi de încasat de la nerezidenți (din ct. 4518 + din ct. 4538)	89	76a (313)		
Valoarea împrumuturilor acordate operatorilor economici *****)	90	77	193.511.517	193.629.636
Investiții pe termen scurt, în sume brute (ct. 501 + 505 + 506 + 507 + din ct.508), din care:	91	78		
- acțiuni necotate emise de rezidenti	92	79		
- părți sociale emise de rezidenti	93	80		
- actiuni emise de nerezidenti	94	81		
- obligatiuni emise de nerezidenti	95	82		
- dețineri de obligațiuni verzi	96	82a (320)		
Alte valori de încasat (ct. 5113 + 5114)	97	83		
Casa în lei și în valută (rd.85+86)	98	84	4.645	1.209
- în lei (ct. 5311)	99	85	4.645	1.209
- în valută (ct. 5314)	100	86		
Conturi curente la bănci în lei și în valută (rd.88+90)	101	87	10.389.272	40.380.977
- în lei (ct. 5121), din care:	102	88	8.136.669	40.376.202
- conturi curente în lei deschise la bănci nerezidente	103	89		
- în valută (ct. 5124), din care:	104	90	2.252.603	4.775
- conturi curente în valută deschise la bănci nerezidente	105	91		
Alte conturi curente la bănci și acreditive, (rd.93+94)	106	92	692	692
- sume în curs de decontare, acreditive și alte valori de încasat, în lei (ct. 5112 + din ct. 5125 + 5411)	107	93	692	692
- sume în curs de decontare și acreditive în valută (din ct. 5125 + 5414)	108	94		
Datorii (rd. 96 + 99 + 102 + 103 + 106 + 108 + 110 + 111 + 116 + 119 + 122 + 128)	109	95	29.192.698	80.798.556
Credite bancare externe pe termen scurt (credite primite de la instituții financiare nerezidente pentru care durata contractului de credit este <u>mai mica</u> de 1 an) (din ct. 519), (rd .97+98)	110	96		

- în lei	111	97		
- în valută	112	98		
Credite bancare externe pe termen lung (credite primite de la instituții financiare nerezidente pentru care durata contractului de credit este mai mare sau egală cu 1 an) (din ct. 162), (rd.100+101)	113	99		
- în lei	114	100		
- în valută	115	101		
Credite de la trezoreria statului si dobanzile aferente (ct. 1626 + din ct. 1682)	116	102		
Alte împrumuturi și dobânzile aferente (ct. 166 + 1685 + 1686 + 1687) (rd. 104+105)	117	103		
- în lei si exprimate in lei, a caror decontare se face in functie de cursul unei valute	118	104		
- în valută	119	105		
Alte împrumuturi și datorii asimilate (ct. 167), din care:	120	106	67.720	117.906
- valoarea concesiunilor primite (din ct. 167)	121	107		
- valoarea obligațiunilor verzi emise de entitate	122	107a (321)		
Datorii comerciale, avansuri primite de la clienți și alte conturi asimilate, în sume brute (ct. 401 + 403 + 404 + 405 + 408 + 419), din care:	123	108	1.354.961	4.477.621
- datorii comerciale în relația cu entitățile neafiliate nerezidente, avansuri primite de la clienți neafiliați nerezidenți și alte conturi asimilate, în sume brute în relație cu neafiliații nerezidenți (din ct. 401 + din ct. 403 + din ct. 404 + din ct. 405 + din ct. 408 + din ct. 419)	124	109	3.109	50.065
- datorii comerciale în relația cu entitățile afiliate nerezidente, avansuri primite de la clienți afiliați nerezidenți și alte conturi asimilate, în sume brute în relație cu afiliații nerezidenți (din ct. 401 + din ct. 403 + din ct. 404 + din ct. 405 + din ct. 408 + din ct. 419)	125	109a (309)		
Datorii în legătură cu personalul și conturi asimilate (ct. 421 + 423 + 424 + 426 + 427 + 4281)	126	110	197	115
Datorii în legătură cu bugetul asigurărilor sociale și bugetul statului (ct. 431+436 + 437 + 4381 + 441 + 4423 + 4428 + 444 + 446 + 447 + 4481) (rd.112 la 115)	127	111	1.907.305	9.266.188
- datorii in legatura cu bugetul asigurarilor sociale (ct.431+437+4381)	128	112	268.892	177.216
- datorii fiscale in legatura cu bugetul statului (ct.436+441+4423+4428+444+446)	129	113	1.638.413	9.088.972
- fonduri speciale - taxe si varsaminte asimilate (ct.447)	130	114		
- alte datorii in legatura cu bugetul statului (ct.4481)	131	115		
Datoriile entității în relațiile cu entitățile afiliate (ct. 451), din care:	132	116	15.053.138	65.406.035
- datorii cu entități afiliate nerezidente 2) (din ct. 451), din care:	133	117		
- cu scadența inițială mai mare de un an	134	118		
- datorii comerciale cu entitățile afiliate nerezidente indiferent de scadență (din ct. 451)	135	118a (310)		
Sume datorate actionarilor / asociatilor (ct.455), din care:	136	119		
- sume datorate actionarilor / asociatilor pers.fizice	137	120		
- sume datorate actionarilor / asociatilor pers.juridice	138	121		

