

one

UNITED PROPERTIES

2024

H I R E P O R T





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ONE UNITED PROPERTIES S.A

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The interim condensed consolidated financial statements and the condensed individual financial statements presented on the following pages are prepared in accordance with International Financial Reporting Standards applicable to interim reporting, as applied in the European Union ("IFRS"). The interim condensed consolidated financial statements as of June 30th, 2024, **are revised by the auditor**, while the condensed individual financial statements are **audited**.

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.

TABLE OF CONTENTS

Financial report as of June 30th, 2024

FINANCIAL RESULTS HIGHLIGHTS	4
KEY EVENTS	6
ANALYSIS OF THE FINANCIAL RESULTS	11
REVENUE RECOGNITION OF RESIDENTIAL SALES	15
REVENUE RECOGNITION OF INVESTMENT PROPERTIES	17
CONSOLIDATED PROFIT&LOSS STATEMENT (RON)	18
CONSOLIDATED PROFIT&LOSS STATEMENT (EUR)	19
CONSOLIDATED BALANCE SHEET (RON)	20
CONSOLIDATED BALANCE SHEET (EUR)	21
INDIVIDUAL PROFIT&LOSS STATEMENT (RON)	22
INDIVIDUAL BALANCE SHEET (RON)	23
KEY FINANCIAL RATIOS	24
OUTLOOK AND RISKS FOR 2024	25
ABOUT ONE UNITED PROPERTIES	27
DECLARATION OF THE MANAGEMENT	29



FINANCIAL RESULTS HIGHLIGHTS

Key financial figures for H1 2024

- One United Properties registered a **turnover** of **RON 699.4 million** in H1'24, a 17% YoY decrease. The combined **profitability of the two key segments**, consisting of the net income from residential sales and net rental income, increased with **11% YoY**.
- The **net income from residential property increased 7% YoY**, to **RON 190.4 million**, due to the revenue recognition of the new developments where construction began between 2022 and H1'24.
- The **net margin from residential sales increased significantly, from 29.5%, as recorded for H1'23, to 36.3% for H1'24**, due to construction progress.
- **Rental income** including revenues from services to tenants increased 19% YoY to **RON 75 million** in H1'24. **Net rental income** saw a **26% YoY increase**.
- **Gross result** reached **RON 264.5 million** in H1'24, a 23% YoY decrease, while the net profit reached **RON 228.6 million**, a 20% YoY decrease. Excluding the net impact of the fair-value gains, the bottom line increased 5%.
- **Administrative expenses** increased 12% YoY to **RON 42.3 million**, in line with increased scale of operations.
- **Total assets** overpassed **RON 5.2 billion**.
- Due to significant development activity in H1'24, spanning 4,041 units, the **cash position** declined 20%, but maintained a solid level of **RON 336.1 million**.
- **Gross loan-to-value** ratio of **30%** as of the end of H1'24, stable since the end of 2022, proving solid financials and low leverage of the Group compared with the European peers. **Net debt** stood at **RON 848.5 million**, 16% of the total assets of RON 5.2 billion.

Key events in H1 2024 and beyond

- **452 apartments and commercial units** with a total surface of 43,809 sqm, 624 parking spaces and other unit types were sold and pre-sold for a total of **EUR 123.3 million** in H1'24.
- At the end of May 2024, the pre-sales started at the second phase of One Lake District, where 867 units will be built. Consequently, as of June 30th, 2024, **66% of the available units** under development and delivered were sold out.
- Amounts to be received under contracts concluded with customers as of June 30th, 2024, are **EUR 331 million** in additional cash by 2026.
- Headline rent for the rental portfolio for H1'24 was **EUR 14 million**, a 21% YoY increase.
- The Group leased and pre-leased **8,100 sqm** of commercial spaces and signed multiple lease extensions for a total area of **6,770 sqm** in H1'24.
- The Group received building permit for **Mondrian Bucharest Hotel** and **One Technology District**, with works kicking-off at both sites in Q3'24.

Perspectives for 2024 and beyond

- As of June 30th, 2024, One United Properties had under construction a total of 4,041 units with a total Gross Development Value (GDV) of **EUR 1.3 billion**.
- In 2024, the management targets a turnover of **RON 1.75 billion** and a net profit of **RON 525.2 million**, as presented in the budget approved in the GSM held on April 25th, 2024.
- Ongoing share capital increase, which targets raising **RON 350 million**, will fuel the Group's expansion into the affordable premium sub-segment, as presented during CMD on April 4th, 2024.



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H1 2024 Results Call

29.08.2024 | 10:00 & 11:00 AM

Join the H1 2024 results calls with One United Properties top management to discuss the performance in the six months of 2024 as well as the prospects for the year. The call will be hosted by Victor Capitanu (co-CEO), Cosmin Samoila (CFO) and Zuzanna Kurek (IR Manager).

The call in Romanian language will take place at 10:00 AM and in English at 11:00 AM Bucharest time (10:00 AM CET | 09:00 AM UK). Register to receive ZOOM log-in details **HERE**.



KEY EVENTS

BUSINESS HIGHLIGHTS

Residential sales

452 apartments and commercial units with a total surface of 43,809 sqm, 624 parking spaces and other unit types were sold and pre-sold for a total of EUR 123.3 million in H1 2024. A year prior, in H1 2023, the Group sold and pre-sold 481 apartments and commercial units with a total surface of 42,600 sqm, 779 parking spaces and other units for a total of EUR 120.8 million.

The sales evolution in H1 2024 versus H1 2023 showcases a year-on-year increase in the value of the units sold, due to most of the developments progressing to advanced stages of construction and this being reflected in the appreciation of the sales price, in line with the Company's sales strategy. In practice, this indicates an increase in the sales margin year-over-year.

The total value of the residential sales as presented above does not include the pre-sales to early clients, which are lower margin sales that help finance land acquisition. These are units that the Group pre-sold to early clients at developments where construction did not begin. The total value of these sales in H1 2024 was EUR 4.8 million, vs EUR 31.6 million for H1 2023.

At the end of May 2024, the pre-sales started at the second phase of One Lake District, where 867 units will be built. Consequently, as of June 30th, 2024, 66% of the available units under development and delivered were sold out. Amounts to be received under contracts concluded with customers as of June 30th, 2024, are EUR 331 million in additional cash by 2026 (EUR 99 million in 2024, EUR 189 million in 2025 and EUR 43 million in 2026); EUR 79 million were collected in H1 2024 alone.

By sellable area, One United Properties sold by far the most of 2-room (1-bedroom) apartments, with a total sellable area of 15,237 sqm, with demand being highest at One Lake District Phase 1 and 2, followed by the 4-room (3 bedroom) apartments, with a total sellable area of 11,427 sqm, with the demand being the highest at One Lake District Phase 1, One High District and One Lake Club. Importantly, One United Properties also sold 5 high-value large units of 5+ rooms with a total sellable area of 1,463 sqm, across its delivered and under construction developments, including duplex units at One Verdi Park. The sales per apartment type in H1 2024, including the total saleable area, are presented below:

Unit type	H1 2024	Saleable area (sqm)
studio	17	719
2-room (1 bedroom)	236	15,237
3-room (2 bedrooms)	88	8,667
4-room (3 bedrooms)	76	11,427
5+ room & villas (4+ bedrooms)	5	1,463
Commercial spaces	30	6,296
TOTAL UNITS SOLD	452	43,809

The company's top-selling development in H1 2024 was One Lake District, where 165 units were sold at Phase 2 and 101 at Phase 1. The second best-selling development was One Lake Club, where 67 units were sold in the first six months of 2024, resulting in a total of 334 units being already contracted by the clients. One Lake Club development will be labeled as 'Furnished by Armani/Casa' following the conclusion of a partnership with Armani/Casa in November 2023. The third most sought-after development was One High District, where 47 units were sold in H1 2024, adding to a total 575 units sold since the sales launch.



The H1 2024 sales for key developments, together with the total number of units sold from the launch of the sales until June 30th, 2024, are as follows:

Development	Status	Delivery	Units sold in H1 2024	Total units sold from project start	Total units developed
One Lake District Phase 2	In Development	Q3 2026	165	165	867
One Lake District Phase 1	In Development	Q2 2025	101	623	790
One Lake Club	In Development	Q3 2026	67	334	738
One High District	In Development	Q4 2025	47	575	840
One Cotroceni Park	Finalized	Q4 2023	21	924	993
One Herastrau Vista	In Development	Q4 2024	10	93	121
Other developments	-	-	41	1,488	2,027
TOTAL UNITS			452	4,202	6,376

Expansion to the affordable premium segment

On April 4th, 2024, One United Properties announced the conclusion of a memorandum of understanding with CPI Property Group for the acquisition of a 21 hectares plot of land located within minutes of driving to Tineretului and Carol parks and within walking distance to Eroii Revolutiei subway station, in sector 5. This initiative marked the Company's entry into a new subsegment: affordable premium housing. The new development targets approximately 5,000 units, master planned as a small, self-sustainable neighborhood. Aimed at the upper tier of Bucharest's residential mass market, this development will combine affordability with quality, offering high-quality living conditions and a distinctive choice within the city's housing landscape. The first phase of the project is expected to be completed in 2028.

The emphasis on premium yet affordable housing is in line with One United Properties' strategy for sustainable growth, which goes beyond just building homes to create vibrant communities, thus making a lasting impact on Bucharest's urban development. This effort reflects the Company's adaptation to the changing market needs, driven by increasing urbanization and the rise of dual-income families in Romania that value convenience and access to city amenities. As economies expand and personal incomes rise, an increasing number of consumers are venturing into the mid-market, seeking properties that blend quality with affordability. This trend is leading to a growing preference for purchasing premium products at a reasonable price. [More information HERE.](#)

Commercial lease status

The headline rent for the rental portfolio for H1 2024 was EUR 14 million, a 21% YoY increase. The lease status across the commercial portfolio as of June 30th, 2024, is presented below:

Development	Status	Delivery/ Acquisition	GLA	% Leased / Pre-leased	% Tenants moved
One Tower	Developed	2020	24,039	100%	100%
One Cotroceni Park 1	Developed	2022	46,252	94%	89%
Bucur Obor	Acquired	2022	25,582	94% ¹	94%
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	34,456	90%	59%
TOTAL CURRENT LEASE PORTFOLIO			142,329	95%	85%
One Technology District	In development	2026	22,289	100%	0%
One Gallery	In development	2025	14,845	65%	0%
Mondrian Hotel	In development	2026	6,447	n/a	n/a

NOTE: ¹Due to the refurbishment process at Bucur Obor, some spaces are intentionally left unoccupied to allow the temporary relocation of certain essential operators while necessary renovations are being conducted inside the building.



In H1 2024, One United Properties leased and pre-leased 8,100 sqm of office and retail spaces at Phase 1 and 2 of One Cotroceni Park. Moreover, the Company signed multiple lease extensions for a total area of 6,770 sqm.

After closing of this reporting period, on July 5th, One United Properties informed the market about signing of a significant contract, between daughter company One Gallery Floreasca S.A., and Tomcat Comserv SRL. The lease agreement, in a total value of EUR 40.1 million excluding of the VAT, has been signed for 17 years starting September 2025 and it pertains to the lease of a retail space with a GLA of 3,600 sqm, on the ground floor of One Gallery, to operate a modern food market concept, which will house over 40 different operators, with premium products, in various formats integrated under the same roof. [More information HERE.](#)

Permitting

On August 2nd, 2024, One United Properties informed the market about obtaining of the building permit for Mondrian Bucharest, the first hotel in the Company's portfolio, estimated to be delivered in 2026. Mondrian Bucharest will feature 103 rooms and suites drawing inspiration from Petre Ispirescu's fairytale "Youth Without Age and Life Without Death" to create a unique atmosphere that seamlessly blends modern aesthetics with local cultural heritage. [More information HERE.](#)

On August 5th, 2024, One United Properties informed the market about obtaining of the building permit for One Technology District, a large-scale turn-key sustainable (zero-carbon footprint) office hub developed for Infineon Technologies, estimated to be delivered in 2026. [More information HERE.](#)

Landbank

As of June 30th, 2024, One United Properties had in ownership or under pre-SPA 285,100 sqm of land locations for further development, with total above-ground gross building rights (GBA) of approximately 988,000 sqm. All these land plots are currently in the planning phase. The Group estimates the construction of 7,000 apartments, services for communities, and 146,000 sqm of rental commercial buildings. Out of the commercial buildings, 121,000 sqm will host offices and the remaining 25,000 sqm are located within buildings that will undergo restoration. The gross development value of the restoration portfolio currently under development by One United Properties is estimated at EUR 277.5 million.

GOVERNANCE HIGHLIGHTS

OGSM & EGSM from April 25th, 2024

On April 25th, 2024, One United Properties held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of the second tranche of the dividends from 2023 of RON 37.9 million (with first tranche paid in January 2024, the full gross dividend for 2023 is RON 75.9 million). The gross dividend of RON 0.01 per share will be paid on July 15th, 2024. The shareholders also approved the 2024 budget and a potential bond issuance of up to 300 million euros over the next three years.

The shareholders further elected Board of Directors of One United Properties, comprising of seven Members: Claudio Cisullo, Victor Capitanu, Andrei-Liviu Diaconescu, Dragos Manda, Marius Diaconu, Augusta Dragic, and Dirk Pahlke.

The proposal to remove preferential rights for an increase of up to 20% of existing shares capital did not pass due to a lack of necessary quorum as the Company proposed to shareholders an alternative point

related to a share capital increase operation with preference rights, which was voted at the General Meeting of Shareholders convened for May 28th, 2024. [The GSM resolutions are available HERE.](#)

OGSM & EGSM from May 28th, 2024

On May 28th, 2024, One United Properties held the Ordinary and Extraordinary General Meetings of Shareholders. The principal point on the agenda that was approved was the share capital increase of the Company by issuing 1.750.000.000 new shares. The Company intends to raise up to EUR 70 million, capital which will be used to finance development plans as presented to the shareholders during the Capital Markets Day, in the ONE 2030 Strategy. [The GSM resolutions are available HERE.](#)

Dismissal of multiple claims files regarding various developments

On January 17th, 2024, the Bucharest Tribunal dismissed the claim filed by the Bucharest Municipality and the Mayor of Bucharest seeking the annulment and suspension of the building permit pertaining to One Lake Club ([more information available HERE](#)).

On February 7th, 2024, the Bucharest Tribunal dismissed the claim filed by the Bucharest Municipality and the Mayor of Bucharest seeking the annulment and suspension of the building permit pertaining to the One Floreasca Towers ([more information available HERE](#)).

On April 10th, 2024, the Bucharest Tribunal dismissed the claim filed by the Bucharest Municipality and the Mayor of Bucharest seeking the annulment and suspension of the building permit pertaining to the One Lake District ([more information available HERE](#)).

On April 12th, 2024, the Bucharest Tribunal dismissed the claim filed by Asociatia S.O.S. Orasul and Asociatia pentru Conservarea Integrata a Patrimoniului Natural si Cultural seeking the suspension of the building permit pertaining to the One Peninsula ([more information available HERE](#)).

On May 23rd, 2024, the Bucharest Tribunal dismissed the claim filed by Asociatia S.O.S. Orasul and Asociatia pentru Conservarea Integrata a Patrimoniului Natural si Cultural seeking the suspension of the building permit and the city planning documentation pertaining to the One Peninsula ([more information available HERE](#)). The plaintiffs submitted appeal in this case as reported by the Company on June 17th, 2024 ([more information available HERE](#)).

On June 18th, 2024, the Bucharest Court of Appeal issued its final decision whereby it dismissed the annulment request filed by Asociația S.O.S. Orasul and Asociatia Salvati Bucurestiul in relation to the successful resolution of the Case no. 4858/3/2019, where the plaintiffs' request of cancelation of the zonal town planing and building permit for One Floreasca City development was denied. The decision is final ([more information available HERE](#)).

On July 11th, 2024, the Bucharest Tribunal dismissed the claim filed by Asociatia S.O.S. Orasul and Asociatia pentru Conservarea Integrata a Patrimoniului Natural si Cultural seeking the annulment of the zoning plan and of the building permits pertaining to the One Peninsula ([more information available HERE](#)).



CAPITAL MARKET HIGHLIGHTS

Liquidity

In H1 2024, ONE was the 11th most traded stock on BVB in terms of absolute liquidity and 8th most tradeable by liquidity to free-float, registering trades of RON 145.5 million, and additional RON 345.5 million in trades executed through POF and DEALS market that are not included in the liquidity calculations. The market capitalization as of June 30th, 2024 was RON 3.35 billion. The Company had 10,125 shareholders as of June 30th, 2024 (+161% since IPO).

The average daily traded value for ONE shares in H1 2024 was RON 3.8 million, including DEAL trades and RON 1.2 million per day excluding the DEAL trades. In H1 2024, ONE shares declined 11.4% versus the increase of 18.7% for the BET index.

Dividend payment

On July 15th, 2024, One United Properties paid the second tranche of the half-year dividend amounting to RON 0.01 per share. One United Properties' dividend policy includes the payment of dividends on a semi-annual basis, with the first tranche being approved in the General Meeting of Shareholders held in October of each year based on half-year audited results and the second tranche approved in April of the following year, together with the audited annual report.

Share capital increase

On August 7th, 2024 the Romanian Financial Supervisory Authority ("FSA") approved the Company's EU Prospectus for the share capital increase with cash contributions. The Prospectus, the subscription and withdrawal forms, as well as the FSA Decision approving the Prospectus are available to investors on the Company's website, [HERE](#), as well as on the Company's profile on the Bucharest Stock Exchange website.

The detailed timeline of the share capital increase is presented below:

Event	Date
Trading of preference rights	09.08.2024 – 13.08.2024
Stage 1: subscriptions based on preference rights	19.08.2024 – 19.09.2024
Publishing of the report about closing Stage 1	20.09.2024
Stage 2: private placement	20.09.2024 – 26.09.2024

In Stage 1 of the share capital increase the subscription price is 0.2 lei per share, while in Stage 2 the subscription price will be formed within the bookbuilding exercise. To subscribe one new share in the share capital increase, 2.1879186 preference rights are required (if the case, with any rounding applicable under the regulations in force, including those drawn up by the Central Depository).

SUSTAINABILITY HIGHLIGHTS

2023 Sustainability Report

On July 10th, 2024, One United Properties released its Sustainability Report for 2023, prepared in accordance with the Reporting Initiative (GRI) standards. The preparation of the report was overseen by the ESG Committee to the Board of Directors. The 2023 Sustainability Report can be accessed [HERE](#).



ANALYSIS OF THE FINANCIAL RESULTS

EARNINGS ANALYSIS

The consolidated turnover of One United Properties decreased 17% in H1 2024 vs. H1 2023, reaching RON 699.4 million. The revenues from sales of residential property saw a 13% decline due to many construction sites reaching final stages that have less completion advance compared to the heavy works in the initial stages, reaching RON 524.1 million. Nonetheless, the net income from residential property increased 7% YoY, to RON 190.4 million, due to the revenue recognition of the new developments where construction began as of 2022 and 2023. According to the IFRS 15 recognition methodology, developments in initial stages generate lower margins. Moreover, the sales prices increase as the construction progresses. Consequently, the net margin increased significantly from 29.5%, as recorded for H1 2023, to 36.3% for H1 2024. It is important to mention that this value well reflects the overall margin that One United Properties generates from the sale of residential units. As a principle, the Company targets, with each development, a net margin of minimum 35%. **For more information about the revenue recognition of residential sales at One United Properties, consult the dedicated chapter of this report, available [HERE](#).**

The rental income, which includes the income generated by the commercial division together with the revenues from the tenant services, saw a 19% increase, reaching RON 75 million in H1 2024 vs RON 62.8 million in H1 2023. The effect has been driven by the revenues coming from the entire portfolio, but particularly the newest development, where the tenants moved in the course of 2023 and H1 2024: One Cotroceni Park 1 (leased 94% as of June 30th, 2024), and One Cotroceni Park 2 (leased 90%, however with 59% of tenants moved in as of June 30th, 2024). Consequently, as tenants continue to move in, the revenues from rental income will continue to grow in the coming quarters.

In H1 2024, the Group recorded 97 million in gains from investment property fair value adjustment, a 44% decrease vs RON 174.4 million in H1 2023. The gains represent the mainly rental apartments at One Verdi Park and One Floreasca Vista, as well as the future Infineon Technologies campus, One Technology District.

Administrative expenses increased 12% YoY, amounting to RON 42.3 million. This increase was due to increase scale of operations in terms of construction progress and units under sale. In terms of other operating expenses, these decreased 22%, amounting to RON 5.6 million. Out of this amount, RON 3.9 million are sponsorships related to CSR activities, which are expected to be partially deducted from the profit tax, while other items include expenses with provisions and allowance for impairment.

Other property operating expenses for the commercial segment decreased 32%, to RON 3.9 million due more tenants moving into One Cotroceni Park Phase 1 and 2 and taking over the operating expenses related to these office developments.

Other property operating expenses for the residential segment, which include the property expenses for the residential developments completed and not yet fully delivered to clients, increased 7%, to RON 4.3 million, in H1 2024 due to more units being completed that are generating property expenses until they are handed over to final buyers.

The result from operating activity amounted to RON 287.9 million in H1 2024, registering a 18% decrease due a significant decrease in the gains from investment property fair value adjustment. Normalizing the result, which varies from reporting period to another, and is particularly impacted if the Company has commercial developments under construction, the result from operating activity increased 7%. This increase was driven by a 7% YoY increase in the net income from residential property and a 26% YoY increase in the net rental income.



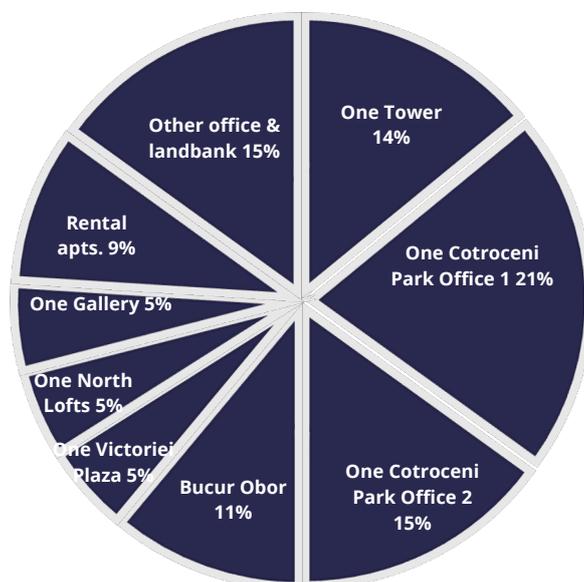
The gross result reached RON 264.5 million in H1 2024, a 23% decrease compared to H1 2023, while the net profit amounted to RON 228.7 million, a 20% YoY decrease. The income tax for H1 2024 amounted to RON 35.8 million, of which RON 4.5 million is the actual expenditure, and the remaining RON 31.3 million represents the deferred tax on profit generated by gains from fair value adjustment, which will become taxable only upon the sale of assets.

Selected P&L positions (RON)	H1 2024	H1 2023	Δ %
Revenues from sales of residential property	524,148,876	604,119,671	-13%
Cost of sales of residential property	(329,456,418)	(422,023,829)	-22%
Other property operating expenses - residential	(4,294,225)	(4,029,596)	7%
Net income from residential property	190,398,233	178,066,246	7%
Rental income incl. revenues from tenant services	74,964,738	62,831,420	19%
Expenses from services to tenants	(17,417,920)	(14,402,078)	21%
Other property operating expenses - commercial	(3,914,379)	(5,728,207)	-32%
Net rental income	53,632,439	42,701,135	26%
Gains from investment property fair value adjustment	97,008,626	174,368,621	-44%
Administrative Expenses	(42,321,190)	(37,858,800)	12%
Other operating expenses	(5,588,431)	(7,137,774)	-22%
Result from operating activity (EBITDA)	287,935,504	353,052,283	-18%
EBT	264,474,007	344,538,154	-23%
Net profit	228,649,416	286,943,120	-20%

ASSETS

Total assets grew 5% in the first six months of 2024, amounting to RON 5.2 billion. The non-current assets increased 7%, reaching RON 3 billion, growth driven by an 8% increase in investment properties, to 2.9 billion as of the end of H1 2024, representing the commercial segment and the landbank. The increase is due to the inclusion of One Technology District in the landbank following the land acquisition in Q1 2024. In terms of increase of standing assets, the largest percentual increase since the beginning of 2024 was registered for the rental apartments (+58%), One Gallery (+26%), followed by One Carpathian (+21%).

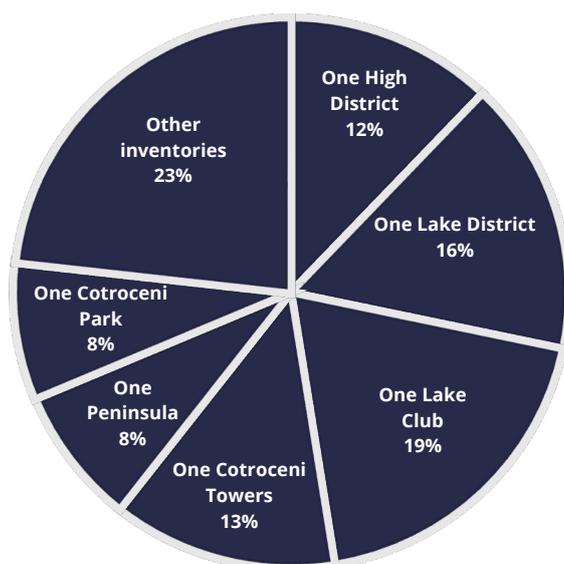
Investment properties '000 RON	31.06.2024	31.12.2023
One Tower	419,995	418,629
One Cotroceni Park Office 1	600,395	598,601
One Cotroceni Park Office 2	430,274	413,144
One Cotroceni Park Office 3	36,553	36,553
One Cotroceni Park Office 4	80,361	80,073
One Victoriei Plaza	138,527	138,527
One Technology District	59,067	-
One North Lofts	145,749	161,177
Eliade Tower	44,798	44,771
Bucur Obor	321,529	313,559
One Downtown	42,448	42,448
One Plaza Athénée (Mondrian Hotel)	74,098	71,510
One Carpathian	9,671	8,004
One Gallery	156,828	124,882
One Baneasa Airpark	22,550	21,555
Other	67,018	67,018
Apartments for rental	269,610	170,218
TOTAL	2,919,472	2,710,670





Current assets increased 1% in the first six months of 2024, reaching RON 2.2 billion due to a 22% increase in the trade receivables and a 15% increase in advance payments to the suppliers. This growth was offset by a 3% decrease in the inventories (residential properties), which reached RON 973.8 million. The decrease in the inventory is due to continued strong sales across the residential portfolio and delivery to clients of units finalized in 2023. Inventory at One Floreasca Vista decreased 80%, followed by One Verdi Park, where inventory decreased 66%, and One Timpuri Noi, down 53% and One Lake District, which saw an 11% decline in inventory. The rest of the developments saw a varying degree of increase or decrease, aligned with the residential sales evolution in H1 2024, as presented in the business updates section.

Residential Property in '000 RON	31.06.2024	31.12.2023
One Verdi Park	19,554	57,376
One Cotroceni Park - Residential	79,582	71,563
One Cotroceni Towers	126,754	127,931
One Modrogan	43,831	43,627
One Mircea Eliade	20,179	20,307
One Peninsula	81,448	81,602
One Herastrau Towers	356	1,227
One Floreasca Vista	2,035	10,161
One Timpuri Noi	4,037	8,594
One Mamaia Nord 2	35,968	23,556
One Herastrau Vista	21,259	16,444
One High District	120,365	111,535
One Lake Club (P1 & P2)	186,429	186,456
One Lake District	155,420	174,992
One Floreasca Towers	70,033	60,750
Other inventories	6,502	6,544
TOTAL	973,751	1,002,665



The trade receivables reached RON 598.5 million, with the 22% increase being driven by the delivery to final clients of finished units at One Cotroceni Park, One United Properties largest development to date. Due to significant development activity in H1 2024, spanning 4,041 units with a total GDV of EUR 1.3 billion, the cash position declined 20%, down to RON 336.1 million.

EQUITY AND LIABILITIES

Equity grew 5% in the first six months of 2024, overpassing RON 3 billion. The increase was driven by a 9% growth in retained earnings, which amounted to RON 1.6 billion as of the end H1 2024. The share capital increased 1%, reaching RON 765.8 million, while the share premiums increased 25%, to RON 114.8 million, reflecting the share capital increase carried out to implement the Stock Option Plan (SOP) granted to the executive members of the Board of Directors, following the meeting of the performance criteria outlined in the SOP program. Own shares amounted to negative RON 10.3 million, representing the shares bought back from the market in Q2 2024, in line with the share buyback program initiated on April 1st, 2024 ([more details HERE](#)).

The total liabilities increased 4% in H1 2024, amounting to RON 2.2 billion as of June 30th, 2024. The long-term liabilities grew 14%, up to RON 1.4 billion, the increase offset by decrease of 11% in current liabilities, which amounted to RON 792.7 million. The increase in the non-current liabilities was driven by a 17% growth of loans and borrowings from banks and others, which amounted to RON 970.9 million, representing a major part of long-term bank loan amounting to RON 941.5 million. The increase was driven by the new drawings for One Tower, One Gallery, One Floreasca Towers, One Mamaia Nord, One Verdi Park and One Mircea Eliade.



