

one

UNITED PROPERTIES

2024

Q 3 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 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 September 30th, 2024, **are not 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.

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FINANCIAL RESULTS HIGHLIGHTS

Key financial figures for 9M 2024

- One United Properties surpassed the **RON 1 billion** mark in consolidated **turnover** for the second time in its history within the first three quarters of the year (-10% YoY).
- At 9M 2024, the Group exceeded the expected sales however due to construction works progressing slower than anticipated, the revenue recognition has been impacted. The company will recover this delay in revenue recognition in the next quarters
- The **net income from residential property** rose 12% YoY to **RON 282.8 million**, driven by growing revenue margins as projects progress and sales prices increase. The **net margin from residential sales** increased significantly from 28.7%, as recorded for 9M 2023, to **34.6%** for 9M 2024.
- **Rental income**, which includes the income generated by the commercial division together with the revenues from the tenant services, saw a 15% increase, reaching RON 113.6 million in 9M 2024. **Net rental income** saw a **19% YoY increase**.
- **Gross result** reached **RON 352.1 million** in 9M 2024, a 14% YoY decrease, while the **net profit** amounted to **RON 298.6 million**, a 13% YoY decrease. Excluding the net impact of the fair-value gains, the bottom-line **increased 8%**.
- **Administrative expenses** remained stable, amounting to **RON 54.5 million** in 9M 2024, despite the increased scale of operations.
- **Total assets** grew 13% in the first nine months of 2024, amounting to **RON 5.6 billion**.
- **Cash position** grew 47% to **RON 617.6 million** as of the end of Q3 2024, fueled by the share capital increase.
- **Gross loan-to-value** ratio stood at **30%** as of the end of 9M 2024, 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 554.2 million**, **10%** of the total assets of RON 5.6 billion.

Key events in 9M 2024 and beyond

- **713 apartments and commercial units** with a total surface of 71,886 sqm, 1,071 parking spaces and other unit types were sold and pre-sold for **EUR 190.6 million** in 9M 2024.
- As of September 30th, 2024, **70% of the units** available for sale, either under development or delivered, were **sold out**.
- Amounts to be received under contracts concluded with customers as of September 30th, 2024, are **EUR 353 million** in **additional cash by 2026**. EUR 121 million were collected in 9M 2024.
- **Headline rent** for the rental portfolio for 9M 2024 was **EUR 20.9 million**, a 22% YoY increase.
- In 9M 2024, the Group **leased and pre-leased 12,100 sqm** of office and retail spaces and signed multiple lease extensions for a total area of **6,770 sqm**.
- The Group started construction of **Mondrian Bucharest Hotel** and **One Technology District** in Q3 2024.

Perspectives for remainder of 2024

- As of September 30th, 2024, One United Properties had under construction 4,041 units and 43,000 sqm of office and retail spaces with a total GDV of **EUR 1.5 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.
- The **RON 340.1 million**, raised in the share capital increase finalized in September 2024, will fuel the Group's expansion into the affordable premium sub-segment, as presented during Capital Markets Day on April 4th, 2024.



Q3 2024 Results Call

12.11.2024 | 10:00 & 11:00 AM

Join the Q3 2024 results calls with One United Properties top management to discuss the performance in the nine months of 2024 as well as the prospects for the remainder of 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

713 apartments and commercial units with a total surface of 71,886 sqm, 1,071 parking spaces and other unit types were sold and pre-sold for a total of EUR 190.6 million in the first nine months of 2024 (9M 2024). A year prior, in 9M 2023, the Company sold and pre-sold 819 apartments and commercial units with a total surface of 72,419 sqm, 1,286 parking spaces and other units for a total of EUR 198.6 million.

The average sales price per sqm in 9M 2024 remained stable versus 9M 2023, reflecting the integration of units from One Lake District Phase 2 into the sales portfolio. As the pre-sales at this development began in May 2024, a significant portion of sales occurred during the initial construction phase, resulting in a slight moderation of overall average price levels.

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 contribute to financing land acquisition. These are the units that the Company pre-sold to early clients at developments where construction did not begin. The total value of these sales in 9M 2024 was EUR 9.8 million, vs EUR 31.6 million for 9M 2023.