Alte datorii (ct. 269 + 453 + 456 + 457 + 4581 + 4661 + 462 + 472 + 473 + 478 + 509), din care:	139	122	10.809.377	1.530.691		
-decontari privind interesele de participare , decontari cu actionarii /asociatii privind capitalul, decontari din operatii in participatie (ct.453+456+457+4581)	140	123	9.575.042	16.701		
-alte datorii in legatura cu persoanele fizice si persoanele juridice, altele decat datoriile in legatura cu institutiile publice (institutiile statului) 3) (din ct.462+4661+din ct.472+din ct.473)	141	124	1.234.335	1.513.990		
- subventii nereluate la venituri (din ct. 472)	142	125				
- varsaminte de efectuat pentru imobilizari financiare si investitii pe termen scurt (ct.269+509)	143	126				
- venituri în avans aferente activelor primite prin transfer de la clienți (ct. 478)	144	127				
Dobânzi de plătit (ct. 5186), din care:	145	128				
- către nerezidenți	146	128a (311)				
Dobânzi de plătit către nerezidenți (din ct. 4518 + din ct. 4538)	147	128b (314)				
Valoarea împrumuturilor primite de la operatorii economici ****)	148	129				
Capital subscris vărsat (ct. 1012), din care:	149	130	146.964.903	260.014.171		
- acțiuni cotate 4)	150	131				
- acțiuni necotate 5)	151	132	146.964.903	260.014.171		
- părți sociale	152	133				
- capital subscris varsat de nerezidenti (din ct. 1012)	153	134				
Brevete si licente (din ct.205)	154	135	156.781	221.353		
IX. Informatii privind cheltuielile cu colaboratorii		Nr. rd.	30.06.2020	30.06.2021		
A		B	1	2		
Cheltuieli cu colaboratorii (ct. 621)	155	136	140.946	170.649		
X. Informații privind bunurile din domeniul public al statului		Nr. rd.	30.06.2020	30.06.2021		
A		B	1	2		
Valoarea bunurilor din domeniul public al statului aflate în administrare	156	137				
Valoarea bunurilor din domeniul public al statului aflate în concesiune	157	138				
Valoarea bunurilor din domeniul public al statului închiriate	158	139				
XI. Informații privind bunurile din proprietatea privată a statului supuse inventarierii cf. OMFP nr. 668/2014		Nr. rd.	30.06.2020	30.06.2021		
A		B	1	2		
Valoarea contabilă netă a bunurilor 6)	159	140				
XII. Capital social vărsat		Nr. rd.	30.06.2020		30.06.2021	
			Suma (lei)	% 7)	Suma (lei)	% 7)
A		B	Col.1	Col.2	Col.3	Col.4
Capital social vărsat (ct. 1012) 7), (rd. 142 + 145 + 149 + 150 + 151 + 152)	160	141	146.964.903	X	260.014.171	X

- deținut de instituții publice, (rd. 143+144)	161	142				
- deținut de instituții publice de subord. centrală	162	143				
- deținut de instituții publice de subord. locală	163	144				
- deținut de societățile cu capital de stat, din care:	164	145				
- cu capital integral de stat	165	146				
- cu capital majoritar de stat	166	147				
- cu capital minoritar de stat	167	148				
- deținut de regii autonome	168	149				
- deținut de societăți cu capital privat	169	150	5.851.218	3,98	12.749.855	4,90
- deținut de persoane fizice	170	151	141.113.685	96,02	247.264.316	95,10
- deținut de alte entități	171	152				