Average maturity left for outstanding loans as of June 30th, 2024, was 7.9 years for bank loans related to investment property assets (EUR 144.8 million) and 2.5 years for the bank loans related to development of residential property assets (EUR 63.8 million). Average interest margin was between 1.5% to 3.5%.

Overall, the increase in the long-term loans for One United Properties is driven, on one hand, by the office and commercial buildings, which require more debt than the residential developments and are financed using long-term loans. These loans do not impact the cash-flow since they are primarily paid with rent, and they are amortized each year. On the other hand, the developments targeting mid- and mid-high income (where the clients can contract apartments using a 30% down payment and a 70% payment upon delivery) require more debt than high and very high-income developments where clients pay the full amount over the construction period (100% prepayment or 5 equal instalments of 20%).

Nonetheless, even with the growing office portfolio and the decision to expand to a new client segment, One United Properties had the loan-to-value indicator standing at 30% as of the end of H1 2024, 2pp increase since the end of 2023. The net debt amounted to RON 848.5 million, 16% of the total assets of RON 5.2 billion.

The decrease in the current liabilities was driven by a 21% decrease in trade and other payables, down to RON 280.1 million, a 7% decrease in the advance payments from customers, which amounted to RON 362.9 million, as well as a 17% decrease in loans and borrowings from banks and others, which reached RON 97 million.

CASH INFLOWS

In H1 2024, One United Properties saw cash inflows of EUR 79 million. Contractual cash-flows, meaning amounts to be received under pre-sales agreements concluded with customers as of June 30th, 2024, amounted to EUR 331 million in additional cash by 2026 (EUR 99 million in 2024, EUR 189 million in 2025 and EUR 43 million in 2026). These are the amounts due **only** for the units that were pre-sold and are to be delivered in the future, excluding any sale done as of Q3 2024.



REVENUE RECOGNITION OF RESIDENTIAL SALES

One United Properties recognizes revenues based on pre-sales, matched with the percentage of completion method. The mix of sold vs unsold units, as well as the timing of these sales, particularly in relation to the reporting period, can impact recognized revenues and the associated profit margins.

The cost structure of a construction is seldom linear. Initial stages might involve higher expenses related to excavation, laying foundations, and infrastructure development, whereas later stages have costs associated with finishing, fittings, and interiors. Thus, as revenue is recognized based on the stage of completion, the costs paired with that revenue can fluctuate, leading to varying profit margins.

Moreover, One United Properties manages construction of multiple developments in parallel, each being at the time of financial reporting a different construction phase, thus having different cost structures. Consequently, some developments could be in their initial phase with heavy infrastructure investments, while others could be in the final stages with different types of costs. When revenues from these developments under construction are pooled together, the blended profit margin can show significant variations.

PRINCIPLE OF REVENUE RECOGNITION ACCORDING TO IFRS 15

The recognition of revenues from the sale of residential developments over the construction period, often referred to as the "percentage of completion method," is rooted in the principles outlined in the International Financial Reporting Standards (IFRS), particularly IFRS 15 "Revenue from Contracts with Customers." This method of revenue recognition is used due to:

- **Matching Principle:** Recognizing revenue over the construction period is in line with the matching principle, which suggests that revenues and expenses should be recognized in the same period they are earned or incurred. This allows for better matching of the revenue generated from a development with the expenses associated with that development over time.
- **Reflects Economic Reality:** This method allows the financial statements to better reflect the economic reality of the construction process, which is ongoing. Instead of recognizing all the revenue at once, it's recognized as value added to the development.
- **Smoother Earnings:** Recognizing revenue over the construction period can result in smoother earnings over multiple periods rather than volatile earnings that occur only when developments are completed.
- **Improved Cash Flow Prediction:** Recognizing revenue progressively provides stakeholders with a better understanding of incoming cash flows, leading to more informed financial planning.
- **Risk Assessment:** Recognizing revenue over time provides better visibility into developments that may be at risk of delays or not meeting expected profitability. This can allow management to take corrective actions more promptly.
- **Incentive Structure:** When revenue is recognized progressively, it might provide a more consistent incentive for project managers and the management team to ensure developments stay on track rather than deferring all efforts and recognition towards the end.

The disadvantage of the method is that, unlike the straightforward point-in-time recognition, the percentage of completion method adds layers of complexity, making financial statements harder to decipher for some investors and analysts, sometimes generating incorrect presumptions that the revenues or profitability of the Company is decreasing, while it is simply fluctuating due to many developments having different level of completion. Recognizing revenues from sales of residential developments over the construction period aligns with the IFRS framework's underlying principles and offers various benefits in terms of financial reporting and economic representation.



REVENUE AND PROFIT RECOGNITION EXAMPLE

Total Contract Value: EUR 1,000,000

Land cost: EUR 100,000

Development costs: EUR 500,000

Profit Margin: 40% (EUR 400,000 for the whole development)

Year 0 (Start of Contract):

- At sales kick-off, the client makes a prepayment of 30%, which amounts to EUR 300,000.
- No construction has been completed yet, so no revenue or profit is recognized at this point. The amount cashed in - EUR 300,000 is recorded as a liability on One United Properties' balance sheet.

Year 1 (End of First Year):

- Assume 50% of the construction is completed.
- 50% of the total contract value less land amount, or EUR 450,000, is the revenue that should be recognized by the end of Year 1 together with the amount of EUR 100,000 related to land which is recognized as revenue for 100% from year 1 and in correspondence the cost of sale, no margin being recorded to land value.
- The cost of sale represents 50% from the development costs of EUR 500,000, therefore EUR 250,000 at which is added the land cost of EUR 100,000 for 100% from year 1, as mentioned at the point above.
- As described above, EUR 550,000 represents the revenue, EUR 350,000 represents the cost, and EUR 200,000 is the profit.
- Given that One United Properties has already received EUR 300,000, the remaining amount (EUR 250,000) until the total revenue amount recorded of EUR 550,000 is recognized as contract assets under receivable line and the liability of EUR 300,000 is reversed.
- In terms of profit recognition for Year 1, One United Properties would recognize EUR 200,000 in profit (36% relative margin).

Year 2 (End of Second Year/Upon Delivery):

- The construction is 100% complete by the end of the second year.
- The total revenue to be recognized over the contract's duration is EUR 1,000,000.
- Also, EUR 600,000 (60% of EUR 1,000,000) represents the total cost, and EUR 400,000 (40% of EUR 1,000,000) is the total profit.
- Since EUR 550,000 revenue and EUR 200,000 profit were already recognized in Year 1, the remaining revenue to be recognized in Year 2 by One United Properties is EUR 450,000, with a profit of EUR 200,000 and relative margin of 44%.

Upon delivery, the client pays the remaining 70% of the contract value, or EUR 700,000, therefore the contract assets recognized in year 1 of EUR 250,000 is reversed and the remaining amount EUR 450,000 represents the revenue for year 2, as mentioned also in the point above.

At the contract's conclusion, the revenue recognized by One United Properties aligns with the construction progress and payments received: EUR 300,000 in Year 1 and EUR 700,000 in Year 2 for a total of EUR 1,000,000. From a profit perspective, One United Properties would recognize a profit of EUR 200,000 in Year 1 and another EUR 200,000 in Year 2, totaling EUR 400,000 for the unit.

Please note that the actual revenue recognition would also consider any costs incurred and other factors stipulated under IFRS 15. However, this example provides a simplified illustration to help understand the core concepts in practice.



REVENUE RECOGNITION OF INVESTMENT PROPERTIES

One United Properties manages its investment properties to earn rental income, for capital appreciation, or both. These properties are initially measured at cost and subsequently at fair value. Professional valuers assess the fair value at reporting dates, reflecting market conditions. Gains or losses from fair value adjustments are recognized in profit or loss as they occur. The company's investment properties include standing properties generating rental income, properties under development, and property for further development.

PRINCIPLE OF REVENUE RECOGNITION ACCORDING TO IAS 40

One United Properties follows the principles set forth in IAS 40 for recognizing gains from fair value adjustments of investment properties in profit or loss. This approach ensures accurate and transparent reporting of the company's financial performance related to its investment properties.

Investment properties are initially recognized at cost, incorporating transaction costs. Post initial recognition, these properties are measured at fair value. Changes in fair value are appraised semi-annually and immediately recognized in profit or loss.

Fair Value Measurement Techniques are:

- **Market Approach:** Utilizes market comparison technique based on observable data.
- **Discounted Cash-Flows (DCF):** Projects cash flows discounted at a market-derived rate.
- **Residual Approach:** Applies to properties with development potential, estimating the value post-development.
- **Income Approach:** Converts future cash flows to a current value, reflecting the property's income-producing ability.

Key valuation inputs include capitalization rate, terminal yield, discount rate, expected rental growth, and net market rent.

Investment properties' fair value is assessed regularly, typically semi-annually. Any fair value changes since the last measurement are recognized in profit or loss for that period. This includes both gains and losses.

Gains or losses from fair value adjustments are itemized in the income statement based on the category of the investment property, ensuring transparency and clarity for financial statement users.



CONSOLIDATED PROFIT&LOSS STATEMENT (RON)

PROFIT & LOSS STATEMENT (RON)	H1 2024	H1 2023	Δ %
Revenues from sales of residential property	524,148,876	604,119,671	-13%
Cost of sales of residential property	(329,456,418)	(422,023,829)	-22%
Other property operating expenses - residential	(4,294,225)	(4,029,596)	7%
<i>Net income from residential property</i>	<i>190,398,233</i>	<i>178,066,246</i>	<i>7%</i>
Gains from investment property fair value adjustment	97,008,626	174,368,621	-44%
Rental income	57,546,818	48,429,342	19%
Revenues from services to tenants	17,417,920	14,402,078	21%
Expenses from services to tenants	(17,417,920)	(14,402,078)	21%
Other property operating expenses - commercial	(3,914,379)	(5,728,207)	-32%
<i>Net rental income</i>	<i>53,632,439</i>	<i>42,701,135</i>	<i>26%</i>
Commissions for brokerage real estate	(7,587,321)	(4,675,519)	62%
Administrative expenses	(42,321,190)	(37,858,800)	12%
Other operating expenses	(5,588,431)	(7,137,774)	-22%
Profit/(Loss) on disposal of investment property	(853,070)	5,384,465	-116%
Other operating income	3,246,218	2,203,909	47%
Result from operating activity (EBITDA)	287,935,504	353,052,283	-18%
Financial income	6,808,678	12,879,690	-47%
Financial expenses	(30,339,032)	(26,314,089)	15%
Share of result of associates	68,857	4,920,270	-99%
Gross profit	264,474,007	344,538,154	-23%
Income tax	(35,824,591)	(57,595,034)	-38%
Net profit	228,649,416	286,943,120	-20%



CONSOLIDATED PROFIT&LOSS STATEMENT (EUR)

PROFIT & LOSS STATEMENT (EUR)	H1 2024	H1 2023	Δ %
Revenues from sales of residential property	105,371,384	122,452,553	-14%
Cost of sales of residential property	(66,231,715)	(85,542,481)	-23%
Other property operating expenses - residential	(863,282)	(816,782)	6%
<i>Net income from residential property</i>	<i>38,276,387</i>	<i>36,093,290</i>	<i>6%</i>
Gains from investment property fair value adjustment	19,501,965	35,343,796	-45%
Rental income	11,568,827	9,816,427	18%
Revenues from services to tenants	3,501,582	2,919,241	20%
Expenses from services to tenants	(3,501,582)	(2,919,242)	20%
Other property operating expenses - commercial	(786,921)	(1,161,084)	-32%
<i>Net rental income</i>	<i>10,781,906</i>	<i>8,655,342</i>	<i>25%</i>
Commissions for brokerage real estate	(1,525,304)	(947,708)	61%
Administrative expenses	(8,507,969)	(7,673,822)	11%
Other operating expenses	(1,123,461)	(1,446,797)	-22%
Profit/(Loss) on disposal of investment property	(171,495)	1,091,409	-116%
Other operating income	652,595	446,720	46%
Result from operating activity (EBITDA)	57,884,624	71,562,230	-19%
Financial income	1,368,771	2,610,660	-48%
Financial expenses	(6,099,156)	(5,333,757)	14%
Share of result of associates	13,843	997,318	-99%
Gross profit	53,168,082	69,836,451	-24%
Income tax	(7,201,933)	(11,674,274)	-38%
Net profit	45,966,149	58,162,177	-21%

The Consolidated Statement of Profit & Loss was translated to EURO from the consolidated financial statements in RON using the average exchange rate for the H1 as published by the National Bank of Romania, 4.9743 RON / EUR for H1 2024 and 4.9335 RON / EUR for H1 2023.



CONSOLIDATED BALANCE SHEET (RON)

BALANCE SHEET (RON)	30.06.2024	31.12.2023	Δ %
NON-CURRENT ASSETS	3,040,876,259	2,836,979,222	7%
Goodwill	19,256,076	19,256,076	0%
Intangible assets	17,070,004	16,967,132	1%
Investment properties	2,919,471,659	2,710,669,855	8%
Right of use assets	1,459,708	1,868,857	-22%
Investments in associates	8,735,329	8,666,072	1%
Property, plant, and equipment	50,958,354	52,595,794	-3%
Other non-current assets	23,925,129	26,955,436	-11%
CURRENT ASSETS	2,172,481,832	2,150,225,206	1%
Inventories	973,750,738	1,002,664,774	-3%
Advance payments to suppliers	149,853,411	129,869,872	15%
Trade receivables	598,460,174	489,466,746	22%
Other receivables	56,970,925	92,833,787	-39%
Prepayments	57,376,256	14,650,932	292%
Cash and cash equivalents	336,070,328	420,739,095	-20%
TOTAL ASSETS	5,213,358,091	4,987,204,428	5%
EQUITY	3,004,534,634	2,862,928,546	5%
Share capital	765,771,503	759,530,863	1%
Share premium	114,833,373	91,530,821	25%
Legal reserves	25,713,307	25,713,307	0%
Own shares	(10,347,632)	(3,468,115)	198%
Other capital reserves	12,560,886	21,140,590	-41%
Retained earnings	1,625,610,602	1,496,291,804	9%
Non-controlling interests	470,392,595	472,189,276	0%
LIABILITIES	2,208,823,457	2,124,275,882	4%
NON-CURRENT LIABILITIES	1,416,125,866	1,236,792,287	14%
Loans and borrowings from bank and others	970,865,663	827,819,156	17%
Loans and borrowings from minority shareholders	87,638,070	82,609,273	6%
Trade and other payables	1,852,701	1,944,934	-5%
Lease liabilities	2,646,947	2,646,947	0%
Deferred tax liabilities	353,122,485	321,771,977	10%
CURRENT LIABILITIES	792,697,591	887,483,595	-11%
Loans and borrowings from bank and others	96,961,725	117,201,920	-17%
Loans and borrowings from minority shareholders	29,081,079	38,651	75,140%
Lease liabilities	22,644	274,592	-92%
Trade and other payables	280,097,647	354,378,291	-21%
Accrued income	22,301,133	20,734,382	8%
Current tax liabilities	1,289,378	5,247,540	-75%
Advance payments from customers	362,943,985	389,608,219	-7%
TOTAL EQUITY AND LIABILITIES	5,213,358,091	4,987,204,428	5%



CONSOLIDATED BALANCE SHEET (EUR)

BALANCE SHEET (EUR)	30.06.2024	31.12.2023	Δ %
NON-CURRENT ASSETS	610,973,510	570,292,933	7%
Goodwill	3,868,935	3,870,879	0%
Intangible assets	3,429,709	3,410,753	1%
Investment properties	586,580,872	544,902,074	8%
Right of use assets	293,285	375,680	-22%
Investments in associates	1,755,104	1,742,064	1%
Property, plant, and equipment	10,238,563	10,572,869	-3%
Other non-current assets	4,807,042	5,418,614	-11%
CURRENT ASSETS	436,495,515	432,240,826	1%
Inventories	195,646,207	201,556,864	-3%
Advance payments to suppliers	30,108,579	26,106,596	15%
Trade receivables	120,242,747	98,393,187	22%
Other receivables	11,446,610	18,661,558	-39%
Prepayments	11,528,050	2,945,148	291%
Cash and cash equivalents	67,523,322	84,577,473	-20%
TOTAL ASSETS	1,047,469,025	1,002,533,759	4%
EQUITY	603,671,744	575,509,296	5%
Share capital	153,858,975	152,681,796	1%
Share premium	23,072,346	18,399,634	25%
Legal reserves	5,166,323	5,168,920	0%
Own shares	(2,079,048)	(697,165)	198%
Other capital reserves	2,523,736	4,249,707	-41%
Retained earnings	326,618,031	300,786,355	9%
Non-controlling interests	94,511,381	94,920,049	0%
LIABILITIES	443,797,281	427,024,463	4%
NON-CURRENT LIABILITIES	284,528,312	248,621,454	14%
Loans and borrowings from bank and others	195,066,537	166,409,190	17%
Loans and borrowings from minority shareholders	17,608,260	16,606,214	6%
Trade and other payables	372,245	390,973	-5%
Lease liabilities	531,825	532,092	0%
Deferred tax liabilities	70,949,445	64,682,985	10%
CURRENT LIABILITIES	159,268,969	178,403,009	-11%
Loans and borrowings from bank and others	19,481,571	23,560,069	-17%
Loans and borrowings from minority shareholders	5,842,977	7,770	75,099%
Lease liabilities	4,550	55,199	-92%
Trade and other payables	56,277,279	71,237,547	-21%
Accrued income RON / EUR	4,480,748	4,168,050	8%
Current tax liabilities	259,062	1,054,867	-75%
Advance payments from customers	72,922,782	78,319,507	-7%
TOTAL EQUITY AND LIABILITIES	1,047,469,025	1,002,533,759	4%

The Consolidated Balance Sheet was translated to EURO from the consolidated balance sheet in RON using the period end exchange rate as published by the National Bank of Romania, 4.9771 RON / EUR for 30.06.2024 and 4.9746 RON / EUR for 31.12.2023.



INDIVIDUAL PROFIT&LOSS STATEMENT (RON)

PROFIT & LOSS STATEMENT (RON)	H1 2024	H1 2023	Δ %
Revenues from dividends	44,939,830	(450,000)	-
Revenue from interest	18,537,648	21,435,952	-14%
Total operating revenues	63,477,478	20,985,952	202%
Revenues from rentals, service charge and similar	0	649	-100%
Other revenues	18,331,533	359,655	4,997%
Total revenues from operating activities	81,809,011	21,346,256	283%
Amortization, depreciation and impairment net	(6,707)	113,492	-106%
Administrative Expenses	(923,588)	(2,160,714)	-57%
Other operating expenses	(3,943,165)	(2,371,371)	66%
Total operating expenses from ordinary activities	(4,873,460)	(4,418,593)	10%
Result from ordinary activities	76,935,551	16,927,663	354%
Net gain on disposal of investments in subsidiaries and associates	(165,949)	0	-
Other financial revenues	302,119	3,384,170	-91%
Result before tax	77,071,721	20,311,833	279%
Tax expenses	(2,856,182)	(3,412,027)	-16%
Net profit	74,215,539	16,899,806	339%



INDIVIDUAL BALANCE SHEET (RON)

BALANCE SHEET (RON)	30.06.2024	31.12.2023	Δ %
NON-CURRENT ASSETS	1,052,803,364	1,036,820,288	2%
Intangible assets	82,169	73,436	12%
Property, plant and equipment	124,706	245,783	-49%
Investments in subsidiaries and associates	389,331,024	426,552,763	-9%
Loans granted to subsidiaries, associates and others	647,546,570	582,735,536	11%
Deferred tax assets	0	2,020,616	-100%
Other non-current assets	15,718,895	25,192,154	-38%
CURRENT ASSETS	267,753,127	344,389,669	-22%
Trade receivables	61,554,528	50,800,423	21%
Other receivables	164,403,385	130,315,249	26%
Prepayments	17,881,811	316,022	5,558%
Loans granted to subsidiaries, associates and others	9,661,717	126,216,672	-92%
Cash and cash equivalents	14,251,686	36,741,303	-61%
TOTAL ASSETS	1,320,556,491	1,381,209,957	-4%
EQUITY	1,048,714,508	1,052,765,827	0%
Share capital	765,771,503	759,530,863	1%
Share premium	114,833,373	91,530,821	25%
Own shares	(10,347,632)	(3,468,115)	198%
Other capital reserves	12,560,886	21,140,590	-41%
Legal reserve	25,028,088	25,028,088	0%
Retained earnings	140,868,290	159,003,580	-11%
LIABILITIES	271,841,983	328,444,130	-17%
NON-CURRENT LIABILITIES	1,262,563	470,194	169%
Deferred tax liabilities	906,739	0	100%
Other non-current liabilities	355,824	470,194	-24%
CURRENT LIABILITIES	270,579,420	327,973,936	-17%
Trade payables	325,603	271,276	20%
Other payables	270,253,817	327,612,848	-18%
Current tax liability	0	89,812	-100%
TOTAL EQUITY AND LIABILITIES	1,320,556,491	1,381,209,957	-4%



KEY FINANCIAL RATIOS

The main financial ratios of One United Properties, consolidated result, as of June 30th, 2024, are presented below.

<i>Financial data in RON '000</i>	30 June 2024	
Liquidity ratio		
<u>Current assets</u>	<u>2,172,481,832</u>	= 2.74
Current liabilities	792,697,591	
Gearing ratio		
<u>Interest-bearing debt</u> x100	<u>1,184,546,537</u>	= 39%
Equity	3,004,534,634	
Trade receivables turnover		
<u>Average receivables</u>	<u>543,963,460</u>	= 0.39
Turnover x2	1,398,736,916	
Fixed asset turnover		
<u>Turnover x2</u>	<u>1,398,736,916</u>	= 0.46
Non-current assets	3,040,876,259	
Loan to value		
	30 June 2024	31 December 2023
<u>Financial debt</u>	<u>1,184,546,537</u>	<u>1,027,669,000</u>
Real estate assets	3,893,222,397	3,713,334,629
	= 30%	= 28%



OUTLOOK AND RISKS FOR 2024

The results generated in H1 2024 are in line with the management's estimates for that period, therefore the management maintains the 2024 budget, as approved by the General Meeting of Shareholders from April 25th, 2024.

The budget for in RON is presented in the table below and includes the results expected to be generated by the Company at the consolidated level.

Values in RON	2024 Budgeted	2023 Audited	Δ%
Turnover	1,749,493,444	1,524,067,113	15%
Revenues from sales of residential property	1,424,997,629	1,130,393,968	26%
Rental income and revenues from services to tenants	176,424,851	128,354,651	37%
Result from operating activity	687,646,578	561,693,761	22%
Gross Profit	617,512,781	531,721,445	16%
Net Profit	525,210,736	449,618,530	17%

For 2024, One United Properties targets consolidated gross turnover of RON 1.7 billion, a 15% increase compared to the 2023 result. The result from operating activity is set increase 22%, to RON 687.6 million driven by higher sales of residential property. The consolidated gross profit target is RON 617.5 million, 16% higher than the result for 2023, while the net profit is estimated to reach RON 525.2 million in 2024, a 17% increase versus 2023, with the net margin expected at 30%.

The revenues from residential property sales are targeted to reach RON 1.4 billion in 2024, a 26% increase compared to the 2023 result. The net income from residential property is set to reach RON 535.6 million, a 70% increase, while the net margin from residential sales is set to increase with approximately 10pp, to 37.6%. The increase will be driven by the already solid sales generated at the developments currently under construction, which are set to progress towards completion, therefore positively influencing the net margin, in line with the revenue recognition policy applied by the Group.

The rental revenues, including rental income and revenues from services to tenants, are estimated to amount RON 176.4 million in 2024, a 37% increase compared to 2023 result. The net rental income is projected to increase 16%, to RON 100.5 million. The increase in the rental activity will be driven by tenants moving in to One Cotroceni Park Phase 2, that was delivered early 2023, and which is estimated to be full leased out this year. The Company also plans full lease of One Cotroceni Park Phase 1 before the yearend. It is important to mention that the rate of growth for the rental revenues is more tempered than in the prior years, due to the sale/pre-sale of four non-core rental assets in the course of 2023 as part of the strategy to focus activity of the Company on large-scale mixed-use developments.

Gains from investment property are set to decline 43% in 2024 versus 2023, to RON 148.1 million.



RISKS AND ELEMENTS OF UNCECRTAINTY

The key risks and elements of uncertainty related to the activity of the Company, which remain valid for the second half of 2024, are identified and detailed in the most recent Prospectus for the share capital increase, published in August 2024, available [HERE](#).

In the current context, the management would like to draw particular attention to the increased risks arising from:

2024 Elections: The 2024 election year in Romania introduces significant political uncertainty that could affect the real estate market. Potential changes in government policies, delays in decision-making, and shifts in economic priorities could create an unpredictable environment for real estate developers and investors. This uncertainty could lead to delays in obtaining necessary approvals, fluctuations in investor confidence, and interruptions in planned projects, which could adversely impact One United Properties' operations and financial performance.

Potential economic slowdown: Signs of economic cooling in the United States, often a precursor to global economic trends, could indicate a broader economic slowdown that may affect Romania. A slowdown could lead to reduced consumer spending, particularly in the residential real estate market, where potential buyers might delay purchases due to economic uncertainty. For the commercial sector, a slowdown could mean lower demand for office and retail spaces, as businesses might scale back expansion plans or reduce their space requirements. These factors could lead to slower sales of residential apartments and prolonged vacancy in office and commercial properties, affecting One United Properties' revenue streams and profitability in H2 2024.

Changes to regulations: Sudden modifications in Romania's fiscal regulations and codes, including tax policy changes or new regulatory requirements, pose a significant risk to real estate developers like One United Properties. Changes that affect property taxes, capital gains taxes, or dividend taxation, just to mention a few, could increase operational costs or alter the financial viability of both residential projects for sale and commercial spaces for rent. Additionally, regulatory shifts could introduce compliance challenges or delay the sale and leasing processes, disrupting One United Properties' business operations and financial outcomes during H2 2024.

DISCLAIMER: Management advises investors to consult the more detailed risk list pertaining to the Group as mentioned in the recent Prospectus linked above, as well as the risk list provided in the 2023 Annual Report, accessible [HERE](#).

However, it's crucial to note that even when combined with these additional sources, the list and descriptions of risks are not comprehensive. As such, the risks detailed in these documents may not encompass all challenges related to the issuer's activities for H2 2024. Unforeseen risk factors and uncertainties might exist that the Group or its affiliated companies are currently unaware of. These could later affect the actual outcomes, financial health, performances, and achievements of the issuer, potentially leading to a decline in the Group's share price.

Investors should undertake pre-requisite checks to prepare their investment opportunity assessment.



ABOUT ONE UNITED PROPERTIES

One United Properties is the largest residential and mixed-use real estate developer and investor in Romania, listed on the Bucharest Stock Exchange since July 2021. The Company has a track record of having developed sustainable residential, mixed-use and office real estate in Bucharest and in Constanta (Mamaia).

With unparalleled reputation of a premium developer, ONE develops apartments for *medium, medium-high, high, and very high* income clients. ONE is a high-end brand and represents quality, design, community, sustainability, and finally, very desired locations. All ONE buildings have superior certifications of sustainability, energy efficiency and wellness, and the developer is awarded at numerous galas and conferences in the field, both internationally and locally.



RESIDENTIAL

Landmark developments, premium locations, quality, focus on design, great communities and sustainability are at the core of ONE's residential developments.

The Company started its business in this segment. The Company is involved in the classic development of the landbanks under built-to-sell model. With an unparalleled reputation as a premium developer, ONE develops apartments for medium-high, high, and very high-income clients.



OFFICE

ONE's office developments integrate an energetically efficient plan, being healthy and environmentally sustainable, with emphasis on the employee experience and wellness.

ONE entered the office market in 2017 to build a portfolio delivering recurring revenues. For the office segment, ONE develops Class A buildings. ONE's office portfolio includes both developed as well as acquired buildings.

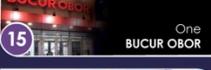


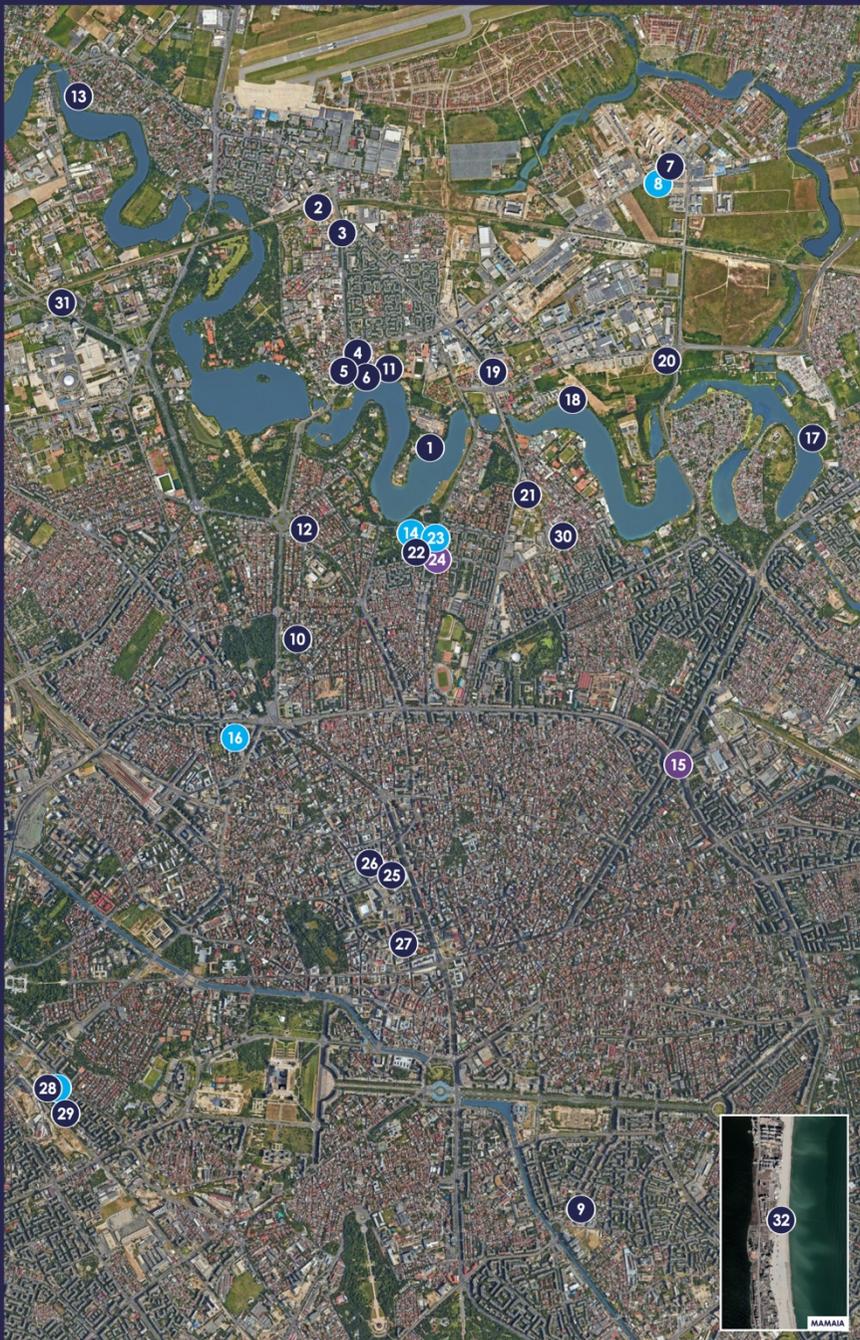
RETAIL

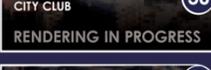
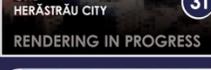
Retail spaces bring value to the ample rich communities One United Properties is developing, offering all the facilities and services only a few steps away.

Initially, retail spaces were only built-to-sell. As of 2021, the company also develops retail spaces for rent.

ONE UNITED PROPERTIES DEVELOPMENTS

-  1 One PENINSULA
-  2 One HERĂSTRĂU VISTA
-  3 One HERĂSTRĂU TOWERS
-  4 One HERĂSTRĂU PLAZA
-  5 One HERĂSTRĂU PARK
-  6 One FLORESCA VISTA
-  7 One NORTH LOFTS
-  8 One NORTH GATE
-  9 One TIMPURI NOI
-  10 One MODROGAN
-  11 One FLORESCA LAKE
-  12 One CHARLES DE GAULLE
-  13 One MADRIGALULUI
-  ELIADE TOWER
-  14 One BUCUR OBOR
-  15 One VICTORIEI PLAZA
-  16 One VICTORIEI PLAZA



-  17 One LAKE DISTRICT
-  18 One LAKE CLUB
-  19 One FLORESCA TOWERS
-  20 One HIGH DISTRICT
-  21 One VERDI PARK
-  22 One MIRCEA ELIADE
-  23 One TOWER
-  24 One GALLERY
-  25 One ATHENÉE
-  26 One PLAZA ATHÉNÉE
-  27 One DOWNTOWN
-  28 One COTROCENI PARK
-  29 One COTROCENI TOWERS
-  30 One CITY CLUB
RENDERING IN PROGRESS
-  31 One HERĂSTRĂU CITY
RENDERING IN PROGRESS
-  32 One MAMAIA NORD



DECLARATION OF THE MANAGEMENT

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

- a) the interim condensed consolidated financial statements and the condensed individual financial statements for the six-month period ended June 30th, 2024, 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 June 30th, 2024, 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

Executive Member of the Board of Directors

Victor Capitanu

Executive Member of the Board of Directors

Andrei-Liviu Diaconescu

one

UNITED PROPERTIES





**ONE UNITED PROPERTIES SA
and subsidiaries**

**Interim condensed consolidated financial
statements for the period ended
30 June 2024**

TABLE OF CONTENTS:

PAGE:

INDEPENDENT AUDITORS' REPORT ON REVIEW OF INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS	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 – 38

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 ("the Group") as at June 30, 2024, which include the balance sheet at June 30, 2024, and 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 cash flow statement, each for the period from 1 January 2024 to 30 June 2024, and other explanatory notes.

Management is responsible for the preparation and fair presentation of these interim condensed consolidated financial statements in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union.

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 these interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union.

Other matters

We draw attention to the fact that we have not audited nor reviewed the accompanying interim condensed consolidated statements of profit or loss and condensed consolidated statement of comprehensive income for the three months period ended June 30, 2024 and June 30, 2023 and accordingly, we do not express an opinion nor a conclusion on them.

On behalf of:
Deloitte Audit SRL

Andrei Cozachevici

*For signature, please refer to the original signed
Romanian version.*

Bucharest, Romania
26 August 2024

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	30 June 2024 (reviewed)	31 December 2023 (audited)
ASSETS			
Non-current assets			
Goodwill	6	19,256,076	19,256,076
Intangible assets	6	17,070,004	16,967,132
Property, plant and equipment	4	50,958,354	52,595,794
Right of use assets		1,459,708	1,868,857
Investment properties	7	2,919,471,659	2,710,669,855
Investments in associates	8	8,735,329	8,666,072
Other non-current assets	11	23,925,129	26,955,436
Total non-current assets		3,040,876,259	2,836,979,222
Current assets			
Inventories	9	973,750,738	1,002,664,774
Advance payments to suppliers	10	149,853,411	129,869,872
Trade receivables	11	598,460,174	489,466,746
Other receivables	11	56,970,925	92,833,787
Prepayments	5	57,376,256	14,650,932
Cash and cash equivalents	12	336,070,328	420,739,095
Total current assets		2,172,481,832	2,150,225,206
TOTAL ASSETS		5,213,358,091	4,987,204,428
EQUITY AND LIABILITIES			
Equity			
Share capital	14	765,771,503	759,530,863
Share premium	14	114,833,373	91,530,821
Own shares		(10,347,632)	(3,468,115)
Other capital reserves	14	12,560,886	21,140,590
Legal reserves	14	25,713,307	25,713,307
Retained earnings		1,625,610,602	1,496,291,804
Equity attributable to owners of the Group		2,534,142,039	2,390,739,270
Non-controlling interests		470,392,595	472,189,276
Total equity		3,004,534,634	2,862,928,546
Non-current liabilities			
Loans and borrowings from bank and others	15	970,865,663	827,819,156
Loans and borrowings from minority shareholders	15	87,638,070	82,609,273
Trade and other payables	16	1,852,701	1,944,934
Lease liabilities		2,646,947	2,646,947
Deferred tax liabilities	13	353,122,485	321,771,977
Total non-current liabilities		1,416,125,866	1,236,792,287

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 2024**

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	Note	30 June 2024 (reviewed)	31 December 2023 (audited)
Current liabilities			
Loans and borrowings from bank and others	15	96,961,725	117,201,920
Loans and borrowings from minority shareholders	15	29,081,079	38,651
Lease liabilities		22,644	274,592
Trade and other payables	16	280,097,647	354,378,291
Accrued income		22,301,133	20,734,382
Current tax liabilities	13	1,289,378	5,247,540
Advance payments from customers	17	362,943,985	389,608,219
Total current liabilities		792,697,591	887,483,595
Total liabilities		2,208,823,457	2,124,275,882
TOTAL EQUITY AND LIABILITIES		5,213,358,091	4,987,204,428

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 26 August 2024 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

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

	Note	Six month period ended 30 June 2024 (reviewed)	Six month period ended 30 June 2023 (reviewed)	Three month period ended 30 June 2024 (Q2)	Three month period ended 30 June 2023 (Q2)
Revenues from sales of residential property	18	524,148,876	604,119,671	217,772,881	275,083,358
Cost of sales of residential property	18	(329,456,418)	(422,023,829)	(145,386,202)	(197,607,682)
Other property operating expenses - residential		(4,294,225)	(4,029,596)	(1,492,063)	(863,019)
Net income from residential property		190,398,233	178,066,246	70,894,616	76,612,657
Gains from completed investment property	7	75,074,254	140,110,450	25,846,133	61,878,699
Gains from investment property for further and under development	7	21,934,372	34,258,171	(1,350,806)	34,258,171
Gains from investment property		97,008,626	174,368,621	24,495,327	96,136,870
Rental income	19	57,546,818	48,429,342	27,911,694	24,349,297
Revenues from service to tenants	19	17,417,920	14,402,078	8,513,952	7,018,042
Expenses from services to tenants		(17,417,920)	(14,402,078)	(8,513,952)	(7,018,042)
Other property operating expenses		(3,914,379)	(5,728,207)	(1,244,239)	(3,432,839)
Net rental income		53,632,439	42,701,135	26,667,455	20,916,458
Commissions for brokerage real estate	20	(7,587,321)	(4,675,519)	(3,977,548)	(2,921,526)
Administrative expenses	21	(42,321,190)	(37,858,800)	(24,947,298)	(19,322,073)
Other operating expenses	22	(5,588,431)	(7,137,774)	(1,778,834)	(3,683,223)
Profit/(Loss) on disposal of investment property		(853,070)	5,384,465	(32,077)	5,460,474
Other operating income		3,246,218	2,203,909	1,641,164	1,432,355
Result from ordinary activities		287,935,504	353,052,283	92,962,805	174,631,992
Financial income		6,808,678	12,879,690	2,906,498	7,063,811
Financial expenses		(30,339,032)	(26,314,089)	(15,140,762)	(15,282,955)
Net financial result	23	(23,530,354)	(13,434,399)	(12,234,264)	(8,219,144)
Share of result of associates	8	68,857	4,920,270	(68,380)	270,686
Result before tax		264,474,007	344,538,154	80,660,161	166,683,534
Tax on profit	13	(35,824,591)	(57,595,034)	(9,290,622)	(31,417,750)
Net result of the period		228,649,416	286,943,120	71,369,539	135,265,784
Total comprehensive income for the period		228,649,416	286,943,120	71,369,539	135,265,784
Net result attributable to:					
Owners of the Group		219,007,595	261,995,072	73,165,723	115,170,123
Non-controlling interests		9,641,821	24,948,048	(1,796,184)	20,095,661
Total comprehensive income attributable to:					
Owners of the Group		219,007,595	261,995,072	73,165,723	115,170,123
Non-controlling interests		9,641,821	24,948,048	(1,796,184)	20,095,661
Basic earnings per share attributable to equity holders	25	0.060	0.077	0.019	0.037
Diluted earnings per share attributable to equity holders	25	0.060	0.075	0.019	0.035

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 26 August 2024 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 2024

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS ENDED 30 June 2024

	Share capital	Share premiums	Legal reserves	Other capital reserves	Own shares	Retained earnings	Non-controlling interests	Total equity
Balance at 1 January 2024	759,530,863	91,530,821	25,713,307	21,140,590	(3,468,115)	1,496,291,804	472,189,276	2,862,928,546
Profit of the year	-	-	-	-	-	219,007,595	9,641,821	228,649,416
Dividends allocated from the statutory profit	-	-	-	-	-	(76,118,484)	(8,820,000)	(84,938,484)
Issue of ordinary shares	6,240,640	23,302,552	-	-	-	-	-	29,543,192
Issue of ordinary shares- premium shares conversion	-	-	-	-	-	-	-	-
IPO costs	-	-	-	-	-	-	-	-
Stock option plan	-	-	-	(8,579,704)	-	(16,232,345)	-	(24,812,049)
Transfer from share premiums in other reserves	-	-	-	-	-	-	-	-
Transfer of legal reserve in/from retained earnings	-	-	-	-	-	-	-	-
Transactions with non-controlling interests	-	-	-	-	-	2,662,032	(2,663,502)	(1,470)
Acquisition of own shares	-	-	-	-	(6,879,517)	-	-	(6,879,517)
Non-controlling interest on acquisition of subsidiary or change in share capital of subsidiary	-	-	-	-	-	-	45,000	45,000
Balance as at 30 June 2024	765,771,503	114,833,373	25,713,307	12,560,886	(10,347,632)	1,625,610,602	470,392,595	3,004,534,634

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 2024**

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS ENDED 30 June 2023

	Share capital	Share premiums	Legal reserves	Other capital reserves	Own shares	Retained earnings	Non-controlling interests	Total equity
Balance at 1 January 2023	740,563,717	27,981,399	17,452,635	51,848,900	1,029	1,184,656,306	508,822,702	2,531,326,688
Profit of the year	-	-	-	-	-	261,995,072	24,948,048	286,943,120
Dividends allocated from the statutory profit	-	-	-	-	-	(73,130,616)	(1,926,000)	(75,056,616)
Transfer of other capital reserve in/from retained earnings	-	-	-	(4,307,782)	-	4,307,782	-	-
Transactions with non-controlling interests	-	-	-	-	-	(1,272,509)	(10,600,035)	(11,872,544)
Stock option plan	-	-	-	12,562,059	-	-	-	12,562,059
Balance as at 30 June 2023	740,563,717	27,981,399	17,452,635	60,103,177	1,029	1,376,556,035	521,244,715	2,743,902,707

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 2024

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

		30 June 2024	30 June 2023
Cash flows from operating activities			
Result for the period	Note	228,649,416	286,943,120
<i>Adjustments for:</i>			
Depreciation and amortization	21	2,563,314	1,968,351
Share of result of associates	8	(68,857)	(4,920,270)
Other financial income		-	(367,996)
Allowances for current assets – receivables and other provisions	22	192,013	1,033,717
(Gain)/Loss on sale of property, plant and equipment		18,787	(13,464)
(Profit)/Loss on disposal of investment property	7	853,070	(5,384,465)
Interest expenses	23	29,149,877	23,969,097
Interest income	23	(6,808,678)	(12,511,694)
Income tax expenses	13	35,824,591	57,595,034
Unrealised foreign exchange loss/(gain)		546,866	3,034,822
Increase in fair value of investment property	7	(97,008,626)	(174,368,621)
Share-based payments	14	4,731,143	12,562,059
<i>Changes in working capital:</i>			
(Increase)/Decrease in trade and other receivables		(158,140,068)	(198,006,203)
(Increase)/Decrease in inventory property		(6,934,150)	(213,437,386)
Increase/(Decrease) in trade and other payables		(74,425,603)	(4,826,550)
Increase/(Decrease) in advance payments from customers		(26,664,234)	143,692,655
Income tax paid		(6,978,461)	(2,613,694)
Net cash from operating activities		(74,499,600)	(85,651,488)
Acquisition of property, plant and equipment			
Acquisition of property, plant and equipment		(383,215)	(2,389,037)
Proceeds from sale of property, plant and equipment		336	261,508
Acquisition of intangible assets		(570,187)	(1,643,185)
Expenditure paid on investment property under development		(42,454,687)	(4,866,707)
Expenditure paid on completed investment property		(23,484,448)	(29,915,456)
Acquisition of investment property		(38,288,208)	(54,698,548)
Proceeds from sale of investment property		30,954,382	37,882,570
Amounts paid for transactions with non-controlling interest		(15,170)	(11,872,544)
Consideration received for transaction with non-controlling interests		58,500	-
Prepayments received for transaction with non-controlling interests		2,980,500	-
Prepayments paid for transaction with non-controlling interests		(17,411,324)	-
Acquisition of associates		(400)	-
Other financial income		-	367,996
Loans granted		(6,183,443)	-
Loans granted reimbursed		4,976,700	-
Interest received		6,035,766	12,511,694
Net cash flows from used in investing activities		(83,784,898)	(54,361,709)
Proceeds from loans and borrowings			
Proceeds from loans and borrowings		507,643,643	139,297,439
Repayment of borrowings		(351,128,826)	(105,855,207)
Dividends paid		(43,891,490)	(37,486,085)
Interest paid		(31,862,121)	(24,483,934)
Acquisition of treasury shares		(6,879,517)	-
Principal elements of lease payments		(265,958)	(265,960)
Net cash from financing activities		73,615,731	(28,793,747)
Net changes in cash and cash equivalents		(84,668,767)	(168,806,944)
Cash and cash equivalents at the beginning of the period		420,739,095	566,960,043
Cash and cash equivalents at the end of the period		336,070,328	398,153,099

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 2024 to 30 June 2024 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 Calea Floreasca no 159, Building One Tower, Bucharest, district 1.

The share capital of the Company is RON 765,771,503.4 divided into 3,828,857,517 shares at a nominal value of RON 0.2/each. One United Properties SA is owned by OA Liviu Holding Invest SRL (represented by Mr. Andrei Diaconescu) and Vinci Ver Holding SRL (represented by Mr. Victor Capitanu) holding 24.8851% each and other shareholders holding 50.2298%. All shares are paid in full.

The Company shares floated on Bucharest Stock Exchange (BVB) on 12 July 2021, following an initial public offering that took place between 22 June 2021 and 02 July 2021, during which the company raised RON 259,112,477.28 for further developments and investments in both the residential and office segments. As of 20 September 2021, the Company shares are included in the BET index, which follows the evolution of the 19 most liquid companies listed on the Bucharest Stock Exchange. On 20 December 2021, the Company shares entered the FTSE Global All Cap index. The global index provider FTSE Russell announced, following the quarterly review, that the Company’s shares are included, as of 20.06.2022, in the FTSE EPRA Nareit EMEA Emerging Index.

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

The Company had the following subsidiaries undertakings as at 30 June 2024 and 31 December 2023. Their registered office, activity and Group holding percentage is shown below:

Name of the subsidiary	Activity	% ownership as at 30 June 2024	% ownership as at 31 December 2023	Registered office
One Modrogan SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Peninsula SRL (former One Herastrau Park Residence SA)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Charles de Gaulle Residence SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Plaza SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Verdi Park SRL	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
X Architecture & Engineering Consult SRL	Architecture services for group and non-group projects	80.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
One Mircea Eliade Properties SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Value SRL	Real estate developer in Bucharest	100.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Towers SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park SRL (former One Herastrau Properties SRL)	Real estate developer in Bucharest	81.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
Skia Real Estate SRL	Operational services – project development	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	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One North Lofts SRL (former One North Gate SA)	Real estate developer in Bucharest	85.22%	85.22%	Maxim Gorki street 20, Bucharest, district 1
One United Tower SRL	Real estate developer in Bucharest	71.46%	71.46%	Maxim Gorki street 20, Bucharest, district 1

ONE UNITED PROPERTIES SA AND SUBSIDIARIES
INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

1. CORPORATE INFORMATION (continued)

Group companies	Activity	% ownership as at 30 June 2024	% ownership as at 31 December 2023	Registered office
Neo Floreasca Lake SRL	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Mamaia Nord SRL (former Neo Mamaia SRL)	Real estate developer in Constanta	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Floreasca Towers SRL (former One Herastrau IV SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Investments SRL (former One Herastrau Real Estate SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office SRL (former One Cotroceni Park Office SA)	Real estate developer in Bucharest	67.56%	67.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 2 SRL (fomer One Cotroceni Park Office Faza 2 SA)	Real estate developer in Bucharest	67.56%	67.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 4 SRL (former One Cotroceni Park Office Faza 3 SA)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 19 SRL (former One Mamaia SRL)	Real estate developer in Constanta	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One High District S.R.L. (former One Proiect 1 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Plaza Athenee SRL (former One Proiect 3 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 4 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 5 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Lake Club SRL (former One Proiect 6 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau City SRL (former One Proiect 7 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Carpathian Lodge Magura SRL (former Carpathian Estate SRL)	Real estate developer in Bucharest	66.72%	66.72%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 8 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One City Club SRL (former One Proiect 9 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Downtown SRL (former of One Proiect 10 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 24 SRL (former One United Italia SRL)	Real estate developer in Bucharest	100.00%	90.00%	Maxim Gorki street 20, Bucharest, district 1
Bo Retail Invest SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
Bucur Obor SA	Lease of retail space	54.44%	54.44%	Colentina street 2, Bucharest, district 2
One United Management Services SRL	Management services	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 11 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1

ONE UNITED PROPERTIES SA AND SUBSIDIARIES**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024**

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

1. CORPORATE INFORMATION (continued)

Group companies	Activity	% Ownership as at 30 June 2024	% Ownership as at 31 December 2023	Registered office
One M Hotel SRL (former One Proiect 12 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Towers SRL (former One Proiect 14 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Gallery Floreasca SA (former One Proiect 15 SRL)	Real estate developer in Bucharest	60.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Victoriei Plaza SRL (former Mam Imob Business Center SRL)	Renting office premises in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
Eliade Tower SRL	Renting office premises in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Park Line SRL (former of One Proiect 16 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Technology District SRL (former of One Proiect 17 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 18 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 20 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 21 SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 22 SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Baneasa Airpark SRL (former of One Proiect 23 SRL)	Real estate developer in Romania	70.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
Veora Project 1 SRL	Real estate developer in Romania	100.00%	0.00%	Maxim Gorki street 20, Bucharest, district 1
Propcare SRL	Property management services	80.00%	0.00%	Maxim Gorki street 20, Bucharest, district 1

The Company have increased its ownership in the share capital of the subsidiaries, as follows:

- Veora Project 1 SRL from 0% to 100%, the total consideration price for the shares acquired is RON 200.
- One Proiect 24 SRL from 90% to 100%, the total consideration price for the shares acquired is RON 4,500.
- One Long Term Value SRL from 98% to 100%, the total consideration price for the shares acquired is RON 20.
- One Cotroceni Park Office Faza 2 SRL from 67.25% to 67.56%, the total consideration price for the shares acquired is RON 5,000.
- One Cotroceni Park Office SRL from 67.25% to 67.56%, the total consideration price for the shares acquired is RON 5,000.
- One Cotroceni Park SRL from 80% to 81%, the total consideration price for the shares acquired is RON 450.
- The non controlling interest in One Gallery Floreasca have increased by 40%.
- A new subsidiary was established, Propcare SRL in which the Company have ownership rights of 80%.

The Company sold 30% ownership in the subsidiary, One Baneasa Airpark SRL for RON 13,500.

2. BASIS OF PREPARATION**2.a Basis of preparation**

The interim condensed consolidated financial statements (“financial statements”) of the Company have been prepared in accordance with the provisions of the Ministry of Finance Order no. 2844/2016 approving the accounting regulations compliant with the International Financial Reporting Standards (“IFRS”) as adopted by the European Union, with all subsequent modifications and clarifications. The condensed scope of reporting in these interim condensed consolidated financial statements reflects also 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 2023 and forms the basis for these consolidated interim financial statements.

2. BASIS OF PREPARATION (continued)

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 2023.

The interim condensed consolidated financial statements for the six-month period ended 30 June 2024 were reviewed by Deloitte Audit SRL, which also audited the annual consolidated financial statements as of 31 December 2023.

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.

2.b Going concern

The Management have considered the appropriateness of adopting the going concern basis in preparing the condensed consolidated interim financial statements. The Group's going concern assessment covers the period to 30 June 2024 (the “going concern period”), being at least 12 months from the date of authorisation of these condensed consolidated interim financial statements.

The Group has prepared forecasts, including certain sensitivities, considering the potential impact on the business considering current economic factors, such as inflation raise, post covid-19 influence and the armed conflict between Russia and Ukraine. Having considered these forecasts and that the Group has no activities that are significantly dependant of the area affected by the conflict or by sanctions (particularly Russia, Ukraine, Belarus), neither in respect of acquisitions, nor concerning sales or investments, the Directors remain of the view that the Group's financing arrangements and capital structure provide both the necessary facilities and covenant headroom to enable the Group to conduct its business for at least the next 12 months, although there are still uncertainties regarding the evolution of the conflict and the potential impact on the countries that are close to the conflict zone and on the global economy in general. Accordingly, the interim condensed consolidated financial statements have been prepared on a going concern basis, which means that the Group will continue its activity in the foreseeable future, the current results estimated by the management of the companies and shareholders being considered solid.

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 2023. 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.

- **New standard IFRS 17 “Insurance Contracts” including the June 2020 and December 2021 Amendments to IFRS 17**” issued by IASB on 18 May 2017. The new standard requires insurance liabilities to be measured at a current fulfilment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of a consistent, principle-based accounting for insurance contracts. IFRS 17 supersedes IFRS 4 “Insurance Contracts” and related interpretations while applied. Amendments to IFRS 17 “Insurance Contracts” issued by IASB on 25 June 2020 defer the date of initial application of IFRS 17 by two years to annual periods beginning on or after 1 January 2023. Additionally, the amendments issued on 25 June 2020 introduce simplifications and clarifications of some requirements in the Standard and provide additional reliefs when applying IFRS 17 for the first time.
- **Amendments to IAS 1 “Presentation of Financial Statements” - Disclosure of Accounting Policies** issued by IASB on 12 February 2021. Amendments require entities to disclose their material accounting policies rather than their significant accounting policies and provide guidance and examples to help preparers in deciding which accounting policies to disclose in their financial statements.
- **Amendments to IAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” - Definition of Accounting Estimates** issued by IASB on 12 February 2021. Amendments focus on accounting estimates and provide guidance how to distinguish between accounting policies and accounting estimates.
- **Amendments to IAS 12 “Income Taxes” - Deferred Tax related to Assets and Liabilities arising from a Single Transaction** issued by IASB on 6 May 2021. According to amendments, the initial recognition exemption does not apply to transactions in which both deductible and taxable temporary differences arise on initial recognition that result in the recognition of equal deferred tax assets and liabilities.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (CONTINUED)

- **Amendments to IAS 12 “Income Taxes” - International Tax Reform — Pillar Two Model Rules** issued by IASB on 23 May 2023. The amendments introduced a temporary exception to the accounting for deferred taxes arising from jurisdictions implementing the global tax rules and disclosure requirements about company’s exposure to income taxes arising from the reform, particularly before legislation implementing the rules is in effect.
- **Amendments to IFRS 16 “Leases” - Lease Liability in a Sale and Leaseback** issued by IASB on 22 September 2022. Amendments to IFRS 16 require a seller-lessee to subsequently measure lease liabilities arising from a leaseback in a way that it does not recognise any amount of the gain or loss that relates to the right of use it retains. The new requirements do not prevent a seller-lessee from recognising in profit or loss any gain or loss relating to the partial or full termination of a lease.
- **Amendments to IAS 1 “Presentation of Financial Statements” - Classification of Liabilities as Current or Non-Current** issued by IASB on 23 January 2020 and **Amendments to IAS 1 “Presentation of Financial Statements” - Non-current Liabilities with Covenants** issued by IASB on 31 October 2022. Amendments issued on January 2020 provide more general approach to the classification of liabilities under IAS 1 based on the contractual arrangements in place at the reporting date. Amendments issued on October 2022 clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability and set the effective date for both amendments to annual periods beginning on or after 1 January 2024.

4. PROPERTY, PLANT AND EQUIPMENT

Description	Land, Buildings, barracks	Technological equipment	Measurement apparatus and devices	Vehicles	Furniture and other non-current assets	Total
Cost						
1 January 2024	43,906,441	1,478,015	1,008,265	2,004,470	13,449,344	61,846,535
Additions	45,712	24,091	61,980	79,315	179,677	390,775
Disposals	-	-	(7,936)	-	(57,157)	(65,093)
30 June 2024	43,952,153	1,502,106	1,062,309	2,083,785	13,571,864	62,172,217
Depreciation and impairment						
1 January 2024	3,661,766	932,803	844,870	1,280,182	2,531,120	9,250,741
Depreciation charge for the year	712,590	91,558	62,458	124,170	991,900	1,982,676
Disposals	-	-	-	(7,936)	(11,618)	(19,554)
30 June 2024	4,374,356	1,024,361	907,328	1,396,416	3,511,402	11,213,863
Net book value						
31 December 2023	40,244,675	545,212	163,395	724,288	10,918,224	52,595,794
30 June 2024	39,577,797	477,745	154,981	687,369	10,060,462	50,958,354

Under the “land, buildings and barracks” are presented the Group assets from which the main amount is related to the own office space occupied. At 31 December 2022, the Company has reclassified part of the land and building owned by the subsidiary One United Tower SRL from investment property in property, plant and equipment for the fair value of RON 38,860,861, following the occupancy of the own office space.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

4. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

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 2023 and as at 30 June 2024, no indication of impairment was identified for the property, plant and equipment in balance.

5. PREPAYMENTS

	30 June 2024	31 December 2023
Prepayments in respect to financing commissions	14,511,084	11,316,145
Local Taxes	5,625,214	-
Insurance	692,520	437,761
Prepayments in respect to acquisition of investments	17,411,324	-
Project costs	17,639,823	1,462,257
Other prepayments	1,496,291	1,434,769
Total amount	57,376,256	14,650,932

In the category of "Prepayments in respect to financing commissions" are included the costs incurred to obtain bank financing. These costs are recognized on a straight-line basis over the term of the bank financing agreement.