XIII. Dividende distribuite acționarilor/ asociatilor din profitul reportat		Nr. rd.	Sume (lei)	
A		B	2020	2021
Dividende distribuite acționarilor/ asociatilor în perioada de raportare din profitul reportat	172	152a (312)	41.016.046	49.243.000
XIV. Repartizări interimare de dividende potrivit Legii nr. 163/2018		Nr. rd.	Sume (lei)	
A		B	2020	2021
- dividendele interimare repartizate ⁸⁾	173	152b (315)		
XV. Creanțe preluate prin cesionare de la persoane juridice *****)		Nr. rd.	Sume (lei)	
A		B	30.06.2020	30.06.2021
Creanțe preluate prin cesionare de la persoane juridice (la valoarea nominală), din care:	174	153		
- creanțe preluate prin cesionare de la persoane juridice afiliate	175	154		
Creanțe preluate prin cesionare de la persoane juridice (la cost de achiziție), din care:	176	155		
- creanțe preluate prin cesionare de la persoane juridice afiliate	177	156		
XVI. Venituri obținute din activități agricole *****)		Nr. rd.	Sume (lei)	
A		B	30.06.2020	30.06.2021
Venituri obținute din activități agricole	178	157		
XVII. Cheltuieli privind calamitățile și alte evenimente similare (ct. 6587), din care:				
- inundații	180	157b (323)		
- secetă	181	157c (324)		
- alunecări de teren	182	157d (325)		

ADMINISTRATOR,**INTOCMIT,**

Numele si prenumele

CAPITANU VICTOR

Numele si prenumele

KRESTON ROMANIA SRL

Semnatura _____

Calitatea

22--PERSOANE JURIDICE AUTORIZATE, MEMBRE CECCAR

Semnatura _____

Nr.de inregistrare in organismul profesional:

14116

**Formular
VALIDAT**

*) Subvenții pentru stimularea ocupării forței de muncă (transferuri de la bugetul statului către angajator) - reprezintă sumele acordate angajatorilor pentru plata absolvenților instituțiilor de învățământ, stimularea șomerilor care se încadrează în muncă înainte de expirarea perioadei de șomaj, stimularea angajatorilor care încadrează în munca pe perioada nedeterminată șomeri în vârstă de peste 45 de ani, șomeri întreținători unici de familie sau șomeri care în termen de 3 ani de la data angajării îndeplinesc condițiile pentru a solicita pensia anticipată parțială sau de acordare a pensiei pentru limita de vârstă, ori pentru alte situații prevăzute prin legislația în vigoare privind sistemul asigurărilor pentru șomaj și stimularea ocupării forței de muncă.

**) Se va completa cu cheltuielile efectuate pentru activitatea de cercetare-dezvoltare, respectiv cercetarea fundamentală, cercetarea aplicativă, dezvoltarea tehnologică și inovarea, stabilite potrivit prevederilor Ordonanței Guvernului nr. 57/2002 privind cercetarea științifică și dezvoltarea tehnologică, aprobată cu modificări și completări prin Legea nr. 324/2003, cu modificările și completările ulterioare.

***) Se va completa cu cheltuielile efectuate pentru activitatea de inovare. La completarea rândurilor corespunzătoare capitolelor VI și VII sunt avute în vedere prevederile Regulamentului de punere în aplicare (UE) 2020/1197 al Comisiei din 30 iulie 2020 de stabilire a specificațiilor tehnice și a modalităților în temeiul Regulamentului (UE) 2019/2152 al Parlamentului European și al Consiliului privind statisticile europene de întreprindere și de abrogare a 10 acte juridice în domeniul statisticilor de întreprindere, publicat în Jurnalul Oficial al Uniunii Europene, seria L, nr. 271 din 18 august 2020. Prin acest Regulament a fost abrogat Regulamentul de punere în aplicare (UE) nr. 995/2012 al Comisiei din 26 octombrie 2012 de stabilire a normelor de punere în aplicare a Deciziei nr. 1.608/2003/CE a Parlamentului European și a Consiliului privind producția și dezvoltarea statisticilor comunitare în domeniul științei și al tehnologiei.

****) În categoria operatorilor economici nu se cuprind entitățile reglementate și supravegheate de Banca Națională a României, respectiv Autoritatea de Supraveghere Financiară, societățile reclassificate în sectorul administrației publice și instituțiile fără scop lucrativ în serviciul gospodăriilor populației.

*****) Pentru creanțele preluate prin cesionare de la persoane juridice se vor completa atât valoarea nominală a acestora, cât și costul lor de achiziție.