6. INTANGIBLE ASSETS

Description	Goodwill	Concessions patents, licenses	Other intangible assets	Total
Cost				
As at 1 January 2024	19,256,076	14,716,087	3,274,881	37,247,044
Additions	-	6,025	564,161	570,186
Disposals	-	-	-	-
As at 30 June 2024	19,256,076	14,722,112	3,839,042	37,817,230
Amortization and impairment				
As at 1 January 2024	-	251,495	772,341	1,023,836
Depreciation charge	-	17,876	449,438	467,314
Impairment	-	-	-	-
Disposals	-	-	-	-
As at 30 June 2024	-	269,371	1,221,779	1,491,150
Net book value				
As at 31 December 2023	19,256,076	14,464,592	2,502,540	36,223,208
As at 30 June 2024	19,256,076	14,452,741	2,617,263	36,326,080

As at 30 June 2024 and 31 December 2023, other intangible assets include mainly, costs of licenses and IT software.

Goodwill

The goodwill in balance refers to One Peninsula, a subsidiary of the Group that develop a residential project in district 1, Bucharest. The Group tests goodwill annually for impairment or more frequently if there are indications that goodwill might be impaired.

6. INTANGIBLE ASSETS (CONTINUED)

As at 30 June 2024 and 31 December 2023, 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%.

As at 30 June 2024 and 31 December 2023, 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 is recognized.

Under the category "Concessions patents, licenses" is included the identifiable intangible asset acquired in 2022 in a business combination, related to Bucur Obor Brand, and which was recognized at fair value of RON 14,4 million. The brand "Bucur Obor" has been officially registered by the Bucur Obor SA since 2011, its first appearance being in 1975 when the Bucur Obor store was opened. The phrase "Bucur Obor" is associated with the location of the Bucur Obor commercial store, which is a commercial landmark of Bucharest. Part of the revenues generated by renting commercial spaces in the complex are directly attributable to the "Bucur Obor" brand.

As at 31 December 2023, the Group performed the assessment of the recoverable amount of the Bucur Obor Brand, considering a WACC rate of 12.42% and a risk premium of 2%. No significant indicators of impairment were identified.

7. INVESTMENT PROPERTY

The Group 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.

After internal assessment, the fair value measurement of the investment properties was performed at 30 June 2024 using an independent appraiser only for the significant assets where changes in fair value were identified. For the remaining investment property assets the management considers no significant changes in fair value occurred compared to prior year-end valuation. At 31 March 2024, the Group have performed the valuation of the assets transferred from inventories to investment properties and also for a new asset related to One Technology District SRL which enter in the property of the Group during Q1 2024, as described below.

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

Completed investment property (IPC):

- Land in surface area of 7,033 sqm and building in surface area of 19,854 sqm located at Sos Pipera Tunari, 2III, owned by subsidiary One North Lofts SRL (former One North Gate SA); During Q1 2024, one of the two buildings owned by the subsidiary One North Lofts SRL was sold for the price of RON 29,8 million.
- 2 apartments and 2 parking spaces owned by subsidiary One Long Term Value SRL;
- Land in surface area of 6,096 sqm and office building with a total GLA of 23,800 sqm located at Calea Floreasca, Nr. 159-165, owned by subsidiary One United Tower SRL;
- Land plot and one office building in total surface area of 46,814 sqm (including terraces) located at 44 Sergent Nutu Ion Street, owned by subsidiary One Cotroceni Park Office SRL (former One Cotroceni Park Office SA);
- Property located in Buzau County, owned by subsidiary One Carpathian Lodge Magura SRL comprising of a boutique hotel together with a 56ha of forest and land. The Group targets further investments on short and medium-term;
- 27 apartments and 176 parking spaces owned by subsidiary One Mircea Eliade Properties SRL. During the year of 2023, the Group started the activities with the view to rental of several apartments owned by subsidiary One Mircea Eliade Properties SRL and therefore changed the presentation from apartments available for sale to apartments available for rental. Also in Q2 2024, the Group have changed the destination of 151 parking lots from sale to rent for which the Group have performed the valuation of the assets with an independent evaluator, Colliers Romania and recognized a gain from fair value adjustment of RON 16,9 million;
- Retail building acquired through business combination with Bucur Obor SA in 2022. The subject property has a total leasable area of 24,325 sqm of retail and 2,452 sqm storages. The investment property was valued at fair value at the date of acquisition at RON 313,6 million; One United Properties acquired (indirectly, through BO Retail Invest S.R.L.) a controlling stake (54.4351%) in Bucur Obor SA, a company listed on the Multilateral Trading System of the Bucharest Stock Exchange, under symbol BUCU. Bucur Obor S.A. carries out its activity within the Bucur Commercial Complex Obor, located in Bucharest, Sos. Colentina no. 2, in the building from Sos. Mihai Bravu no. 2 and in the building from Sos. Colentina no. 6A. All these properties are owned by the company. Bucur Obor has as main activity the renting of commercial spaces, in which the clients retail goods.

7. INVESTMENT PROPERTY (CONTINUED)

- Office building owned by the subsidiary, One Victoriei Plaza SRL with a total GLA of app. 12,000 square meters and 4 underground levels with 93 parking spaces, and it is fully leased to First Bank as a tenant;
- Office building located at 18 Mircea Eliade Boulevard, Bucharest, Romania, owned by the subsidiary Eliade Tower SRL. The office building has a total GLA of over 8,000 square meters spread over 10 floors and also has a parking;
- 2 apartments and related parking spaces owned by subsidiary One Mamaia Nord SRL;
- 5 apartments owned by subsidiary One Herastrau Towers SRL. During 2023, the Group started the activities with the view to rental of several apartments owned by subsidiary One Herastrau Towers SRL and therefore changed the presentation from apartments available for sale to apartments available for rental;
- Land in surface area of 8,847 sqm and office building in surface area of 35,819 sqm (including terraces) located at Sergent Nutu Ion Street and Calea 13 Septembrie, owned by subsidiary One Cotroceni Park Office Faza 2 SRL (former One Cotroceni Park Office Faza 2 SA).
- The Group started the activities with the view to rental of 19 apartments owned by subsidiary One Verdi Park SRL and therefore changes the presentation from apartments available for sale to apartments available for rental. The Group have performed the valuation of the assets with an independent evaluator, Colliers Romania and recognized a gain from fair value adjustment of RON 25,5 million;
- The Group started the activities with the view to rental of 5 apartments owned by subsidiary Neo Floreasca Lake SRL and therefore changes the presentation from apartments available for sale to apartments available for rental. The Group have performed the valuation of the assets with an independent evaluator, Colliers Romania and recognized a gain from fair value adjustment of RON 20,7 million;

Investment property under development (IPUC):

- Land in surface area of 10,880 sqm located 159-165 Calea Floreasca, 1st district, Bucharest, owned by subsidiary One Proiect 15 SRL and related construction in progress. The transaction was concluded with Auchan Romania SA for the acquisition of the former Ford Factory, historical landmark which will be transformed by the Company in a commercial development, One Gallery. The building permit was obtained in Q4 2023;

Investment property for further development (landbank) (IPFD):

- Vacant land plot with a surface area of 5,245 sqm located at 44 Sergent Nutu Ion Street and 164C 13 Septembrie Road, District 5, Bucharest, Romania, owned by One Cotroceni Park SRL;
- Property acquired by subsidiary One Plaza Athenee SRL (former One Proiect 3 SRL) located in the central of the Bucharest, district 1 comprising of: a plot of land in surface area of 521 sqm and related construction with a total gross built area of 2,896 sqm, which fair value was determined at RON 50,2 million. The property is classified as a historical monument by local authorities. Building permit was issued in Q1 2023 and therefore the Group have changed the presentation from investment properties to inventories.
- Land in surface area of 801,028.380 sqm owned by the subsidiary One Proiect 11 SRL, located in Ilfov county. The total acquisition price is of EUR 9,330,000 from which the Group have paid until 30 June 2024 the amount of EUR 7,464,000, while the remaining amount will be paid in one instalment of EUR 1,866,000, according to the schedule established in the acquisition contract. The last instalment is due in 24 months from the signing date of the acquisition contract, 24 August 2022; On 04 April 2023, through addendum no 1 at the contract, the acquisition price was increased by RON 1,5 million (equivalent of EUR 300,000);
- An under development hotel project located at 8-10 Georges Clemenceau street, Bucharest, Romania owned by the subsidiary One M Hotel SRL (former One Proiect 12 SRL);
- Three buildings located in Bucharest sector 1, at no. 19, 21 and 23 Academiei street, near the Odeon Theater and the Ion Mincu University of Architecture and Urbanism owned by the subsidiary One Downtown SRL (former One Proiect 10 SRL). Following the renovation, the three buildings will represent a new development of the Company - One Downtown. The total surface of the land is approximately 1,300 sqm and the gross buildable area is 7,100 sqm;
- Land in surface area of 12,318 sqm owned by subsidiary, One Cotroceni Park Office Faza 4, acquired in Q1 2023;
- Three land plots in surface area of 14,724 sqm and two buildings located 44 Ficusului Blvd, 1st district, Bucharest, owned by subsidiary One Baneasa Airpark SRL (former One Proiect 23 SRL);
- Land in surface area of 9,351 sqm owned by subsidiary, One Technology District SRL (former One Proiect 17 SRL) for which a fair value adjustment of RON 23,3 million was recorded during Q1 2024

7. INVESTMENT PROPERTY (CONTINUED)

Changes in investment property are as follows:

Completed investment property

	30 June 2024	31 December 2023
At 1 January	2,266,630,530	1,688,891,360
Capital expenditure on owned property	33,267,190	48,058,247
Acquisition	-	311,434
Transfer from inventories	36,138,237	37,705,329
Transfer from investment property under development	-	360,006,680
Disposals	(31,807,452)	(80,390,210)
Fair value adjustment during the year	75,074,254	180,211,310
Interest capitalized	1,076,010	-
Lease incentive	169,185	31,836,380
At 30 June 2024 / 31 December 2023	2,380,547,954	2,266,630,530

Investment property under development

	30 June 2024	31 December 2023
At 1 January	124,882,358	349,441,857
Capital expenditure	33,037,618	18,170,411
Acquisition	-	86,658,128
Transfer to completed investment property	-	(360,006,680)
Reclass in prepayments	-	10,174,556
Interest capitalized	325,344	-
Fair value adjustment during the year	(1,416,899)	20,444,086
At 30 June 2024 / 31 December 2023	156,828,421	124,882,358

Investment property for further development (landbank)

	30 June 2024	31 December 2023
At 1 January	319,156,967	213,651,731
Capital expenditure	9,460,113	4,534,391
Acquisition	29,005,604	87,991,883
Interest capitalized	1,121,329	-
Transfer from inventories	-	3,228,209
Transfer to inventories	-	(50,225,647)
Fair value adjustment during the year	23,351,271	59,976,400
At 30 June 2024 / 31 December 2023	382,095,284	319,156,967
Grand Total Investment Property at 30 June 2024 / 31 December 2023	2,919,471,659	2,710,669,855

Investment property comprises land and properties held with the purpose of capital appreciation or to be rented to third parties. Please refer also to Note 19 for details about the renting activity.

Investment properties with a carrying amount of RON 2,272 million (31 December 2023: RON 1,951 million) have been pledged as security for certain of the Group’s bank loans. Please see Note 15 for further details.

7. INVESTMENT PROPERTY (CONTINUED)

The investment property balance as at 30 June 2024 and 31 December 2023 is detailed below:

Type	Object	Valuation Method	30 June 2024
IPC	Accommodation unit area and the land in excess and forest	Market approach, Income approach-direct capitalization **	9,671,091
IPC	Apartments and parking lots	Market approach**	269,610,195
IPC	Office	DCF**	1,396,995,352
IPC	Office	DCF and Residual approach**	145,748,664
IPC	Office	Income approach-direct capitalization**	419,995,452
IPC	Office	Market approach*	138,527,200
IPC Total			2,380,547,954
IPFD	Hotel	Residual approach**	116,546,468
IPFD	Landbank	Income approach-direct capitalization**	22,550,322
IPFD	Landbank	Market approach**	67,017,811
IPFD	Office	Market approach**	175,980,683
IPFD Total			382,095,284
IPUC	Commercial & office	Residual approach**	156,828,421
IPUC Total			156,828,421
Grand Total			2,919,471,659

* Internal assessment

** External valuation by Colliers

Type	Object	Valuation Method	31 December 2023
IPC	Accommodation unit area and the land in excess and forest	Market approach, Income approach-direct capitalization **	8,004,131
IPC	Apartments and parking lots	Market approach**	170,217,493
IPC	Office	DCF**	1,370,075,627
IPC	Office	DCF and residual approach**	161,177,040
IPC	Office	Income approach-direct capitalization**	418,629,039
IPC	Office	Market approach*	138,527,200
IPC Total			2,266,630,530
IPFD	Hotel	Residual approach**	113,958,137
IPFD	Landbank	Income approach-direct capitalization**	21,554,942
IPFD	Landbank	Market approach**	67,017,811
IPFD	Office	Market approach**	116,626,077
IPFD Total			319,156,967
IPUC	Commercial & office	Residual approach**	124,882,358
IPUC Total			124,882,358
Grand Total			2,710,669,855

7. INVESTMENT PROPERTY (CONTINUED)**Valuation processes**

The Company’s investment properties were valued at 31 December 2023 by Colliers Romania, 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. Also the Group’s assets - 19 apartments owned by subsidiary One Verdi Park SRL and 5 apartments owned by subsidiary, Neo Floreasca Lake SRL were valued at 31 March 2024 for change in destination from sale to lease. The land owned by the subsidiary One Technology District SRL SRL was also valued at fair value as at 31 March 2024. Also, at 30 June 2023, the significant assets were valued and 151 parking spaces were evaluated for transfer from inventories to investment properties for change of use from sale to lease.

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.
- d) The Income Approach-Direct Capitalization method provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. A fundamental basis for the income approach is that investors expect to receive a return on their investments and that such a return should reflect the perceived level of risk in the investment.

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 2024 and 31 December 2023. 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 2024 and 31 December 2023

A quantitative sensitivity analysis for the properties where discounted cash-flows (DCF) or direct capitalisation method was used in the valuation report at 30 June 2024 and 31 December 2023, is presented below:

	Effect on fair value			
	Sensitivity used	Completed Investment Property	Investment Property under development	Investment Property for further development (landbank)
30 June 2024				
Decrease in Estimated Rental Value (ERV)	5%	(55,499,428)	n/a	n/a
Increase in Discount Rate/yield	0.25%	(52,825,068)	n/a	n/a

7. INVESTMENT PROPERTY (CONTINUED)

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
31 December 2023				
Decrease in Estimated Rental Value (ERV)	5%	(72,106,036)	n/a	n/a
Increase in Discount Rate/yield	0.25%	(59,452,564)	n/a	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 2024 and 31 December 2023, is presented below:

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
30 June 2024				
Decrease with 1% of Fair Value	1%	(1,505,772)	(1,568,284)	-

	Effect on fair value			Investment Property for further development (landbank)
	Sensitivity used	Completed Investment Property	Investment Property under development	
31 December 2023				
Decrease with 1% of Fair Value	1%	(3,013,016)	(1,248,824)	(3,165,985)

The main assumptions used are:

- a) DCF method: exit yield: 7% (31 December 2023: 7% - 9.2%), discount rate 8.75% (31 December 2023: 8.75% - 11.4%), Net operating income (NOI): EUR 4,853,221-10,323,489 (31 December 2023: EUR 3,769,894-10,257,133);
- b) residual method: reversionary yield: 7.25% (31 December 2023: 8%), discount rate 9.45% (31 December 2023: 9.2% - 11.2%);
- c) direct capitalisation method: capitalisation rate: 6.75% (31 December 2023: 6.75% - 10.0%), average rent retail 40 EUR/sqm/month (31 December 2023: 35.72 EUR/sqm/month), average rent office 20.5 EUR/sqm/month (31 December 2023: 20.86 EUR/sqm/month);
- d) market comparison method: offer price per square meter for apartments in Bucharest 3,139 EUR/sqm-8,009 EUR/sqm (31 December 2023 (3,850 EUR/sqm up to 9,461 EUR/sqm).

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

8. INVESTMENT IN ASSOCIATES

As at 30 June 2024 and 31 December 2023, 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	Object of activity	% of ownership interest		Carrying amount	
			30-Jun-24	31-Dec-23	30-Jun-24	31-Dec-23
Reinvent Energy SRL	Romania	Constructions	20%	20%	2,419,580	2,419,580
CCT & ONE AG	Switzerland	Investment	49.90%	49.90%	676,929	675,656
Glass Rom Invest SRL	Romania	Constructions	20%	20%	288,956	288,956
		Property management				
One Property Support Services SRL	Romania		20%	20%	491,604	424,020
One Herastrau Office Properties SA	Romania	Holding	30%	30%	4,855,360	4,855,360
		Operational services				
Skia Financial Services SRL	Romania		40%	0%	400	-
Asociatia ASAR	Romania	Architecture	20%	20%	2,500	2,500
Total equity-accounted investments					8,735,329	8,666,072
					30-Jun-24	30-Jun-23
Aggregate amounts of the Group's share of:						
Profit from continuing operations					68,857	4,920,270
Total comprehensive income					68,857	4,920,270

9. INVENTORIES

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

Developer	Project name	30 June 2024	31 December 2023
One Peninsula SRL (former One Herastrau Park Residence SRL)	One Peninsula	81,448,473	81,602,176
One Verdi Park SRL	One Verdi Park	19,554,025	57,375,597
One Mircea Eliade Properties SRL	One Floreasca City	20,179,347	20,307,116
One Herastrau Towers SRL	One Herastrau Towers	355,595	1,227,321
Neo Floreasca Lake SRL	One Floreasca Vista	2,034,932	10,161,473
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	One Timpuri Noi	4,036,657	8,594,080
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	One Herastrau Vista	21,258,585	16,443,981
One Modrogran SRL	One Modrogran	43,830,821	43,627,444
One Mamaia Nord SRL - phase 2	One Mamaia Nord 2	35,967,653	23,555,738
One Cotroceni Park SRL	One Cotroceni Park	79,581,690	71,563,066
One High District SRL (former One Proiect 1)	One High District	120,365,123	111,535,019
One Lake Club SRL (former One Proiect 6)	One Lake Club	186,428,534	186,456,186
One Lake District SRL	One Lake District	155,420,086	174,992,013
One Floreasca Towers SRL	One Floreasca Towers	70,032,979	60,749,839
One Cotroceni Towers SRL	One Cotroceni Towers	126,754,108	127,931,033
Other inventories		6,502,130	6,542,692
Total		973,750,738	1,002,664,774

Inventories with a carrying amount of RON 251 million (31 December 2023: RON 210 million) have been pledged as security for certain of the Group's bank loans. Please see Note 15 for further details.

9. INVENTORIES (CONTINUED)

In February 2023, the Group through its subsidiaries, One Cotroceni Towers and One Cotroceni Park Office Faza 4 have concluded the agreement for the acquisition of a plot of land of 44,863 sqm on Soseaua Progresului 56-80, in Bucharest district 5. The value of the transaction is EUR 35 million, from which related to One Cotroceni Towers, a plot of land of 32,555 sqm valued at EUR 25,4 million, out of which EUR 10,4 million is paid in cash and the rest of EUR 15 million is exchanged with future apartments and commercial spaces. The remaining amount of EUR 9,6 million related to One Cotroceni Park Office Faza 4 is included in investment property. The land was evaluated at acquisition date at fair value of RON 151,844,828 (One Cotroceni Towers) and 57,451,972 RON (One Cotroceni Park Office Faza 4). Please see Note 7 for further details.

The Group have also transferred several apartments and parking spaces from inventories to investment property as the destination was changed from sale to rental. Please see Note 7 for further details.

10. ADVANCE PAYMENTS TO SUPPLIERS

As at 30 June 2024 and 31 December 2023, advances to suppliers are detailed as follows:

Description	30 June 2024	31 December 2023
Advances to suppliers for acquisition of goods	55,756,585	40,786,464
Advances to suppliers for acquisition of services	94,096,826	89,083,408
Total	149,853,411	129,869,872

11. TRADE AND OTHER RECEIVABLES

As at 30 June 2024 and 31 December 2023 trade and other receivables are detailed as follows:

Description	30 June 2024	31 December 2023
Trade receivables – customers	172,566,627	165,844,817
Accrued receivables	5,440,435	595,328
Contract assets	430,865,867	333,155,109
Loss allowances for receivables	(10,412,755)	(10,128,508)
Total trade receivables	598,460,174	489,466,746
VAT receivable	43,132,151	42,357,171
Various debtors	4,238,124	3,681,956
Loans granted to related parties	681,726	681,383
Loans granted to others	5,254,046	225,000
Prepaid interim dividends	-	43,003,322
Income tax receivables	1,727,877	1,737,894
Interest receivable	396,983	384,533
Other receivables	1,749,047	971,557
Loss allowances for other receivables	(209,029)	(209,029)
Total other receivables	56,970,925	92,833,787
Total	655,431,099	582,300,533

Balances in relation to related parties are disclosed in Note 24.

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.

11. TRADE AND OTHER RECEIVABLES (CONTINUED)

Details on contract assets are presented below:

Developer	Project Name	30 June 2024	31 December 2023
One Modrogan SRL	One Modrogan	7,860,458	6,768,980
One Herastrau Towers SRL	One Herastrau Towers	19,648,668	23,586,344
One Peninsula SRL	One Peninsula	80,390,897	60,325,390
One Mircea Eliade Properties SRL	One Mircea Eliade	2,021,951	1,272,682
One Verdi Park SRL	One Verdi Park	60,138,476	62,140,095
Neo Floreasca Lake SRL	One Floreasca Vista	2,536,210	8,126,925
One Mamaia Nord SRL (former Neo Mamaia SRL)	One Mamaia Nord	211,643	211,643
One Lake Club SRL	One Lake Club	19,828,673	8,640,252
One Cotroceni Park SRL	One Cotroceni Park	174,059,830	149,487,730
One High District SRL	One High District	35,371,726	-
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	One Timpuri Noi	12,167,973	12,595,068
One Mamaia Nord SRL - Faza 2	One Mamaia Nord SRL – Faza 2	7,516,747	-
One Floreasca Towers	One Floreasca Towers	9,112,615	-
Total		430,865,867	333,155,109

As at 30 June 2024 and 31 December 2023, 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 is collecting the amounts approved for reimbursement and also the vat recoverable amounts incurred after the period verified.

On 9 October 2023, through Decision of the Ordinary General Meeting of Shareholders it was approved the distribution of interim dividends from the Company’s profit corresponding to the first six months of the financial year ending on 31 December 2023 in value of RON 37,976,491.71 (gross amount), from the distributable net profit of RON 64,960,806 for the first half of the financial year ending 31 December 2023. The proposed final dividend was approved by shareholders at the annual general meeting that took place on 25 April 2024.

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.

The Group have recorded loss allowance for trade receivables and contract assets as follow:

	Customers	Customers related to Bucur Obor	Doubtful customers	Contract assets	Total
Gross amount	164,844,533	6,197,181	1,524,913	430,865,867	603,432,494
Allowance for expected credit losses	(705,928)	(3,135,343)	(1,524,913)	(5,046,571)	(10,412,755)

The allowance for expected credit losses related to customers as at 30 June 2024 and 31 December 2023 was determined as follows:

RON	30-Jun-24				Total
	Current	< 90 days	91 - 365 days	> 365 days	
Expected loss rate	0%	0.25%	0.5%	2.0%	
Gross carrying amount - trade receivables	49,079,778	52,217,717	46,370,488	17,176,550	164,844,533
Allowance for doubtful receivables	-	130,544	231,852	343,531	705,928
RON	31-Dec-23				Total
	Current	< 90 days	91 - 365 days	> 365 days	
Expected loss rate	0%	0.25%	0.5%	2.0%	
Gross carrying amount - trade receivables	46,664,794	52,865,564	32,029,758	27,772,590	159,332,706
Allowance for doubtful receivables	-	132,164	160,148	555,452	847,764

11. TRADE AND OTHER RECEIVABLES (CONTINUED)

The expected loss rate for the trade receivable overdue over 90 days and contract assets as at 30 June 2024 and 31 December 2023 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 10,412,755 (31 December 2023: RON 10,128,508) are unlikely to be recovered.

Description	30 June 2024	31 December 2023
Other non-current assets	23,925,129	26,955,436
Total	23,925,129	26,955,436

In Other non-currents assets is included the loan granted by the subsidiary, One Long Term Investments SRL to Agro-Mixt Avero Prod SRL. The period of reimbursement is depending on the cash flows availability of the borrower. The loan outstanding balance as at 30 June 2024 is of RON 21,6 million (31 December 2023: RON 25,3 million) and related interest of RON 2,4 million (31 December 2023: RON 1,6 million).

12. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are detailed as follows:

Description	30 June 2024	31 December 2023
Bank deposits in EUR	36,026,854	161,181,574
Bank deposits in RON	145,088,471	116,588,090
Bank accounts in EUR	104,827,754	59,150,838
Bank accounts in USD	8,641	7,241
Bank accounts in RON	50,100,268	83,763,795
Petty cash – RON	17,261	22,692
Other cash items	1,079	24,865
Total	336,070,328	420,739,095

Also, the maturity of bank deposits is as follows:

Description	30 June 2024	Maturity	31 December 2023	Maturity
Bank deposits in EUR	36,026,854	2024	161,181,574	2023
Bank deposits in RON	145,088,471	2024	116,588,090	2023
Total	181,115,325		277,769,664	

The Company have determined the ECLs relating to the net exposure for cash and short-term deposits of the Group at the amount of RON 1,2 million (31 December 2023: RON 1,2 million). 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 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.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

13. PROFIT TAX

Starting with 2022, the parent company, One United Properties SA have established a fiscal group for profit taxpayer.

The other subsidiaries which are not included in the fiscal group are profit tax payers as of 30 June 2024.

The Group’s current profit tax for the years 2023-2024 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 2024 and 31 December 2023 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 2024	31 December 2023
Current profit tax liabilities	(1,289,378)	(5,247,540)
Deferred tax liabilities	(353,122,485)	(321,771,977)
Total assets /(liabilities)	(354,411,863)	(327,019,517)

The profit tax expense for the years ended 30 June 2024 and 30 June 2023 is detailed as follows:

Description	30 June 2024	30 June 2023
Current profit tax expenses	4,474,083	9,864,468
Deferred profit tax expenses	31,350,508	47,730,566
Income tax expense recognised in statement of profit or loss	35,824,591	57,595,034

Deferred tax balance movements

As at 30 June 2024 and 31 December 2023, 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 2024	31 December 2023	6 months 2024	6 months 2023
Construction contracts – IFRS15 effect	(120,613,526)	(103,026,086)	17,587,440	20,807,668
Fair value increase of investment property and effect of amortization	(209,037,482)	(194,037,963)	14,999,519	26,516,151
Acquisition of Bucur Obor – recognized in retained earnings	(33,385,915)	(33,385,915)	-	-
Stock option plan	6,171,828	4,879,853	(1,291,975)	-
Inventories	(17,579,667)	(19,535,793)	(1,956,126)	(1,885,348)
Trade and other receivables	(1,390,653)	(838,653)	552,000	-
Fiscal losses	19,241,640	19,708,139	466,499	1,498,379
Sponsorship	4,485,033	4,662,732	177,699	274,891
Leases	104,507	79,256	(25,251)	(25,251)
Property, plant and equipment	(340,445)	(407,168)	(66,723)	544,076
Other tax impact	1,160,582	-	(1,160,582)	0
Prepayments	(1,938,387)	129,621	2,068,008	-
Deferred tax expenses / (income)			31,350,508	47,730,566
Deferred tax assets / (liabilities) net	(353,122,485)	(321,771,977)		

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 2024 the Group’s share capital is RON 765,771,503.4 (31 December 2023: RON 759,530,863) divided into 3,828,857,517 shares (31 December 2023: 3,797,654,315 shares) at a nominal value of RON 0.2 each (31 December 2023: RON 0.2 each). All issued shares are fully paid.

Structure of share capital

Name of shareholder	30 June 2024			31 December 2023		
	Number of shares	Nominal value [RON]	Holding [%]	Number of shares	Nominal value [RON]	Holding [%]
OA Liviu Holding Invest SRL (represented by Mr. Andrei Diaconescu)	952,816,110	190,563,222	24.8851%	1,052,553,846	210,510,769	27.7159%
Vinci Ver Holding SRL (represented by Mr. Victor Capitanu)	952,816,110	190,563,222	24.8851%	1,052,553,846	210,510,769	27.7159%
Others	1,923,225,297	384,645,059	50.2298%	1,692,546,623	338,509,325	44.5682%
Total	3,828,857,517	765,771,503	100.00%	3,797,654,315	759,530,863	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 April 26th, 2022, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of the second tranche of the dividends of RON 42.5 million (with first tranche paid in October 2021, full gross dividend for 2021 is RON 75 million). The gross dividend of RON 0.0165 per share was paid until September 30th, 2022. Company’ dividend policy includes the payment of dividends on a semi-annual basis.

On 26 April 2022, the Extraordinary General Meeting of Shareholders and subsequent on 5 May 2022, the Board of Directors have approved the share capital increase in order to raise funds to finance the current activity of the Company and its group, respectively to finance developments and acquisitions, through one or more issues of ordinary, registered and dematerialized shares.

On August 3, 2022, the Board of Directors approved the results of the Share Capital Increase, respectively the subscription of a number of 202,973,646 new shares offered at a price of RON/share 1.25 representing a total gross capital raise of RON 253,717,057.50 divided into share capital nominal value of RON 40,594,729.2, respectively 0.2 RON per each share and share premium of RON 213,122,328.30. The share capital of the Company is thus increased from the nominal value of RON 514,828,058.80 to the nominal value of RON 555,422,788.

Decision of the Board of Directors no. 34/1 November 2022 have approved, in accordance with the Resolution of the Extraordinary General Meeting of the Shareholders no. 64/28 September 2022, the increase of the share capital with the amount of RON 185,140,929.20 by issuance of a number of 925,704,646 new ordinary, nominative and dematerialised shares with a nominal value of RON 0.2 per share, by incorporating approximately 87% of the share premiums resulted from the share capital increase operation conducted between 27 June 2022 – 3 August 2022. Following the Share Capital Increase, the share capital of the Company will be of RON 740,563,717.2, fully subscribed and paid up by the shareholders, divided into 3,702,818,586 nominative shares, dematerialised, with a nominal value of RON 0.2 /share.

14. EQUITY (CONTINUED)

On April 25th, 2023, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of dividends in value of RON 73,130,615.64 (gross dividend amount), corresponding to the financial year 2022, as follows: (i) the amount of RON 36,102,481.22 (gross dividend amount) has been distributed in advance as a result of the Resolution of the Company’s Ordinary General Meeting of Shareholders no. 63 of 28 September 2022, respectively (ii) the amount of RON 37,028,134.42 (gross dividend amount), representing a gross dividend per share of RON 0.01 which was distributed according to this resolution. Company’s dividend policy includes the payment of dividends on a semi-annual basis.

By Decision of the Board of Directors no. 43 dated 12 May 2023 the increase of the Company’s share capital with the amount of RON 18,967,145.8 (nominal value) was approved, by issuance of 94,835,729 new shares having a nominal value of RON 0.2 per share, by converting certain, liquid and due receivables held against the Company by the beneficiaries of the stock option plan already approved by decision of the Extraordinary General Meeting of Shareholders of the Company no. 50 of 18 May 2020, respectively by decision of the Ordinary General Meeting of Shareholders of the Company of 19 April 2021, each as supplemented and amended.

The Share Capital Increase was registered with the Bucharest Trade Registry pursuant to Resolution no. 70931 on 17 May 2023, the decision of the Board of Directors no. 43 dated 12 May 2023 being published in the Official Gazette Part IV no. 2378 dated 26 May 2023. The Romanian Financial Supervisory Authority has issued the certificate of registration for financial instruments (CIF) no. AC-5334-5 on 03 August 2023. The registration of the new shares with the Central Depository was performed on 04 August 2023. The Company registered the share capital increase in August, after the all legal procedures were finalized. After this transaction, One United Properties S.A.’s share capital is of RON 759,530,863 divided into 3,797,654,315 nominative shares with a nominal value of 0.2 lei per share.

On 9 October 2023, through Decision of the Ordinary General Meeting of Shareholders it was approved the distribution of interim dividends from the Company’s profit corresponding to the first six months of the financial year ending on 31 December 2023 in value of RON 37,976,491.71 (gross amount), from the distributable net profit of RON 64,960,806 for the first half of the financial year ending 31 December 2023. The interim dividends were paid subsequent to the end of reporting year 2023, in January 2024. The proposed final dividend was subject to approval by shareholders at the annual general meeting that took place in 25 April 2024.

On April 25th, 2024, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of dividends in value of RON 75,880,983.42 (gross dividend amount), corresponding to the financial year 2023, as follows: (i) the amount of RON 37,940,491.71 (gross dividend amount) has been paid in advance, respectively (ii) the amount of RON 37,940,491.71 (gross dividend amount), representing a gross dividend per share of RON 0,01, will be distributed according to this resolution. According to Ordinary General Meetings of Shareholders no 71/28.05.2024, it was approved to supplement the total gross value of the dividends related to the financial year 2023, the total gross value of the dividends related to the financial year 2023 becoming RON 76,1 million, distributed as follows: (i) the amount of RON 37,9 million was distributed in advance as a result of the Resolution of the Ordinary General Meeting of the Company’s Shareholders no. 67 of October 9, 2023, respectively (ii) the amount of RON 38,2 million (gross dividend), representing a gross dividend per share of 0.01 RON, is to be distributed.

By the resolution of the Board of Directors no. 55 dated on 19 april 2024, it was approved the increase of the share capital from the nominal value of RON 759,530,863 to the nominal value of RON 765,771,503.4, by issuance of 31,203,202 new shares having a nominal value of RON 0.2 per share and a total nominal value of RON 6,240,640.4. The Share Capital Increase has as purpose the implementation of the share allocation plan already approved by the Resolution of the Ordinary General Meeting of Shareholders dated 19 April 2021 point 6, as subsequently amended, supplemented and updated (the “SOP”). The New Shares are used for the conversion of certain, liquid and due receivables held against the Company by the beneficiaries of the SOP in total value of RON 29,5 million.

(ii) Legal reserve

The legal reserve of RON 25,713,307 as at 30 June 2024 (2023: RON 25,713,307) 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).

14. EQUITY (CONTINUED)

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.

(iii) 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. According to the resolution of the Board of Directors no 20/30 December 2021 and pursuant to the resolution of the extraordinary general meeting of the Company’s shareholders no 55/19 April 2021, the Company approved the “split” of shares, by decreasing the nominal value of a share from RON 260.60 to RON 0.2, and pursuant to the resolution of the extraordinary general meeting of the Company’s shareholders no 56/26 May 2021, the “split” of shares has been confirmed to apply to any share options granted prior to the “split” operation. Therefore, it was approved the amendment of the contract in order to reflect the “split”, as well as to extend the term for exercising the share options granted to the beneficiary. The Group has estimated the reserve by taking into account the fair value of the instrument and the vesting period.

On 19 April 2021, the General Shareholder Meeting (GSM) approved an algorithm proposed by the Board of Directors of the Company with respect to awarding certain bonifications to two executive members of the Board of Directors of One United Properties SA, which will materialize in granting a package of shares of maximum 5% of the share capital of the Company, no amount will be paid by the beneficiaries for granting and / or exercising an Option. This stock option plan (“SOP”) will be vested in the following 5 years, following the fulfilment of the performance conditions assessed on a yearly basis by the remuneration committee.

In case of exercising the Options, newly issued shares will be allocated by the holding company. The performance conditions that must be met in order to exercise the Options are: (a) holding the position of executive member of the Board of Directors at the Performance Measurement Date and (b) reaching a price per share according to an algorithm established by the decision of the Board of Directors and subsequently approved by the General Shareholder Meeting.

Based on the conditions described above, the Group and the beneficiaries have confirmed that all terms and conditions have been established for the stock option plan described above, the grant date have occurred and therefore the Group have accounted for an expense of RON 4,7 million during H1 2024, RON 25,1 million during 2023 and RON 46 million during 2022 and in correspondence the related capital reserve.

As of 31 December 2023, the shares resulted from the share capital increase which was registered on 04 August 2023 have been allotted to the beneficiaries of the stock options plans approved by decision of the Extraordinary General Meeting of Shareholders of the Company no. 50 of 18 May 2020, respectively by decision of the Ordinary General Meeting of Shareholders of the Company of 19 April 2021, each as supplemented and amended. The Share Capital Increase was performed by converting certain, liquid and due receivables held against the Company in shares issued by the Company, in accordance with art. 210 para. (2) of the Companies’ Law and art. 89 of Law no. 24/2017 on issuers of financial instruments and market operations.

As of 31 December 2023, the SOP Receivables converted in the Share Capital Increase have a total value of RON 82,516,567.8 determined by multiplying the number of New Shares (i.e., 94,835,729) with RON 0,8701 per share (this represents the weighted average trading price for the 12 months period prior to the date of the BoD decision), such value per share being approved under item 1 letter c) of the Decision of the Board of Directors no. 43 dated 12 May 2023 and being determined in compliance with art. 174 of Regulation 5/2018. Out of the total amount of the SOP Receivables, RON 18,967,145.8 represents the nominal value of the New Shares and RON 63,549,422 represents the share premium. Holders of SOP Receivables do not pay any price for the New Shares.

During H1 2024, SOP 4 was exercised, the SOP Receivables converted in the Share Capital Increase have a total value of RON 29,543,191.66 determined by multiplying the number of New Shares (i.e., 31,203,202) with RON 0,9468 per share (this represents the weighted average trading price for the 12 months period prior to the date of the BoD decision), such value per share being approved under item 1 letter d) of the Decision of the Board of Directors no. 55 dated 19 April 2024 and being determined in compliance with art. 174 of Regulation 5/2018.

From the total SOP receivable amount of RON 112 million, the amount of RON 69,1 million was deducted from the capital reserve, while the difference of RON 42,9 million is covered from retained earnings. After this transaction, the stock option plan balance recorded in equity is RON 8,25 million related to SOP 5 not exercised until 30 June 2024.

15. LOANS AND BORROWINGS

The loans outstanding as at 30 June 2024 and 31 December 2023 are detailed as follows:

Description	Original Currency	30 June 2024	31 December 2023
<i>Secured loans</i>			
Bank loans due in one year	EUR	96,926,313	117,166,526
Bank loans due in more than one year	EUR	941,497,827	793,491,471
<i>Unsecured loans</i>			
Loans received from minority shareholders due in one year	EUR	29,042,414	-
Loans received from minority shareholders due in more than one year	EUR	87,638,070	82,609,273
Loans received from minority shareholders due in one year	RON	38,665	38,651
Loans received from related parties due in one year	EUR	35,412	35,394
Loans received from related parties due in more than one year	EUR	29,367,836	34,327,685
Total		1,184,546,537	1,027,669,000
<i>Of which:</i>			
Long-term		1,058,503,733	910,428,429
Short-term		126,042,804	117,240,571

The balances and transactions with related parties are presented in Note 24.

Interest rates for bank loans are based on EURIBOR plus margins that vary from 1.5% to 3.5%.

Some of the Group’s borrowings have, among others, loan-to-value and debt service coverage ratio covenants. The Group has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

The bank loan contracts contain pledges on the real estate developments (land and construction in progress), as well as receivables from customers and bank accounts.

On 19 January 2021, the subsidiary One United Tower SRL has signed the loan agreement with Black Sea Trade and Development Bank for an amount of maximum EUR 50,000,000, from which the subsidiary have withdrawn the amount of EUR 43,6 million. On 18 June 2024, the Company, through its subsidiary One United Tower SRL contracted a bank loan from Banca Transilvania S.A. for a total amount of EUR 47,000,000. This financing was used to fully repay the existing loan contracted by One United Tower S.R.L. on 19 January 2021 from the Black Sea Trade and Development Bank, for the development of the sustainable office building One Tower. Additionally, this new financing also aimed the partial repayment of existing shareholder loans contracted by One United Tower SRL from its shareholders and other associated costs. The bank loan agreement is also secured by a movable mortgage on the Parent company’s shares in the subsidiary One United Tower SRL, respectively on a number of 6,431 shares. The loan balance as of 30 June 2024 is RON 233,9 million (31 December 2023: RON 191,4 million) from which due on short term – RON 7,5 million.

On 23 January 2018, the subsidiary One North Lofts SRL (former One North Gate SA) has signed the loan agreement with CEC Bank for an amount of EUR 12 million. The bank loan contract contains pledges on land and building, as well as receivables from customers and bank accounts. Also, the loan has attached a corporate guarantee issued by the holding Company. The loan balance as of 30 June 2024 is RON 30 million (31 December 2023: RON 31,4 million) from which due on short term – RON 3,1 million.

On 23 July 2021, the subsidiaries One Cotroceni Park Office SRL (former One Cotroceni Park Office SA) and One Cotroceni Park Office Faza 2 SRL (former 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 bank loan contract contains pledges on land and construction in progress, as well as receivables from leasing contracts, insurance policies and shareholder loan, bank account and 100% of the share capital of the borrowers. The holding Company guarantees to each finance party the punctual performance which will cover costs differences or cash flows deficit related.

As of 30 June 2024, the loan balance related to the subsidiary One Cotroceni Park Office SRL is RON 168,2 million (31 December 2023: RON 184,22 million) from which on short term the amount of RON 5,9 million.

As of 30 June 2024, the loan balance related to the subsidiary One Cotroceni Park Office Faza 2 SRL is RON 135,64 million (31 December 2023: RON 139,84 million) from which on short term the amount of RON 8,54 million.

15. LOANS AND BORROWINGS (CONTINUED)

On 30 September 2021, the subsidiary One Peninsula SRL have signed the loan agreement with First Bank SA for a maximum amount of EUR 15,000,000. The loan period is for 36 months starting with 01 October 2021. The loan balance as at 30 June 2024 is of RON 36,43 million (31 December 2023: RON 59,69 million) and is due on short term. The bank loan contract contains pledges on land and construction in progress, as well as receivables from customers and bank accounts. Also, the loan has attached a corporate guarantee issued by the holding Company which will cover costs differences or cash flows deficit related to project completion for 15% of total development costs (EUR 7,47 million).

On 15 February 2022, the Company, through its subsidiary One Mircea Eliade Properties SRL contracted a bank loan from Garanti Bank in total value of RON 44,5 million (equivalent of EUR 9 million) and fully utilized this amount. The loan has a maturity of 10 years. The bank loan contract contains pledges over 17 apartments and 41 parking places, as well as bank accounts and a corporate guarantee issued by the holding Company. On 20 March 2024, subsidiary One Mircea Eliade Properties SRL, have signed the loan agreement with Garanti Bank S.A in total value of EUR 5,725,000. The loan has a maturity of 4 years. The bank loan contract contains pledges over 7 apartments. The bank loan agreement contains a surety by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan. The loans balance as at 30 June 2024 is RON 62,8 million (31 December 2023: RON 37,27 million), from which on short term RON 4 million.

On 27 July 2022, the Company, through its subsidiary One Victoriei Plaza SRL (former MAM Imob Business Center SRL) contracted a bank loan from Garanti Bank in total value of EUR 18,43 million and fully utilized this amount, therefore the loan balance as at 30 June 2024 is RON 82,1 million (31 December 2023: RON 84,57 million), from which on short term RON 5,2 million. The loan will be fully repaid until June 2037. The bank loan contract contains pledges the Office building located in Sos. Nicolae Titulescu No.29-31. The loan has attached a surety by which the Parent Company is the guarantor and which covers the time until maturity of underlying bank loan.

The subsidiaries One United Tower SRL, One Cotroceni Park Office SA, One Cotroceni Park Office Faza2 SA and One Cotroceni Park SRL have contracted loans from Element Invest Partners, related party. The loan is granted for undefined period of time, depending on the cash resources of the borrower. The group loan balance, including interest with Element Invest Partners is RON 29,4 million (31 December 2023: RON 34,36 million), from which short term RON 35,412. Also, in Q1 2024, the subsidiary One Technology District SRL have withdrawn as a loan the amount of RON 6,46 million from Element Dmmd Birouri SRL.

In Q1 2023, the Group, through its subsidiary, One M Hotel SRL (former Proiect 12 SRL), contracted a bank loan from First Bank in total value of EUR 6,8 million. The loan has a maturity of 6 years. The bank loan contract contains pledges over the building and land held by the company on Georges Clemenceau street, no 8-10 and also over the building and land held by One Downtown (former One Proiect 10 SRL) on Academiei street no 21, as well as bank accounts and a corporate guarantee issued by the holding Company. The loan balance as of 30 June 2024 is RON 31,36 million (31 December 2023: RON 33,67 million).

In Q1 2023, the Group, through its subsidiary Eliade Tower SRL contracted a bank loan from Garanti Bank in total value of EUR 5 million and fully utilized in January 2023. The loan has a maturity of 5 years. The bank loan contract contains pledges the Office building “Eliade Tower” located in Bd. Mircea Eliade No.18, Bucharest and receivables. The due date for reimbursement is 19 January 2028. The loan has attached a surety by which the Parent Company is the guarantor and which covers the time until maturity of underlying bank loan. The loan balance as of 30 June 2024 is RON 18,5 million (31 December 2023: RON 20,8 million) from which on short term RON 4,8 million.

On 2 March 2023, subsidiary One Cotroceni Park SRL contracted a bank loan from Transilvania Bank in total value of EUR 20 million for a period of 42 months. The loan due date for reimbursement is August 30th 2026. The bank loan contract contains pledges over land plot 239866 and construction, as well as bank accounts and future receivables from presales, 100% of the share capital and a corporate guarantee issued by the holding Company. On 14 May 2024, the Company, through its subsidiary One Cotroceni Park S.R.L. contracted a bank loan from the Commercial Bank Intensa Sanpaolo Romania S.A. for a total amount of EUR 13,250,000. The bank loan contract contains pledges over 38 apartments, 20 retail spaces and 134 parking places, as well as bank accounts. The bank loan agreement is also secured by a surety contract by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan. The loans balance as of 30 June 2024 is RON 62,97 million (31 December 2023 is RON 78,2 million) from which on short term the amount of RON 20,99 million.

On 21 August 2023, subsidiary One Herastrau Towers SRL contracted a bank loan from Garanti Bank in total value of EUR 4,900,000 for a period of 3 years. The loan due date for reimbursement is 30 August 2026. The bank loan contract contains pledges over 5 apartments, 12 parking lots and 1 apartment in One Mircea Eliade development, as well as bank accounts and future receivables and a corporate guarantee issued by the holding Company which covers the time until maturity of underlying bank loan. The loan balance as of 30 June 2024 is RON 24,39 million (31 December 2023: RON 24,37 million) and is all amount on long term.

15. LOANS AND BORROWINGS (CONTINUED)

On 12 September 2023, subsidiary One Verdi Park SRL have signed the loan agreement with Patria Bank for an amount of maximum EUR 9,500,000. The loan due date for reimbursement is 11 September 2026. The bank loan contract contains pledges over 13 residential units, as well as bank accounts and future receivables. Also, On 26 March 2024, subsidiary One Verdi Park SRL have signed the loan agreement with Garanti Bank for a maximum amount of EUR 4,275,000. The loan due date for reimbursement is 30 May 2028. The bank loan contract contains pledges over 13 residential units and 1 retail space, on future receivables from sale or rental, bank accounts and a corporate guarantee issued by the holding Company. The loans balance as of 30 June 2024 is RON 53,6 million (31 December 2023: RON 24,9 million) and related interest in balance of RON 176,884.

On 15 December 2023, subsidiary One Gallery Floreasca SA (former One Proiect 15), have signed the loan agreement with Alpha Bank SA in total value of EUR 35,1 million (one loan facility of EUR 30,5 million and second loan facility of EUR 4,6 million). The first loan facility has a maturity until 30 March 2034 and second facility until 30 March 2026. The bank loan contract contains pledges over the buildings held by the company, as well as bank accounts and a corporate guarantee issued by the holding Company. The loan balance as of 30 June 2024 is RON 21,05 million and is all amount on long term.

On 08 February 2024, subsidiary One Floreasca Towers SRL signed the loan agreement with First Bank for an amount of maximum EUR 11,000,000. The loan has a maturity of 3 years. The bank loan contract contains pledges over the building and land held by the company, also over 6 apartments from One Floreasca Vista development (built by Neo Floreasca Lake SRL) valued at EUR 7mio, also on receivables from Company’s sales contracts and from insurance policy, as well as bank accounts, debt service reserve account and a corporate guarantee issued by the holding Company. The Parent Company will bear the payment of any amount owed under the bank loan by One Floreasca Towers S.R.L. to First Bank S.A. and not paid on the due date, as well as the payment of any amount up to the maximum amount of EUR 8,042,000 which exceed the total construction budget for “One Floreasca Towers: residential project, representing 20% of the budget”. The loan balance as of 30 June 2024 is RON 49,64 million and is all amount on long term and related interest in balance of RON 139,792.

On 01 March 2024, subsidiary One Mamaia Nord SRL, have signed the loan agreement with Libra Internet Bank S.A in total value of EUR 11,500,000. The loan has a maturity of 4 years. The bank loan contract contains pledges over the building and land held by the company, on, Aleea Lamia street no. 8, Mamaia, Constanta, and also over the apartments and parking lots held by One Timpuri Noi SRL on Street Ion Minulescu, Nr. 13, Bl. OTN, Mun. Bucuresti, District 3, as well as bank accounts. The loan balance as of 30 June 2024 is RON 27,58 million and is all amount on long term.

On 26 April 2024, the Company, through its subsidiary One Lake District S.R.L. contracted a bank loan from Garanti Bank S.A. for a total amount of EUR 20,000,000. The bank loan contract contains pledges over the land, buildings and construction held by the company, as well as receivables related to sale of residential units and future receivable related to VAT reimbursement decisions from the state budget. The bank loan agreement contains a surety by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan. No amount was withdrawn until 30 June 2024.

16. TRADE AND OTHER PAYABLES

Trade and other payables are detailed as follows:

Description	30 June 2024	Short Term	Long term	31 December 2023	Short Term	Long term
Suppliers	78,326,687	78,326,687	-	135,127,264	135,127,264	-
Accrued payables	22,196,227	22,196,227	-	32,149,849	32,149,849	-
Performance guarantees retained from suppliers	73,695,585	73,695,585	-	61,064,176	61,064,176	-
Dividends	39,388,586	39,388,586	-	41,602,115	41,602,115	-
Other taxes and duties	912,558	912,558	-	2,490,901	2,490,901	-
Sundry creditors	16,227,222	16,227,222	-	35,250,629	35,250,629	-
Provisions	682,783	-	682,783	775,016	-	775,016
Employee benefits	1,856,412	1,856,412	-	2,179,487	2,179,487	-
Liabilities for acquisitions of investments	47,494,370	47,494,370	-	44,513,870	44,513,870	-
Other creditors	1,169,918	-	1,169,918	1,169,918	-	1,169,918
Total trade and other payables	281,950,348	280,097,647	1,852,701	356,323,225	354,378,291	1,944,934

16. TRADE AND OTHER PAYABLES (CONTINUED)

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.

In Sundry creditors line is included the amount outstanding to be paid of RON 9,2 million (31 December 2023: RON 18,6 million) for the acquisition of land in surface area of 801,028.380 sqm owned by the subsidiary One Proiect 11 SRL, located in Ilfov county.

In Liabilities for acquisition of investments are included the advance payments received in relation to a pre-agreements signed for sale of shares held in the subsidiary, One M Hotel SRL (former Proiect 12 SRL) and One Downtown SRL (former One Proiect 10 SRL).

The management consider that the carrying amount of trade payables approximates to their fair value.

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 developments.

Developer	Project Name	Description	30-Jun-24	31-Dec-23
One Floreasca Towers SRL	One Floreasca Towers	Residential	-	10,784,731
One Herastrau Towers SRL	One Herastrau Towers	Residential	1,753,943	-
One Herastrau Plaza SRL	One Herastrau Plaza	Residential	79,394	79,393
One Mircea Eliade Properties SRL	One Mircea Eliade	Residential	8,978,972	-
One North Lofts SRL (former One North Gate SA)	One North Lofts	Investment property	14,159,545	20,463,797
One Lake District SRL	One Lake District	Residential	50,953,683	65,784,889
One Plaza Athenee SRL (former One Proiect 3 SRL)	One Athenee	Residential	22,597,686	29,745,409
One Lake Club SRL (former One Proiect 6 SRL)	One Lake Club	Residential	64,303,062	36,300,581
One City Club SRL (former One Proiect 9 SRL)	One City Club	Investment property	7,576,704	5,088,155
One Mamaia Nord SRL (former Neo Mamaia SRL)	One Mamaia Nord	Residential	1,911,353	6,726,810
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	One Herastrau Vista	Residential	4,933,951	21,346,165
One High District SRL	One High District	Residential	6,432,118	31,308,736
Eliade Tower SRL	Eliade Tower	Investment property	22,186,760	22,186,760
One Cotroceni Towers SRL	One Cotroceni Towers	Residential	156,968,276	139,791,793
X Arhitecture Engineering SRL	X Arhitecture	Architecture services	107,538	-
Bucur Obor SA	Bucur Obor	Investment property	1,000	1,000
Total			362,943,985	389,608,219

Description	30 June 2024	31 December 2023
Advances received from clients in relation to residential portfolio (contract liabilities)	319,019,976	341,868,507
Advances received from clients in relation to investment property	43,924,009	47,739,712
Total	362,943,985	389,608,219

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:

Development	30 June 2024	30 June 2023
Sales of completed inventory property		
<i>Sales – One Mircea Eliade Properties</i>	1,750,835	995,790
<i>Sales – One Mamaia Nord (former Neo Mamaia)</i>	(246,450)	(238,164)
<i>Sales - One Herastrau Towers</i>	593,576	29,072,903
<i>Sales - One Verdi Park</i>	40,808,483	41,481,446
<i>Sales - Neo Floreasca Lake</i>	4,811,840	8,949,644
<i>Sales - One Timpuri Noi SRL (former Neo Timpuri Noi SRL)</i>	10,739,240	5,696,853
Sales of residential property under development, from which:		
<i>Contract revenues - One Peninsula</i>	25,741,968	43,374,070
<i>Contract revenues - One Herastrau Vista</i>	41,318,138	17,197,037
<i>Contract revenues – One Modrogan</i>	1,091,478	5,381,541
<i>Contract revenues – One Cotroceni Park</i>	48,875,825	161,735,854
<i>Contract revenues - One Mamaia Nord - faza 2</i>	21,210,068	4,706,860
<i>Contract revenues - One High District</i>	98,075,892	93,363,956
<i>Contract revenues - One Floreasca Towers</i>	58,604,849	27,103,607
<i>Contract revenues - One Lake District</i>	99,834,188	13,461,315
<i>Contract revenues - One Lake Club</i>	60,224,680	42,247,035
<i>Contract revenues - One Cotroceni Towers</i>	3,566,543	27,552,208
<i>Contract revenues - One Plaza Athenee</i>	7,147,723	82,037,716
Total revenues from contracts with customers	524,148,876	604,119,671

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.

During 2023, the construction of One Verdi Park, Neo Floreasca Lake, One Timpuri Noi was completed 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 2024	30 June 2023
Cost of sales of completed inventory property		
<i>Cost of sales – One Mircea Eliade Properties</i>	(7,518,290)	684,867
<i>Cost of sales – One Mamaia Nord (former Neo Mamaia)</i>	-	66,721
<i>Cost of sales - One Herastrau Towers</i>	525,304	9,844,633
<i>Cost of sales - One Verdi Park</i>	17,989,833	27,529,708
<i>Cost of sales - Neo Floreasca Lake</i>	2,374,362	6,307,500
<i>Cost of sales - One Timpuri Noi SRL (former Neo Timpuri Noi SRL)</i>	4,556,454	3,497,935
Cost of sales of residential property under development, from which:		
<i>Contract cost - One Peninsula</i>	10,874,023	19,077,603
<i>Contract cost - One Herastrau Vista</i>	23,441,580	10,611,914
<i>Contract cost – One Modrogan</i>	427,867	1,383,671
<i>Contract cost – One Cotroceni Park</i>	40,086,348	110,248,239
<i>Contract cost - One Mamaia Nord - faza 2</i>	16,516,475	6,646,696
<i>Contract cost - One High District</i>	67,605,673	86,172,556
<i>Contract cost - One Floreasca Towers</i>	30,820,089	19,381,971
<i>Contract cost - One Lake District</i>	76,921,573	12,760,422
<i>Contract cost - One Lake Club</i>	36,985,387	27,809,218
<i>Contract cost - One Cotroceni Towers</i>	3,551,495	27,560,206
<i>Contract cost - One Plaza Athenee</i>	4,298,245	52,439,969
Total cost of sales	329,456,418	422,023,829

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

19. NET INCOME FROM RENTAL ACTIVITY

The Group has entered into leases on its office property portfolio. The office property leases typically have lease terms of between 5 and 10 years and include clauses to enable periodic upward revision of the rental charge according to prevailing market conditions. Some leases contain options to break before the end of the lease term.

Details about the net annual rent are presented below:

As at 30 June 2024	Rental income	% share of rental income	Revenues from services to tenants	Total	% share in total
Office	40,643,571	70.6%	13,768,964	54,412,535	72.6%
Retail	15,134,168	26.3%	3,620,983	18,755,151	25.0%
Other	1,769,079	3.1%	27,973	1,797,052	2.4%
Total	57,546,818	100%	17,417,920	74,964,738	100.00%

As at 30 June 2023	Rental income	% share of rental income	Revenues from services to tenants	Total	% share in total
Office	31,717,181	65.5%	11,268,784	42,985,965	68.4%
Retail	15,229,470	31.4%	3,119,531	18,349,001	29.2%
Other	1,482,691	3.1%	13,763	1,496,454	2.4%
Total	48,429,342	100%	14,402,078	62,831,420	100.0%

Under the office activity, are mainly included the revenues generated by One United Tower, One Cotroceni Park Office, One Cotroceni Park Office Faza 2 and One Victoriei Plaza with a share of 95% in total office rental revenues as of 30 June 2024. The rental activity increased as One Cotroceni Park Office Faza 2 building started to generated revenues as the development was finalized.