Pentru statutul de 'persoane juridice afiliate' se vor avea în vedere prevederile art. 7 pct. 26 lit. c) și d) din Legea nr.227/2015 privind Codul Fiscal, cu modificările și completările ulterioare.

*****) Conform art. 11 din Regulamentul Delegat (UE) nr. 639/2014 al Comisiei din 11 martie 2014 de completare a Regulamentului (UE) nr. 1307/2013 al Parlamentului European și al Consiliului de stabilire a unor norme privind plățile directe acordate fermierilor prin scheme de sprijin în cadrul politicii agricole comune și de modificare a anexei X la regulamentul menționat, '(1) ... veniturile obținute din activitățile agricole sunt veniturile care au fost obținute de un fermier din activitatea sa agricolă în sensul articolului 4 alineatul (1) litera (c) din regulamentul menționat (R (UE) 1307/2013), în cadrul exploatației sale, inclusiv sprijinul din partea Uniunii din Fondul european de garantare agricolă (FEGA) și din Fondul european agricol pentru dezvoltare rurală (FEADR), precum și orice ajutor național acordat pentru activități agricole, cu excepția plăților directe naționale complementare în temeiul articolelor 18 și 19 din Regulamentul (UE) nr. 1307/2013.

Veniturile obținute din prelucrarea produselor agricole în sensul articolului 4 alineatul (1) litera (d) din Regulamentul (UE) nr. 1307/2013 ale exploatației sunt considerate venituri din activități agricole cu condiția ca produsele prelucrate să rămână proprietatea fermierului și ca o astfel de prelucrare să aibă ca rezultat un alt produs agricol în sensul articolului 4 alineatul (1) litera (d) din Regulamentul (UE) nr. 1307/2013.

Orice alte venituri sunt considerate venituri din activități neagricole.

(2) În sensul alineatului (1), 'venituri' înseamnă veniturile brute, înaintea deducerii costurilor și impozitelor aferente. ...'.

1) Se vor include chirii plătite pentru terenuri ocupate (culturi agricole, pășuni, fânețe etc.) și aferente spațiilor comerciale (terase etc.) aparținând proprietarilor privați sau unor unități ale administrației publice, inclusiv chirii pentru folosirea luciului de apă în scop recreativ sau în alte scopuri (pescuit etc).

2) Valoarea înscrisă la rândul 'datorii cu entități afiliate nerezidente (din ct. 451), din care: NU se calculează prin însumarea valorilor de la rândurile 'cu scadența inițială mai mare de un an' și 'datorii comerciale cu entități afiliate nerezidente indiferent de scadență (din ct. 451)'

3) În categoria 'Alte datorii în legătură cu persoanele fizice și persoanele juridice, altele decât datoriile în legătură cu instituțiile publice (instituțiile statului)' nu se vor înscrie subvențiile aferente veniturilor existente în soldul contului 472.

4) Titluri de valoare care conferă drepturi de proprietate asupra societăților, care sunt negociabile și tranzacționate, potrivit legii.

5) Titluri de valoare care conferă drepturi de proprietate asupra societăților, care nu sunt tranzacționate.

6) Se va completa de către operatorii economici cărora le sunt incidente prevederile Ordinului ministrului finanțelor publice și al ministrului delegat pentru buget nr. 668/2014 pentru aprobarea Precizărilor privind întocmirea și actualizarea inventarului centralizat al bunurilor imobile proprietate privată a statului și a drepturilor reale supuse inventarierii, cu modificările și completările ulterioare.

7) La secțiunea 'XII Capital social vărsat', la rd.161-171, în col. 2 și col. 4 entitățile vor înscrie procentul corespunzător capitalului social deținut în totalul capitalului social vărsat, înscris la rd.160.

8) La acest rând se cuprind dividendele repartizate potrivit Legii nr. 163/2018 pentru modificarea și completarea Legii contabilității nr. 82/1991, modificarea și completarea Legii societăților nr. 31/1990, precum și modificarea Legii nr. 1/2005 privind organizarea și funcționarea cooperăției.

Solduri / Rulaje de preluat din balanta contabila in formularele F10 si F20 col.2 (an curent)

Atentie ! Selectati mai întâi tipul entității (mari si mijlocii/ mici/ micro) !

Conturi entitati mari, mijlocii si
mici

1011 SC(+)F10S.R31

OK

?

Preluare F10, F20 col.2

Sterge date incarcate

1		(ultimul rand sau nr.cr. rand necompletat)	
Nr.cr.	Cont	Suma	
1			

-

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Salt