Under the retail activity, are included the revenues generated by Bucur Obor.

Operating leases, in which the Group is the lessor, relate to investment property owned by the Group with lease terms of between 3 to 15 years, with a extension option. The lessee does not have an option to purchase the property at the expiry of the lease period.

20. SALES BROKERAGE EXPENSES AND OVERHEAD EXPENSES

Description	6 months ended	
	30 June 2024	30 June 2023
Sales brokerage commissions	7,587,321	4,675,519
Total	7,587,321	4,675,519

Sales brokerage commissions are recorded and paid for signing bilateral purchase undertakings of apartments or rental contracts.

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

21. GENERAL AND ADMINISTRATIVE EXPENSES

The overheads are detailed as follows:

Description	30 June 2024	30 June 2023
Bank commissions and similar charges	3,625,866	1,106,700
Commissions, fees and legal consultancy	4,411,359	3,701,218
Repairs and maintenance	18,316	46,936
Fuel, office equipment and similar	706,777	533,525
Amortization of fixed assets	2,322,200	1,727,237
Marketing, advertising and publicity	9,804,400	5,780,525
Taxes and duties	173,519	120,178
Accounting, audit and consultancy services	1,153,904	1,192,933
Other consultancy services	2,969,914	1,983,447
Administration services	1,686,993	1,051,720
Other expenses with third party services	1,035,264	635,467
Salaries and similar contributions	6,375,122	5,440,472
Share based payment transactions	4,731,144	12,562,059
Postage and telecommunication expenses	80,652	88,493
Transport and travels	1,207,341	551,053
Sundry rentals	511,695	493,554
Depreciation of right of use assets	241,115	241,115
Insurance	887,817	301,980
Valuation services	262,404	174,838
Recruitment	115,388	125,350
Total	42,321,190	37,858,800

22. OTHER OPERATING EXPENSES

Other operating expenses are detailed as follows:

Description	6 months ended	
	30 June 2024	30 June 2023
Donations and sponsorships	3,874,832	4,745,390
Movement in provisions and allowance for impairment	192,013	1,034,119
Bad debts written off	38,150	204,155
Contractual penalties	281,033	200,387
Other operating expenses	1,202,403	953,723
Total	5,588,431	7,137,774

23. NET FINANCIAL RESULT

The financial income and expenses are detailed as follows:

Description	6 months ended	
	30 June 2024	30 June 2023
Interest income	6,808,678	12,511,694
Other financial income	-	367,996
Foreign exchange net impact	(1,189,155)	(2,344,992)
Interest expenses	(29,149,877)	(23,969,097)
Total net financial result – gain/(loss)	(23,530,354)	(13,434,399)

24. 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 2024	30 June 2023
Short - term employee benefits	499,452	591,687
Share based payments	29,543,192	-

The Group’s related parties with which have incurred transactions at 30 June 2024 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
Element Investments SRL	Romania	Other related party
Element Invest Partners SRL	Romania	Other related party
Reinvent Energy SRL	Romania	Associate
One Property Support Services SRL	Romania	Associate
One Herastrau Office Properties SA	Romania	Associate
Glass Rom Invest SRL	Romania	Associate
CCT & ONE AG	Switzerland	Associate
CC Trust Group AG	Switzerland	Other related party
CCT & One Properties SA	Luxembourg	Associate
Vinci Ver Holding SRL	Romania	Shareholder and other related party
OA Liviu Holding SRL	Romania	Shareholder and other related party
Energy Distribution Services S.R.L.	Romania	Shareholder and other related party
Conarg S.A.	Romania	Shareholder and other related party
Binbox Global Services S.R.L.	Romania	Shareholder and other related party
Dragos-Horia Manda	Romania	Key management personnel, minority shareholder of the Group
Claudio Cisullo	Switzerland	Key management personnel, minority shareholder of the Group
Valentin-Cosmin Samoila	Romania	Key management personnel
Marius-Mihail Diaconu	Romania	Key management personnel, minority shareholder of the Group
Augusta Dragic	Romania	Key management personnel
Magdalena Souckova	Czech Rep.	Key management personnel

The following table provides the total amount of transactions that have been entered into with related parties during the six months ended 30 June 2024 and 30 June 2023, as well as balances with related parties as at 30 June 2024 and 31 December 2023:

Nature of balances	Related party categories	Statement of financial position (Amounts owing (to)/from)	
		30 June 2024	31 December 2023
Receivables and other receivables related to goods and services sold	Key management personnel of the Group	14,464	2,482
	Associates	22,087,580	4,442,733
	Other related parties	20,681,075	19,309,734
Advances paid for purchases of goods and services	Key management personnel of the Group	-	-
	Associates	10,378,155	12,621,057
	Other related parties	29,843,318	21,117,942
Payables related to goods and services paid	Key management personnel of the Group	3,775	3,305
	Associates	9,824,665	21,961,612
	Other related parties	4,069,307	12,828,459
Dividends paid during the year, net of tax	Key management personnel of the Group	1,991,858	1,988,914
	Other related parties	23,063,149	22,439,070
Advance payments received	Other related parties	10,748,433	18,724,925
	Associates	44,835,169	57,345,740

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 6 months ended 30 June 2024

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

24. RELATED PARTIES (CONTINUED)

Nature of transactions	Related party categories	Income statement (Income/(expense))	
		6 months 2024	6 months 2023
Sales of goods and services	Key management personnel of the Group	-	-
	Associates	(33,801,922)	8,735,215
	Other related parties	14,867,365	6,848,425
Dividends income	Associates	-	76,000
Purchases of various goods and services	Key management personnel of the Group	-	-
	Associates	40,618,526	41,645,172
	Other related parties	4,393,957	10,563,779
Loans from related parties		Interest expenses	Amounts owed to related parties
	2024	-	29,403,248
Companies – Other related parties	2023	-	34,363,079
Total loans from related parties	2024	-	29,403,248
	2023	-	34,363,079
Loans granted related parties		Interest income	Amounts granted to related parties
	2024	-	681,726
Loans granted to associates	2023	1,553	681,383
Total loans from related parties	2024	-	681,726
	2023	1,553	681,383

25. EARNING PER SHARE

The calculation of earnings per share at 30 June 2024 and 30 June 2023 was based on the profit attributable to equity holders of RON 228,649,416 (30 June 2023: RON 286,943,120) and the weighted average ordinary shares in issue during the year.

RON	30 June 2024	30 June 2023
Profit for the year attributable to equity holders	228,649,416	286,943,120
Weighted average number of shares in issue	3,813,255,915	3,702,818,586
Basic earnings per share attributable to equity holders	0.060	0.077
Diluted earnings per share attributable to equity holders	0.060	0.075

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.

26. COMMITMENTS (continued)

The Company, have signed a pre-agreement for sale of shares held in the subsidiary, One M Hotel SRL (former One Proiect 12 SRL). The Company undertakes to sell and transfer to the promissory purchaser the ownership right over the shares until February, 2025 and the promissory purchaser irrevocably undertakes to acquire the ownership over the shares under the terms, conditions, representations and warranties of the Company, as agreed in the shares sale pre-agreement.

The Company, have signed a pre-agreement for sale of shares held in the subsidiary, One Downtown SRL (former One Proiect 10 SRL). The Company undertakes to sell and transfer to the promissory purchaser the ownership right over the shares until October, 2024 and the promissory purchaser irrevocably undertakes to acquire the ownership over the shares under the terms, conditions, representations and warranties of the Company, as agreed in the shares sale pre-agreement.

The Company, through its subsidiary, One Technology District SRL (former One Proiect 17 SRL) have signed the contract with Infineon Technologies, german leader in designing and manufacturing semiconductors, which is intended for developing a sustainable prime office building to cover Infineon needs for a period of 15 years, starting with 2026. The starting value of the contract amounts to EUR 57 million (excluding VAT), indexed to the EU annual inflation. Under the contract, the Company will develop and further lease a building, ONE Technology District, with total office Gross Leasable Area of 20,595 sqm. The future development will be located in Bucharest, 5-7 Dimitrie Pompeiu Boulevard and is estimated to be delivered in Q2 2026. The subsidiary undertakes to complete the Landlord's Works in accordance with the schedule agreed by the contract and in accordance with Legislation and relevant building permit on or before the target date.

The Company through its subsidiary, One Park Line SRL (former One Proiect 16 SRL) have concluded a sale and purchase pre-agreement for the acquisition of several plots of land located in Bucharest, for a total price of EUR 17 million. The transaction will be implemented in several steps and is subject to several conditions precedent, customary for similar transaction of this magnitude. The total price will be paid in instalments.

The Company through its subsidiary, One Herastrau City SRL have concluded an agreement for the acquisition of a plot of land of 36,869 sqm on Poligrafiei Boulevard no. 50 and 52-54, in Bucharest Sector 1, together with 19 old buildings constructed thereon, which will be demolished. The value of the transaction is approximately EUR 60 million, of which 10% will be paid in cash (until 30 June 2024 an amount of EUR 1,7 million was paid), and the rest will be settled with a part of the apartments that will be built in this future development. The new development will have an estimated total Gross Buildable Area (GBA) of up to 150,000 sqm above ground. The ownership will be transferred only upon the completion of the agreed conditions established in the contract (obtaining the building permit in a maximum period of 5 years from the date of signing the contract).

The Company through its subsidiary, One City Club SRL have concluded an agreement for the acquisition of a plot of land on 3 Ramuri Tei Street, with an area of 10,710 sqm. The value of the transaction is of approximately EUR 7 million, from which was paid EUR 1,7 million until 30 June 2024. From the remaining amount of EUR 5,3 million, the amount of EUR 1 million was paid on 15 July 2024, while the amount of EUR 1 million will be paid no later than January 15, 2025 and the amount of EUR 3,3 million will be paid no later than July 15, 2025. The transaction is subject to several conditions and will be finalized only if the building permit for the development is obtained. The company intends to build on this land a predominantly residential development called One City Club. The new development will have approximately a total area of about 37,000 sqm.

27. CONTINGENCIES

On 8 July 2022, the Bucharest Court of Appeal suspended the building permit of the development One Modrogan, issued by the General Mayor of the Municipality of Bucharest. The litigation case is on-going, next hearing is on 03 September 2024.

There are also other 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.

27. CONTINGENCIES (continued)

The Romanian tax system is under continuous development, being subject to constant interpretations and changes, sometimes retrospectively applied. The statute of limitation for tax periods is 5 years. The Group management consider that the tax liabilities of the Group have been calculated and recorded according to the legal provisions.

28. EVENTS AFTER THE REPORTING PERIOD

Following the resolutions of the Ordinary General Meeting of the Shareholders no. 69 dated 25.04.2024 and no. 71 dated 28.05.2024 the Company have paid the final tranche of dividends related to financial year 2023 (RON 38,2 million – gross dividend) through the Central Depository S.A., starting 15.07.2024, to Company’s shareholders registered in the Shareholder’s Registry held by the Central Depository S.A. on the registration date 28.06.2024.

A share capital increase operation (up to RON 350 million) was approved by the decision of Extraordinary General Meeting of Shareholders no. 72 issued on 28.05.2024 and the trading of the preference rights was decided by means of the Decision of the Board of Directors no. 59 issued on 30.07.2024. The newly issued shares are offered for subscription in the first stage of the share capital increase by exercising preference rights by the shareholders who held ONE shares on 06.08.2024 and have not disposed of their preference rights during their trading period, or those who acquired preference rights during the period in which those rights are traded. The approval by FSA and publishing of the EU Prospectus for the share capital increase with cash contributions was issued. The Prospectus was approved by the Romanian Financial Supervisory Authority (“FSA”) on 07.08.2024, as stated in Decision 816/07.08.2024.

The Group, through its subsidiary have obtained the building permit for One Technology District, a large-scale turn-key sustainable (zero-carbon footprint) office hub developed for Infineon Technologies. The construction works will commence immediately, with delivery expected to take place in 2026. One Technology District will serve Infineon’s needs for a 15-year period starting with 2026. The total contract value amounts to €57 million (excluding VAT).

The Group, through its subsidiary have obtained the building permit for Mondrian Bucharest hotel, the first hotel in the Company’s portfolio. The construction works will commence immediately, with delivery expected to take place in 2026.

The Group, through its subsidiary have signed an addendum for the increase of a credit facility contracted on July 23, 2021 for One Cotroceni Park Office S.R.L. (“OCO1”) and One Cotroceni Park Office Faza 2 S.R.L. (“OCO2”). The value of the credit facility increase is of EUR 20 million, split between OCO1 (EUR 7,1 million) and OCO2 (EUR 12,9 million). The increase of the credit facility was granted by Banca Comerciala Romana S.A. and BRD Groupe Societe Generale S.A and has the purpose of reimbursement of shareholders loans as well as covering other costs related to the transaction for the increase of the credit facility. The maturity date of the loan remains unchanged.

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 26 August 2024 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer



ONE UNITED PROPERTIES SA

**Interim condensed separate financial statements
for the period ended 30 June 2024**

CONTENTS

Page

INDEPENDENT AUDITOR'S REPORT	1-3
INTERIM CONDENSED SEPARATE STATEMENT OF FINANCIAL POSITION	4
INTERIM CONDENSED SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	5
INTERIM CONDENSED SEPARATE STATEMENT OF CHANGES IN EQUITY	6-7
INTERIM CONDENSED SEPARATE STATEMENT OF CASH FLOWS	8
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS	9-27

INDEPENDENT AUDITOR'S REPORT

To the Shareholders,
One United Properties S.A.

Report on the Audit of the interim condensed separate financial statements

Opinion

1. We have audited the financial statements of One United Properties S.A. ("the Company"), with registered office in Bucharest District 1, Maxim Gorki 20, identified by unique tax registration code 22767862, which comprise the interim condensed separate statement of financial position as at June 30, 2024, and the interim condensed separate statement of profit or loss and other comprehensive income, the interim condensed separate statement of changes in equity and the interim condensed separate statement of cash flows for the period from 1 January 2024 to 30 June 2024, and other explanatory notes.
2. In our opinion, the accompanying interim condensed separate financial statements present fairly, in all material respects, the financial position of the Company as at June 30, 2024, and its financial performance and its cash flows for the 6-month period ended at such date in accordance with the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union.

Basis for Opinion

3. We conducted our audit in accordance with International Standards on Auditing (ISAs), Regulation (EU) No. 537/2014 of the European Parliament and the Council (herein after referred to as "the Regulation") and Law 162/2017 on the statutory audit of annual financial statements and annual consolidated financial statements and on amending other pronouncements (herein after referred to as "the Law 162/2017"). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the interim condensed separate financial statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code), in accordance with ethical requirements relevant for the audit of the interim condensed separate financial statements in Romania including the Regulation and the Law 162/2017 and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

4. Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the matter
<p>Recoverability of investments and loans to subsidiaries and associates</p> <p>As disclosed in Note 4 to the separate financial statements, investments in subsidiaries and associates recognized by the Company is recorded at RON 389,331,024 as of June 30, 2024 (31 December 2023: RON 426,552,763). And as disclosed in Note 5 to the separate financial statements, Loans granted to subsidiaries, associates and others recognized by the Company is recorded at RON 657,208,287 as of June 30, 2024 (31 December 2023: RON 708,952,208).</p> <p>The company considered the impairment of investment and loan balances, including those held in subsidiaries that made capital injections, in accordance with IAS 36, IFRS 9 and its accounting policy. Given the inherent estimation and complexity in assessing both the carrying value of a subsidiary or associates, and the expected credit loss of intercompany loans, this was identified as a key audit matter.</p>	<p>The audit procedures adopted were substantive in nature and included the following:</p> <ul style="list-style-type: none"> - We have obtained an understanding of the accounting policies used in the preparation of the interim condensed separate financial statements, with respect to impairment of investments and loans. - We have verified that the methodology used by management in arriving at the carrying value of the investments in subsidiaries and associates is in line with IAS 36 Impairment of Assets, and for the loans to subsidiaries, the expected credit loss is in line with IFRS 9 Financial Instruments, including the related provision for impairment of investments and reversal of impairment of the loans. - We have identified the key estimate within the assessment of impairment of the investments and loans to subsidiaries to be the underlying valuation of investment property or other assets held by the subsidiaries. - We have tested samples of investments done during the period and loans contracts signed during the audited period for accuracy of value of investments and loans to subsidiaries. - We have assessed the completeness and adequacy of disclosures related to investments and loans to subsidiaries and associates, including the key assumptions.

Other matters

5. These interim condensed separate financial statements are special purpose financial statements, intended for the partial allocation of dividends amongst the Company's shareholders during the financial year, according to Law no. 163/2018.

Responsibilities of Management and Those Charged with Governance for the interim condensed separate financial statements

6. Management is responsible for the preparation and fair presentation of the interim condensed separate financial statements in accordance with International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.
7. In preparing the interim condensed separate financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
8. Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the interim condensed separate financial statements

9. Our objectives are to obtain reasonable assurance about whether the interim condensed separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these interim condensed separate financial statements.
10. As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the interim condensed separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
 - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the interim condensed separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
 - Evaluate the overall presentation, structure and content of the interim condensed separate financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
11. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
12. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.
13. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the interim condensed separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

14. We were appointed by the General Meeting of Shareholders on 25th April 2024 to audit the separate financial statements of One United Properties S.A. for the financial year ended December 31, 2024. The uninterrupted total duration of our commitment is including previous reappointments for statutory auditor, has lasted for 8 years, covering the financial years ended December 31, 2017, till December 31, 2024.

We confirm that:

- Our audit opinion is consistent with the additional report submitted to the Audit Committee of the Company that we issued the same date we issued this report. Also, in conducting our audit, we have retained our independence from the audited entity.
- No non-audit services referred to in Article 5 (1) of EU Regulation no. 537/2014 were provided.

The engagement partner on the audit resulting in this independent auditor's report is Andrei Cozachevici.

Andrei Cozachevici, Audit Partner

For signature, please refer to the original Romanian version.

Registered in the Electronic Public Register of Financial Auditors and Audit Firms under AF 3367

On behalf of:

DELOITTE AUDIT SRL

Registered in the Electronic Public Register of Financial Auditors and Audit Firms under FA 25

The Mark Building, 84-98 and 100-102 Calea Griviței, 9th Floor, District 1
Bucharest, Romania
26 August 2024

ONE UNITED PROPERTIES SA
INTERIM CONDENSED SEPARATE STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

Interim condensed separate statement of financial position	Note	30 June 2024	31 December 2023
ASSETS			
Non-current assets			
Intangible assets		82,169	73,436
Property, plant and equipment	3	124,706	245,783
investments in subsidiaries and associates	4	389,331,024	426,552,763
Loans granted to subsidiaries, associates and others	5	647,546,570	582,735,536
Deferred tax assets	9	-	2,020,616
Other non-current assets	6	15,718,895	25,192,154
Total non-current assets		1,052,803,364	1,036,820,288
Current assets			
Trade receivables	7	61,554,528	50,800,423
Other receivables	7	164,403,385	130,315,249
Prepayments		17,881,811	316,022
Loans granted to subsidiaries, associates and others	5	9,661,717	126,216,672
Cash and cash equivalents	8	14,251,686	36,741,303
Total current assets		267,753,127	344,389,669
TOTAL ASSETS		1,320,556,491	1,381,209,957
EQUITY AND LIABILITIES			
Equity			
Share capital	10	765,771,503	759,530,863
Share premium	10	114,833,373	91,530,821
Own shares		(10,347,632)	(3,468,115)
Other capital reserves	10	12,560,886	21,140,590
Legal Reserves	10	25,028,088	25,028,088
Retained earnings		140,868,290	159,003,580
Total equity		1,048,714,508	1,052,765,827
Non-current liabilities			
Deferred tax liabilities	9	906,739	-
Other non-current liabilities	11	355,824	470,194
Total non-current liabilities		1,262,563	470,194
Current liabilities			
Trade payables	11	325,603	271,276
Other payables	11	270,253,817	327,612,848
Current tax liabilities	9	-	89,812
Total current liabilities		270,579,420	327,973,936
Total liabilities		271,841,983	328,444,130
TOTAL EQUITY AND LIABILITIES		1,320,556,491	1,381,209,957

The interim condensed separate financial statements were approved by the Management of the Company, authorized for issue on 26 August 2024 and signed on its behalf by:

Victor Capitanu
Administrator

Valentin-Cosmin Samoila
Chief Financial Officer

ONE UNITED PROPERTIES SA
INTERIM CONDENSED SEPARATE STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
6 months period ended 30 June 2024
(Amounts are expressed in RON, unless otherwise mentioned)

Interim condensed separate statement of profit or loss and other comprehensive income	Note	30 June 2024	30 June 2023
Revenues from dividends	14	44,939,830	(450,000)
Revenues from interest	14	18,537,648	21,435,952
Total operating revenues		63,477,478	20,985,952
Revenues from rentals, service charge and similar	12	-	649
Other revenues	12	18,331,533	359,655
Total revenues from ordinary activities		81,809,011	21,346,256
Amortisation, depreciation and impairment of net reversals	13	(6,707)	113,492
Administrative expenses	13	(923,588)	(2,160,714)
Other operating expenses	13	(3,943,165)	(2,371,371)
Total expenses from ordinary activities		(4,873,460)	(4,418,593)
Result from ordinary activities		76,935,551	16,927,663
Net Gain on disposal of investment in subsidiaries and associates		(165,949)	-
Other financial revenues	15	302,119	3,384,170
Result before tax		77,071,721	20,311,833
Tax expenses	9	(2,856,182)	(3,412,027)
Net result of the period		74,215,539	16,899,806
Total comprehensive income for the period		74,215,539	16,899,806
<i>Basic earnings per share attributable to equity holders</i>		<i>0.019</i>	<i>0.005</i>
<i>Diluted earnings per share attributable to equity holders</i>		<i>0.019</i>	<i>0.004</i>

The interim condensed separate financial statements were approved by the Management of the Company, authorized for issue on 26 August 2024 and signed on its behalf by:

Victor Capitanu
Administrator

Valentin-Cosmin Samoila
Chief Financial Officer

ONE UNITED PROPERTIES SA
INTERIM CONDENSED SEPARATE STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS PERIOD ENDED 30 JUNE 2024
(Amounts are expressed in RON, unless otherwise mentioned)

Interim condensed separate statement of changes in equity	Notes	Share Capital	Share premiums	Other capital reserves	Own shares	Legal Reserves	Retained earnings	Total equity
Balance as at 1 January 2024		759,530,863	91,530,821	21,140,590	(3,468,115)	25,028,088	159,003,580	1,052,765,827
Profit for the period		-	-	-	-	-	74,215,539	74,215,539
Dividends allocated from the statutory profit	10	-	-	-	-	-	(76,118,484)	(76,118,484)
Issue of ordinary shares	10	6,240,640	23,302,552	-	-	-	-	29,543,192
Acquisition of own shares		-	-	-	(6,879,517)	-	-	(6,879,517)
Stock option plan	10	-	-	(8,579,704)	-	-	(16,232,345)	(24,812,049)
Balance as at 30 June 2024		765,771,503	114,833,373	12,560,886	(10,347,632)	25,028,088	140,868,290	1,048,714,508

Interim condensed separate statement of changes in equity	Notes	Share Capital	Share premiums	Other capital reserves	Own shares	Legal Reserves	Retained earnings	Total equity
Balance as at 1 January 2023		740,563,717	27,981,399	51,848,900	1,029	17,452,635	116,883,834	954,731,514
Profit for the period		-	-	-	-	-	16,899,806	16,899,806
Dividends allocated from the statutory profit	10	-	-	-	-	-	(73,130,616)	(73,130,616)
Transfer from other capital reserves in retained earnings		-	-	(4,307,782)	-	-	4,307,782	-
Stock option plan	10	-	-	12,562,059	-	-	-	12,562,059
Balance as at 30 June 2023		740,563,717	27,981,399	60,103,177	1,029	17,452,635	64,960,806	911,062,763

ONE UNITED PROPERTIES SA
INTERIM CONDENSED SEPARATE STATEMENT OF CASH FLOW FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024
(Amounts are expressed in RON, unless otherwise mentioned)

	30 June 2024	30 June 2023
Cash flows from operating activities		
Result for the year	74,215,539	16,899,806
Adjustments for:		
Amortization	121,077	121,001
Depreciation, impairment, provision net of reversals	(114,370)	(234,493)
Unrealised foreign exchange loss/(gain)	(350,319)	(2,782,927)
Stock option plan	4,731,144	1,986,906
Interest income	(18,537,648)	(21,435,952)
Other financial revenues	-	(85,000)
Income tax expenses	2,856,182	3,412,027
Income from dividends	(44,939,830)	450,000
(Gain)/Loss from sale(disposal) of investments	165,949	-
<i>Changes in working capital</i>		
(Increase)/Decrease in trade and other receivables	(8,051,030)	(4,865,396)
Increase/(Decrease) in trade and other payables	(60,484,369)	46,061,508
(Increase)/Decrease in other non-current assets	6,525,595	17,646,328
Increase/ (Decrease) in other non-current liabilities	(114,370)	(29,650,592)
Net cash from operating activities	(43,976,450)	27,523,216
Additional loans granted	(196,301,926)	(368,651,919)
Repayment of loans granted	256,671,461	269,094,194
Interest collected for loan	339,769	62,556
Acquisition of property, plant and equipment	-	(5,529)
Acquisition of intangible assets	(8,733)	(4,332)
Acquisition/Investment of/in subsidiaries and associates	(9,324,609)	(13,397,035)
Prepayments paid for transaction with non-controlling interests	(17,411,324)	-
Sale/Investment of/in subsidiaries and associates	2,980,500	-
Interest received	194,849	2,262,547
Other financial revenues	-	85,000
Net cash flows used in investing activities	37,139,987	(110,554,518)
Dividends paid	(36,612,984)	(35,713,912)
Net movement on dividends received	20,959,830	(450,000)
Net cash from financing activities	(15,653,154)	(36,163,912)
Net changes in cash and cash equivalents	(22,489,617)	(119,195,214)
Cash and cash equivalents at the beginning of the year	36,741,303	137,504,656
Cash and cash equivalents at the end of the year	14,251,686	18,309,442

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 1. CORPORATE INFORMATION

These separate financial statements are the interim condensed financial statements of One United Properties S.A. for the period from 1 January 2024 to 30 June 2024 and were authorized for issue on 26 August 2024.

One United Properties SA (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 Calea Floreasca no 159, Building One Tower, Bucharest, district 1.

The share capital of the Company is RON 765,771,503.4 divided into 3,828,857,517 shares at a nominal value of RON 0.2/each. One United Properties SA is owned by OA Liviu Holding Invest SRL (represented by Mr. Andrei Diaconescu) and Vinci Ver Holding SRL (represented by Mr. Victor Capitanu) holding 24.8851% each and other shareholders holding 50.2298%. All shares are paid in full.

The Company shares floated on Bucharest Stock Exchange (BVB) on 12 July 2021, following an initial public offering that took place between 22 June 2021 and 02 July 2021, during which the company raised RON 259,112,477.28 for further developments and investments in both the residential and office segments. As of 20 September 2021, the Company shares are included in the BET index, which follows the evolution of the 19 most liquid companies listed on the Bucharest Stock Exchange. On 20 December 2021, the Company shares entered the FTSE Global All Cap index. The global index provider FTSE Russell announced, following the quarterly review, that the Company’s shares are included, as of 20.06.2022, in the FTSE EPRA Nareit EMEA Emerging Index.

The Company is a holding having as main CAEN code according to the Romania law, 642 “Holding Activities”. The revenues generated by the Company are mainly related to secondary activities such as administrative support offered to its subsidiaries and associates. These are regrouped under the CAEN code 7022 “Activities related to business and management advisory services”.

The Company had the following subsidiaries and associates undertakings as at 30 June 2024 and 31 December 2023:

Name of the subsidiary and associates	Activity	% ownership as at 30 June 2024	% ownership as at 31 December 2023	Registered office
One Modrogan SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Peninsula SRL (former One Herastrau Park Residence SA)	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Charles de Gaulle Residence SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Plaza SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Verdi Park SRL	Real estate developer in Romania	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
X Architecture & Engineering Consult SRL	Architecture services for group and non-group projects	80.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
One Mircea Eliade Properties SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Value SRL	Real estate developer in Romania	100.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Towers SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park SRL (former One Herastrau Properties SRL)	Real estate developer in Romania	81.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
Skia Real Estate SRL	Operational services – project development	51.00%	51.00%	Maxim Gorki street 20, Bucharest, district 1
One Lake District SRL (former One District Properties SRL)	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One North Lofts SRL (former One North Gate SA)	Real estate developer in Romania	85.22%	85.22%	Maxim Gorki street 20, Bucharest, district 1

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 1. CORPORATE INFORMATION (continued)

Name of the subsidiary and associates	Activity	% ownership as at 30 June 2024	% ownership as at 31 December 2023	Registered office
One United Tower SRL	Real estate developer in Bucharest	71.46%	71.46%	Maxim Gorki street 20, Bucharest, district 1
Neo Floreasca Lake SRL	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Mamaia Nord SRL (former Neo Mamaia SRL)	Real estate developer in Constanta	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	Real estate developer in Bucharest	95.00%	95.00%	Maxim Gorki street 20, Bucharest, district 1
One Floreasca Towers SRL (former One Herastrau IV SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Long Term Investments SRL (former One Herastrau Real Estate SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office SRL (former One Cotroceni Park Office SA)	Real estate developer in Bucharest	67.56%	67.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 2 SRL (former One Cotroceni Park Office Faza 2 SA)	Real estate developer in Bucharest	67.56%	67.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 4 SRL (former One Cotroceni Park Office Faza 3 SA)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 19 SRL (former One Mamaia SRL)	Real estate developer in Constanta	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One High District SRL (former One Proiect 1 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Plaza Athenee SRL (former One Proiect 3 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 4 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 5 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Lake Club SRL (former One Proiect 6 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau City SRL (former One Proiect 7 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Carpathian Lodge Magura SRL (former Carpathian Estate SRL)	Real estate developer in Bucharest	66.72% (indirect subsidiary)	66.72% (indirect subsidiary)	Maxim Gorki street 20, Bucharest, district
One Proiect 8 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district
One City Club SRL (former One Proiect 9 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district
One Downtown SRL (former of One Proiect 10 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 24 SRL (former One United Italia SRL)	Real estate developer in Bucharest	100.00%	90.00%	Maxim Gorki street 20, Bucharest, district
Bo Retail Invest SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district
Bucur Obor SA	Lease of retail space	54.44% (indirect subsidiary)	54.44% (indirect subsidiary)	Colentina, street 2, Bucharest, district 2

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 1. CORPORATE INFORMATION (continued)

Name of the subsidiary and associates	Activity	% ownership as at 30 June 2024	% ownership as at 31 December 2023	Registered office
One United Management Services SRL	Management services	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district
One Proiect 11 SRL (indirect subsidiary)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One M Hotel SRL (former One Proiect 12 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Towers SRL (former One Proiect 14 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Gallery Floreasca SA (former One Proiect 15 SRL)	Real estate developer in Bucharest	60.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Victoriei Plaza SRL (former Mam Imob Business Center SRL)	Renting office premises in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
Eliade Tower SRL	Renting office premises in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Park Line SRL (former of One Proiect 16 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Technology District SRL (former of One Proiect 17 SRL)	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 18 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 20 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 21 SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 22 SRL	Real estate developer in Romania	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Baneasa Airpark SRL (former of One Proiect 23 SRL)	Real estate developer in Romania	70.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
Veora Project 1 SRL	Real estate developer in Romania	100.00%	0.00%	Maxim Gorki street 20, Bucharest, district 1
Propcare SRL	Property management services	80.00%	0.00%	Maxim Gorki street 20, Bucharest, district 1
Reinvent Energy SRL	Electric and sanitary Installations for real estate	20.00%	20.00%	Str. Baba Novac, nr.8A, București, sector 3
One Herastrau Office Properties SA	Real estate developer	30.00%	30.00%	Maxim Gorki street 20, Bucharest, district 1
Glass Rom Impex SRL	Construction	20.00%	20.00%	BUCURESTI sect. 4 str. Metalurgiei nr. 452
One Property Support Services SRL	Property management services	20.00%	20.00%	Bucuresti Sectorul 6, Spl. Independentei, Nr. 202

NOTE 2. GENERAL INFORMATION

2.a Basis of preparation

The interim condensed separate financial statements ("financial statements") of the Company have been prepared in accordance with the provisions of the Ministry of Finance Order no. 2844/2016 approving the accounting regulations compliant with the International Financial Reporting Standards ("IFRS") as adopted by the European Union, with all subsequent modifications and clarifications. The condensed scope of reporting in these interim condensed separate financial statements reflects also the requirements of the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union. The Company also prepares consolidated financial statements in accordance with the Ministry of Finance Order no. 2844/2016 approving the accounting regulations compliant with the International Financial Reporting Standards ("IFRS") as adopted by the European Union, with all subsequent modifications and clarifications.

NOTE 2. GENERAL INFORMATION (continued)

The accompanying interim condensed separate financial statements are based on the statutory accounting records of the Company, adjusted and reclassified in order to obtain a fair presentation, according to IFRS. The interim condensed separate financial statements provide comparative information in respect of the previous period.

The Company's financial statements have been prepared on a historical cost basis, except for financial assets and liabilities (where the case) at fair value through profit or loss which are measured at fair value. The interim condensed separate financial statements are presented in RON, except where otherwise indicated.

The Company has prepared IFRS interim condensed financial statements which comprise the interim condensed statement of financial position, interim condensed statement of profit or loss and other comprehensive income, interim condensed statement of cash flows and interim condensed statement of changes in equity for the period ended 30 June 2024, notes comprising a summary of significant accounting policies and other explanatory information. The interim condensed separate financial statements have been prepared on the basis of the valuation principles allowed by IFRS.

2.b Going concern

The Management have considered the appropriateness of adopting the going concern basis in preparing the separate financial statements. The Company's going concern assessment covers the period to 30 June 2025 (the "going concern period"), being at least 12 months from the date of authorisation of these separate financial statements.

In February 2022, an armed conflict has started between Russia and Ukraine, that affected the economies of the two countries and resulted, among others, in massive flows of refugees from Ukraine towards neighbouring countries (including Romania), as well as in a number of sanctions imposed by the international community against Russia, Belarus and some Russian companies. The medium- and long-term impact of this conflict and of the sanctions imposed against Russia cannot be currently anticipated sufficiently accurate. Considering that the Company has no activities that are significantly dependant of the area affected by the conflict or by sanctions (particularly Russia, Ukraine, Belarus), neither in respect of acquisitions, nor concerning sales or investments, we consider that the Company's ability to continue as a going concern over the foreseeable future shall not be significantly affected, although there are still uncertainties regarding the evolution of the conflict and the potential impact on the countries that are close to the conflict zone and on the global economy in general.

2.c Standards, amendments and new interpretations of the standards

The accounting policies adopted in the preparation of the interim condensed separate financial statements are consistent with those followed in the preparation of the Company's annual separate financial statements for the year ended 31 December 2023, except for the adoption of new standards effective as of 1 January 2024. The Company 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 Company in the period of initial application.

- **New standard IFRS 17 "Insurance Contracts" including the June 2020 and December 2021 Amendments to IFRS 17** issued by IASB on 18 May 2017. The new standard requires insurance liabilities to be measured at a current fulfilment value and provides a more uniform measurement and presentation approach for all insurance contracts. These requirements are designed to achieve the goal of a consistent, principle-based accounting for insurance contracts. IFRS 17 supersedes IFRS 4 "Insurance Contracts" and related interpretations while applied. Amendments to IFRS 17 "Insurance Contracts" issued by IASB on 25 June 2020 defer the date of initial application of IFRS 17 by two years to annual periods beginning on or after 1 January 2023. Additionally, the amendments issued on 25 June 2020 introduce simplifications and clarifications of some requirements in the Standard and provide additional reliefs when applying IFRS 17 for the first time.
- **Amendments to IAS 1 "Presentation of Financial Statements" - Disclosure of Accounting Policies** issued by IASB on 12 February 2021. Amendments require entities to disclose their material accounting policies rather than their significant accounting policies and provide guidance and examples to help preparers in deciding which accounting policies to disclose in their financial statements.
- **Amendments to IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" - Definition of Accounting Estimates** issued by IASB on 12 February 2021. Amendments focus on accounting estimates and provide guidance how to distinguish between accounting policies and accounting estimates.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 2. GENERAL INFORMATION (continued)

- **Amendments to IAS 12 “Income Taxes” - Deferred Tax related to Assets and Liabilities arising from a Single Transaction** issued by IASB on 6 May 2021. According to amendments, the initial recognition exemption does not apply to transactions in which both deductible and taxable temporary differences arise on initial recognition that result in the recognition of equal deferred tax assets and liabilities.
- **Amendments to IAS 12 “Income Taxes” - International Tax Reform — Pillar Two Model Rules** issued by IASB on 23 May 2023. The amendments introduced a temporary exception to the accounting for deferred taxes arising from jurisdictions implementing the global tax rules and disclosure requirements about company’s exposure to income taxes arising from the reform, particularly before legislation implementing the rules is in effect.
- **Amendments to IFRS 16 “Leases” - Lease Liability in a Sale and Leaseback** issued by IASB on 22 September 2022. Amendments to IFRS 16 require a seller-lessee to subsequently measure lease liabilities arising from a leaseback in a way that it does not recognise any amount of the gain or loss that relates to the right of use it retains. The new requirements do not prevent a seller-lessee from recognising in profit or loss any gain or loss relating to the partial or full termination of a lease.
- **Amendments to IAS 1 “Presentation of Financial Statements” - Classification of Liabilities as Current or Non-Current** issued by IASB on 23 January 2020 and **Amendments to IAS 1 “Presentation of Financial Statements” - Non-current Liabilities with Covenants** issued by IASB on 31 October 2022. Amendments issued on January 2020 provide more general approach to the classification of liabilities under IAS 1 based on the contractual arrangements in place at the reporting date. Amendments issued on October 2022 clarify how conditions with which an entity must comply within twelve months after the reporting period affect the classification of a liability and set the effective date for both amendments to annual periods beginning on or after 1 January 2024.

These amendments had no impact on the separate financial statements of, nor is there expected to be any future impact to the Company.

NOTE 3. PROPERTY, PLANT AND EQUIPMENT

Description	Land, Buildings, barracks	Equipment measurement apparatus and vehicles	Furniture and other non- current assets	Tangible under development	Total
Cost					
As at 31 December 2023	1,160,796	-	8,748	-	1,169,544
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
As at 30 June 2024	1,160,796	-	8,748	-	1,169,544
Depreciation and impairment					
As at 31 December 2023	921,172	-	2,589	-	923,761
Depreciation charge for the year	119,812	-	1,265	-	121,077
Disposals	-	-	-	-	-
As at 30 June 2024	1,040,984	-	3,854	-	1,044,838
Net book value					
As at 31 December 2023	239,624	-	6,159	-	245,783
As at 30 June 2024	119,812	-	4,894	-	124,706

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 4. INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES

Subsidiary / Associate	Ownership right	Ownership right	Investment value	Investment value
	31-Dec-23	30-Jun-24	31-Dec-23	30-Jun-24
One Charles de Gaulle Residence SRL	100.00%	0.00%	165,949	-
One Modrogan SRL	100.00%	100.00%	90,000	90,000
One Mircea Eliade Properties SRL	100.00%	100.00%	45,000	45,000
One Floreasca Towers SRL (former One Herastrau IV SRL)	100.00%	100.00%	44,990	10,044,992
One Long Term Investments SRL (former One Herastrau Real Estate SRL)	100.00%	100.00%	45,000	45,010
One Lake District SRL (former One District Properties SRL)	100.00%	100.00%	45,000	45,000
One Herastrau Plaza SRL	100.00%	100.00%	45,000	45,000
One Herastrau Towers SRL	100.00%	100.00%	45,900	45,900
One Long Term Value SRL	98.00%	100.00%	980	990
One United Tower SRL	71.46%	71.46%	5,935,220	5,935,220
One Peninsula SRL (former One Herastrau Park Residence SA)	100.00%	100.00%	26,740,826	26,740,826
One Verdi Park SRL	95.00%	95.00%	7,729,600	7,729,600
One Cotroceni Park SRL (former One Herastrau Properties SRL)	80.00%	81.00%	36,010	36,460
X Architecture Engineering Consult SRL	80.00%	80.00%	160	160
One North Lofts SRL (former One North Gate SA)	85.22%	85.22%	54,457,153	54,457,153
Skia Real Estate SRL	51.00%	51.00%	510	510
Neo Floreasca Lake SRL	95.00%	95.00%	5,262,506	5,262,506
One Cotroceni Park Office SRL (former One Cotroceni Park Office SA)	67.25%	67.56%	52,958,719	52,963,719
One Cotroceni Park Office Faza 2 SRL (former One Cotroceni Park Office Faza 2 SA)	67.25%	67.56%	24,293,857	24,298,857
One Proiect 19 SRL (former One Mamaia SRL)	100.00%	100.00%	45,000	45,000
One Cotroceni Park Office Faza 4 SRL (former One Cotroceni Park Office Faza 3 SA)	100.00%	100.00%	39,459,311	39,459,311
Reinvent Energy SRL	20.00%	20.00%	240,000	240,000
Glass Rom Impex SRL	20.00%	20.00%	300	300
One Herastrau Office Properties SA	30.00%	30.00%	27,000	27,000
One Property Support Services SRL	20.00%	20.00%	40	40
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	95.00%	95.00%	2,714,754	2,714,754
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	95.00%	95.00%	1,208,762	1,208,762
One Mamaia Nord SRL (former Neo Mamaia SRL)	95.00%	95.00%	1,082,259	1,082,259
One Proiect 4 SRL	100.00%	100.00%	45,000	45,000
One Plaza Athenee SRL (former One Proiect 3 SRL)	100.00%	100.00%	45,000	45,000
One Proiect 5 SRL	100.00%	100.00%	45,000	45,000
One Herastrau City SRL (former One Proiect 7 SRL)	100.00%	100.00%	45,000	45,000
One High District SRL (former One Proiect 1 SRL)	100.00%	100.00%	45,000	45,000
One Lake Club SRL (former One Proiect 6 SRL)	100.00%	100.00%	45,000	45,000
One Proiect 8 SRL	100.00%	100.00%	45,000	45,000
One City Club (former One Proiect 9 SRL)	100.00%	100.00%	45,000	45,000
One Downtown SRL (former One Proiect 10 SRL)	100.00%	100.00%	19,915,000	19,915,000
One Proiect 24 SRL (former One United Italia SRL)	90.00%	100.00%	40,500	45,000
One United Management Services SRL	100.00%	100.00%	45,000	45,000
Bo Retail invest SRL	100.00%	100.00%	40,000,200	40,000,200
One Proiect 11 SRL	100.00%	0.00%	47,102,463	-
One M Hotel SRL (former One Proiect 12 SRL)	100.00%	100.00%	40,500,000	40,500,000
One Cotroceni Towers SRL (former One Proiect 14 SRL)	100.00%	100.00%	45,000	45,000
One Gallery Floreasca SA (former One Proiect 15 SRL)	100.00%	60.00%	45,000	54,000
One Park Line SRL (former One Proiect 16 SRL)	100.00%	100.00%	45,000	45,000
One Technology District (former One Proiect 17 SRL)	100.00%	100.00%	45,000	45,000
One Proiect 18 SRL	100.00%	100.00%	45,000	45,000
Eliade Tower SRL	100.00%	100.00%	22,344,994	22,344,994
One Victoriei Plaza SRL (former Mam Imob Business Center SRL)	100.00%	100.00%	41,877,315	41,877,315
One Proiect 20 SRL	100.00%	100.00%	45,000	45,000
One Proiect 21 SRL	100.00%	100.00%	45,000	45,000
One Proiect 22 SRL	100.00%	100.00%	45,000	45,000

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 4. INVESTMENTS IN SUBSIDIARIES AND ASSOCIATES (continued)

Subsidiary / Associate	Ownership right	Ownership right	Investment value	Investment value
	31-Dec-23	30-Jun-24	31-Dec-23	30-Jun-24
One Baneasa Airpark SRL (former One Proiect 23 SRL)	100.00%	70.00%	45,000	31,500
Veora Project 1 SRL	-	100.00%	-	200
Propcare SRL	-	80.00%	-	36,000
Impairment of financial assets			(8,757,515)	(8,757,515)
Financial assets – investments in subsidiaries and associates			426,552,763	389,331,024

During 2024, the Company have increased its ownership in the share capital of the subsidiaries, as follows:

- Veora Project 1 SRL from 0% to 100%, the total consideration price for the shares acquired is RON 200.
- One Proiect 24 SRL from 90% to 100%, the total consideration price for the shares acquired is RON 4,500.
- One Long Term Value SRL from 98% to 100%, the total consideration price for the shares acquired is RON 20.
- One Cotroceni Park Office Faza 2 SRL from 67.25% to 67.56%, the total consideration price for the shares acquired is RON 5,000.
- One Cotroceni Park Office SRL from 67.25% to 67.56%, the total consideration price for the shares acquired is RON 5,000.
- One Cotroceni Park SRL from 80% to 81%, the total consideration price for the shares acquired is RON 450.
- The Company sold its participation in One Proiect 11 SRL to Veora Project 1 SRL, therefore One Proiect 11 SRL become indirect subsidiary.
- The non controlling interest in One Gallery Floreasca have increased by 40%.
- A new subsidiary was established, Propcare SRL in which the Company have ownership rights of 80%.

The Company sold 30% ownership in the subsidiary, One Baneasa Airpark SRL for RON 13,500.

There are several subsidiaries in which the Company own investments which have in place bank loan contracts, please see note 5.

As at 30 June 2024 and 31 December 2023, the Group performed the assessment for impairment test of investments in subsidiaries and associates taking in consideration the recoverable amount of net assets of these entities. As at 30 June 2024 and 31 December 2023, following the impairment test performed the Company assessed the recoverable amount of the identified investments, relates to be lower than its carrying amount, therefore an impairment loss of RON 8,7 million is recognized.

NOTE 5. LOANS GRANTED TO SUBSIDIARIES, ASSOCIATES AND OTHERS

As at 31 December 2023	Less than 1 year	1 to 5 years	Total
Financial assets – loans granted to subsidiaries and associates	126,769,073	585,839,378	712,608,451
Financial assets – loans granted to others	31,819	259,174	290,993
Allowance for expected credit losses	(584,220)	(3,363,016)	(3,947,236)
Financial assets – loans granted to subsidiaries and associates	126,216,672	582,735,536	708,952,208
As at 30 June 2024	Less than 1 year	1 to 5 years	Total
Financial assets – loans granted to subsidiaries and associates	10,385,447	650,241,623	660,627,070
Financial assets – loans granted to others	262,820	-	262,820
Allowance for expected credit losses	(986,550)	(2,695,053)	(3,681,603)
Financial assets – loans granted to subsidiaries and associates	9,661,717	647,546,570	657,208,287

We have performed an analysis of each individual project in order to assess if an impairment would be needed. Based on our analysis, all projects are profitable. Nevertheless, the Company has booked an Expected Credit Loss provision in amount of RON 3,681,603 at 30 June 2024 (31 December 2023: RON 3,947,236). The reimbursement are performed by subsidiaries in general subsequent to the completion of the real estate project for which these services are rendered. The loans are granted with interest which is in line with market.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 5. LOANS GRANTED TO SUBSIDIARIES, ASSOCIATES AND OTHERS (continued)

We have presented below a decomposition of the loans granted at a segment level:

Description	30 June 2024	31 December 2023
Loans granted for acquiring new subsidiaries or associates	84,444,650	88,274,226
Loans granted to subsidiaries for development of office buildings	260,134,883	181,848,971
Loans granted to subsidiaries for development of residential projects	251,064,915	391,499,678
Loans granted to subsidiaries for further development of real estate projects	58,381,645	37,183,628
Loans granted to subsidiary which deliver architecture services for group and non-group projects	1,353,607	1,515,031
Loans granted to subsidiaries for operational activity	4,565,644	11,637,353
Other loans	944,546	940,557
Total	660,889,890	712,899,444

The following subsidiaries which have received loans from the holding company, One United Properties SA have also signed bank loans contracts: One Mircea Eliade Properties SRL (RON 62,8 million), One Peninsula SRL (RON 36,4 million), One Verdi Park SRL (RON 53,6 million), One United Tower SRL (RON 233,9 million), One North Lofts SRL (RON 30 million), One Cotroceni Park Office SRL (RON 168,2 million) and One Cotroceni Park Office Faza 2 SRL (RON 135,6 million), One Victoriei Plaza SRL (former Mam Imob Business Center SRL) (RON 82,1 million), One M Hotel SRL (RON 31,4 million), Eliade Tower SRL (RON 18,5 million), One Mamaia Nord SRL (RON 27,6 million), One Floreasca Towers SRL (RON 49,6 million).

NOTE 6. OTHER NON-CURRENT ASSETS

Description	30 June 2024	31 December 2023
Warranties for headquarter rental activity	270	270
Amounts to be collected from related parties / affiliates	15,718,625	25,191,884
Total	15,718,895	25,192,154

On 19 April 2021, the General Shareholder Meeting (GSM) approved an algorithm proposed by the Board of Directors of the Company with respect to awarding certain bonifications to two executive members of the Board of Directors of One United Properties SA, which will materialize in granting a package of shares of maximum 5% of the share capital of the Company, no amount will be paid by the beneficiaries for granting and / or exercising an Option. This stock option plan ("SOP") will be vested in the following 5 years, following the fulfilment of the performance conditions assessed on a yearly basis by the remuneration committee. In case of exercising the Options, newly issued shares will be allocated by the holding company. The performance conditions that must be met in order to exercise the Options are: (a) holding the position of executive member of the Board of Directors at the Performance Measurement Date and (b) reaching a price per share according to an algorithm established by the decision of the Board of Directors and subsequently approved by the General Shareholder Meeting. The variation in price per share of the holding Company is directly related to the performance of the Group, whether the scheme covers the financial results of number of subsidiaries within a group, therefore the stock option plan value is divided based on net assets of the group for each segment reporting, the amount of RON 18,6 million, from which on short term RON 2,9 million (31 December 2023: RON 29,6 million, from which on short term RON 4,4 million) from the total SOP is allocated to subsidiaries.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 7. TRADE AND OTHER RECEIVABLES

As at 30 June 2024 and 31 December 2023 trade and other receivables are detailed as follows:

Description	30 June 2024	31 December 2023
Trade receivables – customers	98,688	99,138
Trade receivables – subsidiaries and related parties	28,144,524	50,690,573
Accrued receivables - subsidiaries	33,311,106	10,502
Accrued receivable - other third party customers	210	210
Total trade receivables	61,554,528	50,800,423
VAT receivable	41,150,725	38,466,376
Amounts to be collected from related parties / affiliates	98,975,526	53,666,884
Other receivables	297,134	205,497
Receivables representing dividends distributed during the financial year	23,980,000	37,976,492
Total other receivables	164,403,385	130,315,249
Total	225,957,913	181,115,672

Description	30 June 2024	31 December 2023
Trade receivable - subsidiaries	61,304,673	50,568,312
Trade receivable - other related parties	150,957	132,763
Trade receivable - other third party customers	98,898	99,348
Total	61,554,528	50,800,423

The amounts presented above as *Amounts to be collected from related parties/affiliates* are represented mainly by the amount of approx. 48,3 million RON (31 December 2023: RON 47,4 million) related to VAT and Income Tax receivables generated from the fiscal groups where One United Properties SA acts as the representative of the single tax group.

On 9 October 2023, through Decision of the Ordinary General Meeting of Shareholders it was approved the distribution of interim dividends from the Company's profit corresponding to the first six months of the financial year ending on 31 December 2023 in value of RON 37,976,491.71 (gross amount), from the distributable net profit of RON 64,960,806 for the first half of the financial year ending 31 December 2023. The proposed final dividend was approved by shareholders at the annual general meeting that took place in 25 April 2024.

Under the "Receivables representing dividends distributed during the financial year" line in current period are included the dividends received from subsidiaries and not yet collected until 30 June 2024.

NOTE 8. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are detailed as follows:

Description	30 June 2024	31 December 2023
Cash and cash equivalents denominated in EUR	5,068,043	15,036,762
Cash and cash equivalents denominated in RON	9,171,308	21,694,053
Cash and cash equivalents denominated in USD	7,164	5,317
Petty Cash - RON	5,171	5,171
Total	14,251,686	36,741,303

The Company have determined the ECLs relating to the net exposure for cash and short-term deposits of the Group at the amount of RON 289,571 (31 December 2023: RON 403,941). 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 Company's exposure to credit risk associated cash and cash equivalents is limited using financial institutions of good standing for investment and cash handling purposes.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 9. PROFIT TAX

The Company's current profit tax for the six months period ended June 30, 2024 and year 2023 is determined at a rate of 16% based on the profit adjusted by non-deductible expenses and non-taxable revenues. The deferred profit tax as at 30 June 2024 and 31 December 2023 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 2024	31 December 2023
Deferred tax assets/ (liabilities)	(906,739)	2,020,616
Total assets /(liabilities)	(906,739)	2,020,616

The breakdown of tax expenses is detailed below:

Description	30 June 2024	30 June 2023
Current income tax expense	71,173	(3,412,027)
Deferred tax impact	(2,927,355)	-
Total expense/revenue	(2,856,182)	(3,412,027)

NOTE 10. 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.

(i) Share capital

As at 30 June 2024 the Group's share capital is RON 765,771,503.4 (31 December 2023: RON 759,530,863) divided into 3,828,857,517 shares (31 December 2023: 3,797,654,315 shares) at a nominal value of RON 0.2 each (31 December 2023: RON 0.2 each). All issued shares are fully paid.

Structure of share capital

Name of shareholder	30 June 2024			31 December 2023		
	Number of shares	Nominal value [RON]	Holding [%]	Number of shares	Nominal value [RON]	Holding [%]
Vinci Ver Holding SRL (represented by Mr. Victor Capitanu)	952,816,110	190,563,222	24.8851%	1,052,553,846	210,510,769	27.7159%
OA Liviu Holding Invest SRL (represented by Mr. Andrei Diaconescu)	952,816,110	190,563,222	24.8851%	1,052,553,846	210,510,769	27.7159%
Others	1,923,225,297	384,645,059	50.2298%	1,692,546,623	338,509,325	44.5682%
Total	3,828,857,517	765,771,503	100.00%	3,797,654,315	759,530,863	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 April 26th, 2022, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of the second tranche of the dividends of RON 42.5 million (with first tranche paid in October 2021, full gross dividend for 2021 is RON 75 million). The gross dividend of RON 0.0165 per share was paid until September 30th, 2022. Company' dividend policy includes the payment of dividends on a semi-annual basis.

On 26 April 2022, the Extraordinary General Meeting of Shareholders and subsequent on 5 May 2022, the Board of Directors have approved the share capital increase in order to raise funds to finance the current activity of the Company and its group, respectively to finance developments and acquisitions, through one or more issues of ordinary, registered and dematerialized shares.

NOTE 10. EQUITY (continued)

On August 3, 2022, the Board of Directors approved the results of the Share Capital Increase, respectively the subscription of a number of 202,973,646 new shares offered at a price of 1.25 RON/share representing a total gross capital raise of RON 253,717,057.50 divided into share capital nominal value of RON 40,594,729.2 respectively RON 0.2 per each share and share premium of RON 213,122,328.30. The share capital of the Company is thus increased from the nominal value of RON 514,828,058.80 to the nominal value of RON 555,422,788.

Decision of the Board of Directors no. 34/1 November 2022 have approved, in accordance with the Resolution of the Extraordinary General Meeting of the Shareholders no. 64/28 September 2022, the increase of the share capital with the amount of RON 185,140,929.20 by issuance of a number of 925,704,646 new ordinary, nominative and dematerialised shares with a nominal value of RON 0.2 per share, by incorporating approximately 87% of the share premiums resulted from the share capital increase operation conducted between 27 June 2022 – 3 August 2022. Following the Share Capital Increase, the share capital of the Company will be of RON 740,563,717.2, fully subscribed and paid up by the shareholders, divided into 3,702,818,586 nominative shares, dematerialised, with a nominal value of RON 0.2 /share.

On April 25th, 2023, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of dividends in value of RON 73,130,615.64 (gross dividend amount), corresponding to the financial year 2022, as follows: (i) the amount of RON 36,102,481.22 (gross dividend amount) has been distributed in advance as a result of the Resolution of the Company's Ordinary General Meeting of Shareholders no. 63 of 28 September 2022, respectively (ii) the amount of RON 37,028,134.42 (gross dividend amount), representing a gross dividend per share of RON 0.01 which was distributed according to this resolution. Company's dividend policy includes the payment of dividends on a semi-annual basis.

By Decision of the Board of Directors no. 43 dated 12 May 2023 the increase of the Company's share capital with the amount of RON 18,967,145.8 (nominal value) was approved, by issuance of 94,835,729 new shares having a nominal value of RON 0.2 per share, by converting certain, liquid and due receivables held against the Company by the beneficiaries of the stock option plan already approved by decision of the Extraordinary General Meeting of Shareholders of the Company no. 50 of 18 May 2020, respectively by decision of the Ordinary General Meeting of Shareholders of the Company of 19 April 2021, each as supplemented and amended.

The Share Capital Increase was registered with the Bucharest Trade Registry pursuant to Resolution no. 70931 on 17 May 2023, the decision of the Board of Directors no. 43 dated 12 May 2023 being published in the Official Gazette Part IV no. 2378 dated 26 May 2023. The Romanian Financial Supervisory Authority has issued the certificate of registration for financial instruments (CIIF) no. AC-5334-5 on 03 August 2023. The registration of the new shares with the Central Depository was performed on 04 August 2023. The Company registered the share capital increase in August, after all legal procedures were finalized. After this transaction, One United Properties S.A.'s share capital is of RON 759,530,863 divided into 3,797,654,315 nominative shares with a nominal value of 0.2 lei per share.

On 9 October 2023, through Decision of the Ordinary General Meeting of Shareholders it was approved the distribution of interim dividends from the Company's profit corresponding to the first six months of the financial year ending on 31 December 2023 in value of RON 37,976,491.71 (gross amount), from the distributable net profit of RON 64,960,806 for the first half of the financial year ending 31 December 2023. The interim dividends were paid subsequent to the end of reporting year 2023, in January 2024. The proposed final dividend was subject to approval by shareholders at the annual general meeting that took place in 25 April 2024.

On April 25th, 2024, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of dividends in value of RON 75,880,983.42 (gross dividend amount), corresponding to the financial year 2023, as follows: (i) the amount of RON 37,940,491.71 (gross dividend amount) has been paid in advance, respectively (ii) the amount of RON 37,940,491.71 (gross dividend amount), representing a gross dividend per share of RON 0,01, will be distributed according to this resolution. According to Ordinary General Meetings of Shareholders no 71/28.05.2024, it was approved to supplement the total gross value of the dividends related to the financial year 2023, the total gross value of the dividends related to the financial year 2023 becoming RON 76,1 million, distributed as follows: (i) the amount of RON 37,9 million was distributed in advance as a result of the Resolution of the Ordinary General Meeting of the Company's Shareholders no. 67 of October 9, 2023, respectively (ii) the amount of RON 38,2 million (gross dividend), representing a gross dividend per share of 0.01 RON, is to be distributed.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 10. EQUITY (continued)

By the resolution of the Board of Directors no. 55 dated on 19 april 2024, it was approved the increase of the share capital from the nominal value of RON 759,530,863 to the nominal value of RON 765,771,503.4, by issuance of 31,203,202 new shares having a nominal value of RON 0.2 per share and a total nominal value of RON 6,240,640.4. The Share Capital Increase has as purpose the implementation of the share allocation plan already approved by the Resolution of the Ordinary General Meeting of Shareholders dated 19 April 2021 point 6, as subsequently amended, supplemented and updated (the "SOP"). The New Shares are used for the conversion of certain, liquid and due receivables held against the Company by the beneficiaries of the SOP in total value of RON 29,5 million.

(ii) Legal reserve

The legal reserve amounts to RON 25,028,088 at 30 June 2024, and at 31 December 2023. 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 Company 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.

(iii) 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. According to the resolution of the Board of Directors no 20/30 December 2021 and pursuant to the resolution of the extraordinary general meeting of the Company's shareholders no 55/19 April 2021, the Company approved the "split" of shares, by decreasing the nominal value of a share from RON 260.60 to RON 0.2, and pursuant to the resolution of the extraordinary general meeting of the Company's shareholders no 56/26 May 2021, the "split" of shares has been confirmed to apply to any share options granted prior to the "split" operation. Therefore, it was approved the amendment of the contract in order to reflect the "split", as well as to extend the term for exercising the share options granted to the beneficiary. The Company has estimated the reserve by taking into account the fair value of the instrument and the vesting period.

On 19 April 2021, the General Shareholder Meeting (GSM) approved an algorithm proposed by the Board of Directors of the Company with respect to awarding certain bonifications to two executive members of the Board of Directors of One United Properties SA, which will materialize in granting a package of shares of maximum 5% of the share capital of the Company, no amount will be paid by the beneficiaries for granting and / or exercising an Option. This stock option plan ("SOP") will be vested in the following 5 years, following the fulfilment of the performance conditions assessed on a yearly basis by the remuneration committee. In the event of exercising the Options, newly issued shares will be allocated by the holding company. The performance conditions that must be met to exercise the Options are: (a) holding the position of executive member of the Board of Directors at the Performance Measurement Date and (b) reaching a price per share according to an algorithm established by the decision of the Board of Directors and subsequently approved by the General Shareholder Meeting.

Based on the conditions described above, the Company and the beneficiaries have confirmed that all terms and conditions have been established for the stock option plan described above, the grant date have occurred and therefore the Company have accounted in capital reserve for an amount of RON 4,7 million during the first 6 months of 2024, RON 25,1 million during 2023 and RON 46 million during 2022 and in correspondence the related capital reserve.

As of 31 December 2023, the shares resulted from the share capital increase which was registered on 04 August 2023 have been allotted to the beneficiaries of the stock options plans approved by decision of the Extraordinary General Meeting of Shareholders of the Company no. 50 of 18 May 2020, respectively by decision of the Ordinary General Meeting of Shareholders of the Company of 19 April 2021, each as supplemented and amended. The Share Capital Increase was performed by converting certain, liquid and due receivables held against the Company in shares issued by the Company, in accordance with art. 210 para. (2) of the Companies' Law and art. 89 of Law no. 24/2017 on issuers of financial instruments and market operations.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 10. EQUITY (continued)

As of 31 December 2023, the SOP Receivables converted in the Share Capital Increase have a total value of RON 82,516,567.8 determined by multiplying the number of New Shares (i.e., 94,835,729) with RON 0,8701 per share (this represents the weighted average trading price for the 12 months period prior to the date of the BoD decision), such value per share being approved under item 1 letter c) of the Decision of the Board of Directors no. 43 dated 12 May 2023 and being determined in compliance with art. 174 of Regulation 5/2018. Out of the total amount of the SOP Receivables RON 18,967,145.8 represents the nominal value of the New Shares and RON 63,549,422 represents the share premium. Holders of SOP Receivables do not pay any price for the New Shares.

During H1 2024, SOP 4 was exercised, the SOP Receivables converted in the Share Capital Increase have a total value of RON 29,543,191.66 determined by multiplying the number of New Shares (i.e., 31,203,202) with RON 0,9468 per share (this represents the weighted average trading price for the 12 months period prior to the date of the BoD decision), such value per share being approved under item 1 letter d) of the Decision of the Board of Directors no. 55 dated 19 April 2024 and being determined in compliance with art. 174 of Regulation 5/2018.

From the total SOP receivable amount of RON 112 million, the amount of RON 69,1 million was deducted from the capital reserve, while the difference of RON 42,9 million is covered from retained earnings. After this transaction, the stock option plan balance recorded in equity is RON 8,25 million related to SOP 5 not exercised until 30 June 2024.

NOTE 11. TRADE AND OTHER PAYABLES

Description	30 June 2024	Below 1 year	1 to 5 years	31 December 2023	Below 1 year	1 to 5 years
Trade payables - affiliated entities and other related parties	2,162	2,162	-	2,141	2,141	-
Trade payables - Other	323,441	323,441	-	269,135	269,135	-
Total Trade payables	325,603	325,603	-	271,276	271,276	-
Other taxes and duties	244,492	244,492	-	1,611,531	1,611,531	-
Settlements between affiliated entities	124,308,376	124,308,376	-	173,554,832	173,554,832	-
Liabilities for acquisitions of investments	9,287,269	9,287,269	-	18,565,207	18,565,207	-
Advance payments from sale of shares	47,494,370	47,494,370	-	44,513,870	44,513,870	-
Warranties	66,253	-	66,253	66,253	-	66,253
Dividends	38,195,305	38,195,305	-	36,666,297	36,666,297	-
Other creditors - affiliated entities and other related parties	50,581,231	50,581,231	-	52,558,401	52,558,401	-
Other creditors	432,345	142,774	289,571	546,651	142,710	403,941
Total Other payables	270,609,641	270,253,817	355,824	328,083,042	327,612,848	470,194
Total Trade and other payables	270,935,244	270,579,420	355,824	328,354,318	327,884,124	470,194

Detailed information about the balances and transactions with related parties are presented in Note 16.

The amounts presented above as *Settlements between affiliated entities* are represented mainly by VAT and Income Tax payables from the fiscal groups where One United Properties SA is the representative (RON 124,3 million at 30 June 2024 and RON 173,5 million at 31 December 2023).

The amounts presented above as *Liabilities for acquisitions of investments* are related to the amount outstanding to be paid (RON 9,3 million at 30 June 2024 and RON 18,6 million at 31 December 2023) for the acquisition of shares in the subsidiary One Proiect 11 SRL which own a land in surface area of 801,028.380 sqm, located in Ilfov county.

Under the *Dividends* line are mainly included the amount to be paid in relation to the final tranche of dividends of the holding Company of the financial year ended 31 December 2023 (RON 38,2 million). The payment was performed in July 2024.

The amounts presented above as *Advance payments from sale of shares* are related to:

- Pre agreement for sale the ownership right over a number of 2,025,000 shares with a nominal value of RON 10/share, representing 50% of the subsidiary One M Hotel SRL's share capital until 8 February 2025. The purchase price is EUR 5 million at 31 December 2023 and supplemented with KEUR 600 by addendum 1 signed in February 2024.

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE
2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 11. TRADE AND OTHER PAYABLES (continued)

- Pre agreement for sale the ownership right over a number of 2,250 shares with a nominal value of RON 10/share, representing 50% of the subsidiary One Downtown SRL's (former One Proiect 10 SRL) share capital until 1 October 2024. The purchase price is EUR 4 million.

The management consider that the carrying amount of trade payables approximates to their fair value.

NOTE 12. OTHER REVENUES

Description	30 June 2024	30 June 2023
Revenues from rentals, service charge and similar	-	649
Other Revenues	18,331,533	359,655
Total other revenues	18,331,533	360,304

In 2024, the amount of RON 18,3 million is in relation to services provided to subsidiaries.

Detailed information about the balances and transactions with related parties are presented in Note 16.

NOTE 13. OPERATING EXPENSES

Description	30 June 2024	30 June 2023
Depreciation expenses	121,077	121,001
Provision and allowance adjustments	(114,370)	(234,493)
Amortisation, depreciation, provisions and impairment net of reversals	6,707	(113,492)
Staff expenses	175,276	173,808
Stock option plan	748,312	1,986,906
Administrative Expenses	923,588	2,160,714
Expenditures on raw materials and consumables	-	584
Other material expenses	363	2,065
Other external expenses	-	41,660
Other operating expenses	3,904,557	2,197,363
Tax expenses	31,139	33,517
Other expenses	7,106	96,182
Total Other operating expenses	3,943,165	2,371,371
Total operating expenses	4,873,460	4,418,593
Description	30 June 2024	30 June 2023
Expenses with maintenance and repair	-	20
Expenses with royalties and rents	222	(291,225)
Insurance premiums expenses	159,528	180,968
Training expenses	-	6,666
Expenses with collaborators	499,452	440,919
Expenses regarding commissions and fees	180,071	80,149
Protocol, advertising and marketing expenses	484,749	75,300
Transport expenses	3,091	558
Postal and telecommunications expenses	986	467
Banking and similar fees expenses	17,872	16,352
Other expenses with services performed by third parties	2,558,586	1,687,189
Expenditures on raw materials and consumables	-	584
Other material expenses	363	2,065
Other external expenses	-	41,660
Tax expenses	31,139	33,517
Other expenses	7,106	96,182
Total Other operating expenses	3,943,165	2,371,371

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 13. OPERATING EXPENSES (continued)

Description	30 June 2024	30 June 2023
Audit, limited review and valuation expenses	526,753	486,222
Other professional services, consultancy and accounting	1,839,735	1,095,504
Administration services	-	28,400
Other expenses (service fees, etc.)	143,168	46,398
Other services (IT, security, maintenance, recruitment etc.)	48,930	30,665
Total Other expenses with services performed by third parties	2,558,586	1,687,189

NOTE 14. OPERATING INCOME

Description	30 June 2024	30 June 2023
Revenues from dividends	44,939,830	(450,000)
Revenues from interest	18,537,648	21,435,952
Total operating revenues	63,477,478	20,985,952

NOTE 15. FINANCIAL INCOME

Description	30 June 2024	30 June 2023
FX net gain	302,119	3,384,170
Total other financial revenues	302,119	3,384,170

NOTE 16. RELATED PARTIES

The Entity's affiliates and other related parties with which have incurred transactions at 30 June 2024 and 31 December 2023:

Name of the subsidiary and other related party	Country	Relationship nature
One Modrogan SRL	Romania	Subsidiary - Affiliate
One Peninsula SRL (former One Herastrau Park Residence SA)	Romania	Subsidiary - Affiliate
One Charles de Gaulle Residence SRL	Romania	Subsidiary - Affiliate
One Herastrau Plaza SRL	Romania	Subsidiary - Affiliate
One Verdi Park SRL	Romania	Subsidiary - Affiliate
X Architecture & Engineering Consult SRL	Romania	Subsidiary - Affiliate
One Mircea Eliade Properties SRL	Romania	Subsidiary - Affiliate
One Long Term Value SRL	Romania	Subsidiary - Affiliate
One Herastrau Towers SRL	Romania	Subsidiary - Affiliate
One Cotroceni Park SRL (former One Herastrau Properties SRL)	Romania	Subsidiary - Affiliate
Skia Real Estate SRL	Romania	Subsidiary - Affiliate
One Lake District SRL (former One District Properties SRL)	Romania	Subsidiary - Affiliate
One North Lofts SRL	Romania	Subsidiary - Affiliate
One United Tower SRL	Romania	Subsidiary - Affiliate
Neo Floreasca Lake SRL	Romania	Subsidiary - Affiliate
One Mamaia Nord SRL (former Neo Mamaia SRL)	Romania	Subsidiary - Affiliate
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	Romania	Subsidiary - Affiliate
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	Romania	Subsidiary - Affiliate
One Floreasca Towers SRL (former One Herastrau IV SRL)	Romania	Subsidiary - Affiliate
One Long Term Investments SRL (former One Herastrau Real Estate SRL)	Romania	Subsidiary - Affiliate
One Cotroceni Park Office SRL (former One Cotroceni Park Office SA)	Romania	Subsidiary - Affiliate
One Cotroceni Park Office Faza 2 SRL (former One Cotroceni Park Office Faza 2 SA)	Romania	Subsidiary - Affiliate
One Cotroceni Park Office Faza 4 SRL (former One Cotroceni Park Office Faza 3 SA)	Romania	Subsidiary - Affiliate

(Amounts are expressed in RON, unless otherwise mentioned)

Name of the subsidiary and other related party	Country	Relationship nature
One Proiect 19 (former One Mamaia SRL)	Romania	Subsidiary - Affiliate
Bucur Obor SA	Romania	Indirect Subsidiary
One Proiect 4 SRL	Romania	Subsidiary - Affiliate
One Plaza Athenee SRL (former One Proiect 3 SRL)	Romania	Subsidiary - Affiliate
One Proiect 5 SRL	Romania	Subsidiary - Affiliate
One Herastrau City SRL (former One Proiect 7 SRL)	Romania	Subsidiary - Affiliate
One High District SRL (former One Proiect 1 SRL)	Romania	Subsidiary - Affiliate
One Lake Club SRL (former One Proiect 6 SRL)	Romania	Subsidiary - Affiliate
One Proiect 8 SRL	Romania	Subsidiary - Affiliate
One City Club SRL (former One Proiect 9 SRL)	Romania	Subsidiary - Affiliate
One Downtown SRL (former One Proiect 10 SRL)	Romania	Subsidiary - Affiliate
One Proiect 24 SRL (former One United Italia SRL)	Romania	Subsidiary - Affiliate
One United Management Services SRL	Romania	Subsidiary - Affiliate
Bo Retail invest SRL	Romania	Subsidiary - Affiliate
One Proiect 11 SRL	Romania	Indirect Subsidiary
One M Hotel SRL (former One Proiect 12 SRL)	Romania	Subsidiary - Affiliate
One Cotroceni Towers SRL (former One Proiect 14 SRL)	Romania	Subsidiary - Affiliate
One Gallery Floreasca SA (former One Proiect 15 SRL)	Romania	Subsidiary - Affiliate
One Park Line SRL (former One Proiect 16 SRL)	Romania	Subsidiary - Affiliate
One Technology District SRL (former One Proiect 17 SRL)	Romania	Subsidiary - Affiliate
One Proiect 18 SRL	Romania	Subsidiary - Affiliate
One Proiect 2 SRL	Romania	Subsidiary – Affiliate, sold in H2 2023, subsequent the sale is related party
Eliade Tower SRL	Romania	Subsidiary - Affiliate
One Victoriei Plaza SRL (former Mam Imob Business Center SRL)	Romania	Subsidiary - Affiliate
One Proiect 20 SRL	Romania	Subsidiary - Affiliate
One Proiect 22 SRL	Romania	Subsidiary - Affiliate
One Proiect 21 SRL	Romania	Subsidiary - Affiliate
One Baneasa Airpark SRL (former One Proiect 23 SRL)	Romania	Subsidiary - Affiliate
One Carpathian Lodge Magura SRL (former Carpathian Estate SRL)	Romania	Indirect Subsidiary
Propcare SRL	Romania	Subsidiary - Affiliate
Reinvent Energy SRL	Romania	Associate
One Herastrau Office Properties SA	Romania	Associate
Glass Rom Impex SRL	Romania	Associate
One Property Support Services SRL	Romania	Associate
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
Element Investments SRL	Romania	Other related party
Element Invest Partners SRL	Romania	Other related party
CCT & ONE AG	Switzerland	Indirect associate
CC Trust Group AG	Switzerland	Other related party
CCT & One Properties SA	Luxembourg	Other related party
Vinci Ver Holding SRL	Romania	Other related party
OA Liviu Holding SRL	Romania	Other related party
Energy Distribution Services SRL	Romania	Other related party
Conarg SA	Romania	Other related party
Binbox Global Services SRL	Romania	Other related party
Dragos-Horia Manda	Romania	Key management personnel, minority shareholder of the Group
Claudio Cisullo	Switzerland	Key management personnel, minority shareholder of the Group
Valentin-Cosmin Samoila	Romania	Key management personnel
Marius-Mihail Diaconu	Romania	Key management personnel, minority shareholder of the Group

ONE UNITED PROPERTIES SA
NOTES TO THE INTERIM CONDENSED SEPARATE FINANCIAL STATEMENTS FOR THE 6 MONTHS PERIOD ENDED AT 30 JUNE 2024

(Amounts are expressed in RON, unless otherwise mentioned)

Name of the subsidiary and other related party	Country	Relationship nature
Augusta Dragic	Romania	Key management personnel
Magdalena Souckova	Czech Rep.	Key management personnel

In its normal course of business, the entity 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	2024	2023
Employee benefits	499,452	440,919
Share based payments	29,543,192	-

The following tables provides the total amount of transactions that have been entered into with affiliates and other related parties during the first six months of 2024 and 2023 and as well as balances with related parties as at 30 June 2024 and 31 December 2023:

Nature of balances	Affiliates and other related party categories	Statement of financial position	
		30 June 2024	31 December 2023
Receivables and other receivables related to goods and services sold	Key management personnel	-	-
	Affiliates - Subsidiaries	160,274,390	104,223,131
	Other related parties and associates	10,106,190	144,828

Nature of balances	Affiliates and other related party categories	Statement of financial position	
		30 June 2024	31 December 2023
Payables related to goods and services paid	Key management personnel	920	900
	Affiliates - Subsidiaries	174,853,588	226,089,487
	Other related parties and associates	37,261	24,987

Nature of balances	Affiliates and other related party categories	Statement of financial position	
		30 June 2024	31 December 2023
Other non-current liabilities	Key management personnel	-	-
	Affiliates - Subsidiaries	12,301	12,301
	Other related parties and associates	-	-

Nature of balances	Affiliates and other related party categories	Statement of financial position	
		30 June 2024	31 December 2023
Dividends paid during the year, net of tax	Key management personnel	1,991,858	1,988,914
	Other related parties and associates	23,063,149	22,439,070

Loans granted to affiliates and other related parties		Interest balance	Amounts granted to affiliates and other related parties	Total
Loans granted to affiliates- subsidiaries	2024	73,396,151	586,549,194	659,945,345
	2023	57,760,425	654,166,643	711,927,068
Loans granted to other related parties and associates	2024	184,016	497,710	681,726
	2023	183,923	497,460	681,383
Total loans granted to affiliates and other related parties	2024	73,580,167	587,046,904	660,627,071
	2023	57,944,348	654,664,103	712,608,451

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 16. RELATED PARTIES (continued)

Nature of transactions	Affiliates and other related party categories	Income statement (Income/(expense))	
		30 June 2024	30 June 2023
Interest income and other financial income	Key management personnel	-	-
	Affiliates - Subsidiaries	18,339,815	19,164,863
	Other related parties and associates	-	1,553
Dividends income	Key management personnel	-	-
	Affiliates - Subsidiaries	44,939,830	(526,000)
	Other related parties and associates	-	76,000
Management and administration income	Key management personnel	-	-
	Affiliates - Subsidiaries	-	-
	Other related parties and associates	-	359,655
Rent and utilities expenses	Key management personnel	-	-
	Affiliates - Subsidiaries	-	(258,271)
	Other related parties and associates	-	-
Management and administration expenses	Key management personnel	-	-
	Affiliates - Subsidiaries	5,989	-
	Other related parties and associates	-	30,116
Other income	Key management personnel	-	-
	Affiliates - Subsidiaries	18,316,557	10,575,153
	Other related parties and associates	14,912	-
Other capital reserves	Key management personnel	4,731,144	12,562,059

NOTE 17. CONTINGENCIES

On 19 January 2021, the subsidiary One United Towers SRL has signed the loan agreement with Black Sea Trade and Development Bank for an amount of maximum EUR 50,000,000. On 18 June 2024, the Company, through its subsidiary One United Tower S.R.L. contracted a bank loan from Banca Transilvania S.A. for a total amount of EUR 47,000,000. This financing was used to fully repay the existing loan contracted by One United Tower S.R.L. on 19 January 2021 from the Black Sea Trade and Development Bank, for the development of the sustainable office building One Tower. Additionally, this new financing also aimed the partial repayment of existing shareholder loans contracted by One United Tower SRL from its shareholders and other associated costs. The bank loan agreement is also secured by a movable mortgage on the Parent company's shares in the subsidiary One United Tower SRL, respectively on a number of 6,431 shares.

On 23 January 2018, the subsidiary One North Lofts SRL (fosta One North Gate SA) has signed the loan agreement with CEC Bank for an amount of maximum EUR 12,000,000. The loan has attached a corporate guarantee issued by the holding Company which covers the time until maturity of underlying bank loan.

On 23 July 2021, the subsidiaries One Cotroceni Park Office SRL and One Cotroceni Park Office Faza 2 SRL 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 holding Company guarantees to each finance party the punctual performance which will cover costs differences or cash flows deficit related. The given guarantee covers the time until maturity of underlying bank loan.

On 30 September 2021, the subsidiary One Peninsula SRL (former One Herastrau Park Residence SA) have signed the loan agreement with First Bank SA for a maximum amount of EUR 15,000,000. The loan period is for 36 months starting with 01 October 2021. The loan has attached a corporate guarantee issued by the holding Company which will cover costs differences or cash flows deficit related to project completion for 15% of total development costs (EUR 7,47 million). The given guarantee covers the time until maturity of underlying bank loan.

On 15 February 2022, the subsidiary One Mircea Eliade Properties SRL contracted a bank loan from Garanti Bank in total value of EUR 9,000,000 and fully utilized this amount. The loan has a maturity of 10 years. The bank loan contract contains a corporate guarantee issued by the holding Company. The given guarantee covers the time until maturity of underlying bank loan. On 20 March 2024, subsidiary One Mircea Eliade Properties SRL, have signed another loan agreement with Garanti Bank S.A in total value of EUR 5,725,000. The loan has a maturity of 4 years. The bank loan agreement contains a surety by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan.

NOTE 17. CONTINGENCIES (continued)

On 8 July 2022, the Bucharest Court of Appeal suspended the building permit of the development One Modrojan, issued by the General Mayor of the Municipality of Bucharest. The litigation case is on-going, next hearing is on 03 September 2024.

On 27 July 2022, the Company, through its subsidiary One Victoriei Plaza SRL (former MAM Imob Business Center SRL) contracted a bank loan from Garanti Bank in total value of EUR 18,43 million and fully utilized this amount. The loan has attached a surety by which the Parent Company is the guarantor and which covers the time until maturity of underlying bank loan.

In Q1 2023, the Group, through its subsidiary Eliade Tower SRL contracted a bank loan from Garanti Bank in total value of EUR 5 million and fully utilized in January 2023. The loan has attached a surety by which the Parent Company is the guarantor and which covers the time until maturity of underlying bank loan.

On 21 August 2023, subsidiary One Herastrau Towers SRL contracted a bank loan from Garanti Bank in total value of EUR 4,900,000 for a period of 3 years. The loan due date for reimbursement is 30 August 2026. The loan has attached a corporate guarantee issued by the holding Company which covers the time until maturity of underlying bank loan.

In Q1 2023, the Group, through its subsidiary, One M Hotel SRL, contracted a bank loan from First Bank in total value of EUR 6,8 million. The loan has a maturity of 6 years. The bank loan contract contains a corporate guarantee issued by the holding Company.

On 2 March 2023, subsidiary One Cotroceni Park SRL (former One Herastrau Properties SRL) contracted a bank loan from Transilvania Bank in total value of EUR 20 million for a period of 42 months. The loan due date for reimbursement is August 30th, 2026. The bank loan contract contains pledges over 100% of the share capital and a corporate guarantee issued by the holding Company. On 14 May 2024, the Company, through its subsidiary One Cotroceni Park SRL contracted another bank loan from the Commercial Bank Intensa Sanpaolo Romania SA for a total amount of EUR 13,250,000. The bank loan agreement is also secured by a surety contract by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan.

The Company, have signed a pre-agreement for sale of shares held in the subsidiary, One M Hotel SRL. The Company undertakes to sell and transfer to the promissory purchaser the ownership right over the shares until February, 2025 and the promissory purchaser irrevocably undertakes to acquire the ownership over the shares under the terms, conditions, representations and warranties of the Company, as agreed in the shares sale pre-agreement.

The Company, have signed a pre-agreement for sale of shares held in the subsidiary, One Downtown SRL (former One Proiect 10 SRL). The Company undertakes to sell and transfer to the promissory purchaser the ownership right over the shares until October, 2024 and the promissory purchaser irrevocably undertakes to acquire the ownership over the shares under the terms, conditions, representations and warranties of the Company, as agreed in the shares sale pre-agreement.

On 15 December 2023, subsidiary One Gallery Floreasca SA (former One Proiect 15 SRL), have signed the loan agreement with Alpha Bank SA in total value of EUR 35,1 million (one loan facility of EUR 30,5 million and second loan facility of EUR 4,6 million). The bank loan contract contains a corporate guarantee issued by the holding Company.

On 08 February 2024, subsidiary One Floreasca Towers SRL signed the loan agreement with First Bank for an amount of maximum EUR 11,000,000. The Parent Company will bear the payment of any amount owed under the bank loan by One Floreasca Towers SRL to First Bank SA and not paid on the due date, as well as the payment of any amount up to the maximum amount of EUR 8,042,000 which exceed the total construction budget for "One Floreasca Towers: residential project, representing 20% of the budget".

On 26 March 2024, subsidiary One Verdi Park SRL have signed the loan agreement with Garanti Bank for a maximum amount of EUR 4,275,000. The bank loan contract contains a corporate guarantee issued by the holding Company.

On 26 April 2024, the Company, through its subsidiary One Lake District SRL contracted a bank loan from Garanti Bank SA for a total amount of EUR 20,000,000. The bank loan agreement contains a surety by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan. No amount was withdrawn until 30 June 2024.

The Group bank loans for which the Parent Company is the guarantor are measured at fair value in consolidated financial statements. The fair value of these loans at 30 June 2024 is RON 837,5 million. The fair values of the Group's interest-bearing borrowings are determined by using the DCF method, using a discount rate that reflects the issuer's borrowing rate including its own non-performance risk.

(Amounts are expressed in RON, unless otherwise mentioned)

NOTE 17. CONTINGENCIES (continued)

At the end of the reporting period, the directors of the Company have assessed the past due status of the debts under guarantee, the financial position of the debtors as well as the economic outlook of the industries in which the debtors operate and concluded that there has not been a significant increase in the credit risk since initial recognition of the financial guarantee contract.

The Romanian tax system is under continuous development, being subject to constant interpretations and changes, sometimes retrospectively applied. The statute of limitation for tax periods is 5 years. The Company management consider that the tax liabilities of the Company have been calculated and recorded according to the legal provisions.

NOTE 18. EVENTS AFTER THE REPORTING PERIOD

Following the resolutions of the Ordinary General Meeting of the Shareholders no. 69 dated 25.04.2024 and no. 71 dated 28.05.2024 the Company have paid the final tranche of dividends related to financial year 2023 (RON 38,2 million – gross dividend) through the Central Depository S.A., starting 15.07.2024, to Company's shareholders registered in the Shareholder's Registry held by the Central Depository S.A. on the registration date 28.06.2024.

A share capital increase operation (up to RON 350 million) was approved by the decision of Extraordinary General Meeting of Shareholders no. 72 issued on 28.05.2024 and the trading of the preference rights was decided by means of the Decision of the Board of Directors no. 59 issued on 30.07.2024. The newly issued shares are offered for subscription in the first stage of the share capital increase by exercising preference rights by the shareholders who held ONE shares on 06.08.2024 and have not disposed of their preference rights during their trading period, or those who acquired preference rights during the period in which those rights are traded. The approval by FSA and publishing of the EU Prospectus for the share capital increase with cash contributions was issued. The Prospectus was approved by the Romanian Financial Supervisory Authority ("FSA") on 07.08.2024, as stated in Decision 816/07.08.2024.

The interim condensed separate financial statements were approved by the Management of the Company, authorized for issue on 26 August 2024 and signed on its behalf by:

Victor Capitanu
Administrator

Valentin-Cosmin Samoila
Chief Financial Officer