As of September 30th, 2024, 70% of the units available for sale, either under development or delivered, were sold out. Amounts to be received under contracts concluded with customers as of September 30th, 2024, are EUR 353 million in additional cash by 2026 (EUR 62 million in 2024, EUR 224 million in 2025 and EUR 67 million in 2026); EUR 121 million were collected in 9M 2024.

One United Properties saw the highest sales volume by sellable area for 2-room (1-bedroom) apartments, totaling 25,283 sqm, with particularly strong demand at One Lake District Phase 2, where over 60% of sales for this unit type were recorded. Strong demand continued for 4-room (3-bedroom) apartments, led by sales at One Lake District Phase 1. Notably, six high-value, large units with 5+ rooms were sold, spanning a total sellable area of 1,741 sqm across both completed and ongoing developments, including duplexes at One Verdi Park. A detailed breakdown of sales by apartment type and total sellable area for 9M 2024 is presented below:

Unit type	9M 2024	Saleable area (sqm)
studio	26	1,052
2-room (1 bedroom)	387	25,283
3-room (2 bedrooms)	140	13,788
4-room (3 bedrooms)	116	18,098
5+ room & villas (4+ bedrooms)	6	1,741
Commercial spaces	38	11,925
TOTAL UNITS SOLD	713	71,886

One United Properties' top-selling development in the first nine months of 2024 was One Lake District, with 119 units sold within Phase 1 and 304 units within Phase 2. Notably, as of the end of September 2024, Phase 1 reached a pre-sales level of 81%, reflecting very strong client demand for this development. The second best-selling development was One Lake Club, with 87 units sold in the same period, bringing the total contracted units to 354. Following a partnership with Armani/Casa in November 2023, One Lake Club will feature the exclusive 'Furnished by Armani/Casa' label. The third most sought-after development in 2024 is One High District, where 70 units were sold in the first nine months, achieving a pre-sales level of 71% since the construction works started.



The 9M 2024 sales for key developments, together with the total number of units sold by September 30th, 2024, are as follows:

Development	Status	Delivery	Units sold in 9M 2024	Total units sold from construction start	Total units developed
One Lake District Phase 2	In Development	Q3 2026	304	304	867
One Lake District Phase 1	In Development	Q2 2025	119	641	790
One Lake Club	In Development	Q3 2026	87	354	738
One High District	In Development	Q4 2025	70	597	840
One Cotroceni Park	Finalized	Q4 2023	44	947	993
Other developments	-	-	89	1,613	2,158
TOTAL UNITS			713	4,456	6,386

Commercial lease status

The headline rent for the rental portfolio for 9M 2024 was EUR 20.9 million, a 22% increase compared to 9M 2023. The leasing status across the commercial portfolio as of September 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%	90%
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	93%	73%
TOTAL CURRENT LEASE PORTFOLIO			142,329	95%	89%
One Technology District	In development	2026	22,289	100%	0%
One Gallery	In development	2025	14,845	74%	0%
Mondrian Hotel	In development	2026	6,210	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.

On July 5th, One United Properties announced signing of a significant contract, between daughter company One Gallery Floreasca S.A., and Tomcat Comserv SRL. The lease agreement, amounting to 40.1 million excluding of the VAT, was 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. Under the agreement, Tomcat Comserv will 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.](#)

All in all, in 9M 2024, One United Properties leased and pre-leased 12,100 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.

Permitting and development

On August 2nd, 2024, One United Properties announced obtaining of a building permit for Mondrian Bucharest, the first hotel in the Company's portfolio, estimated to be delivered in 2026. The construction works at the hotel began in Q3 2024. 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 building permit for One Technology District, a large-scale, turn-key, zero-carbon footprint office hub developed for Infineon Technologies, estimated to be delivered in 2026. The construction works at One Technology District began in Q3 2024. [More information HERE.](#)

As of September 30th, 2024, One United Properties had under construction of 4,041 units, 22,000 sqm of office spaces and 21,000 sqm of commercial spaces with a total Gross Development Value (GDV) of EUR 1.5 billion.

Landbank

As of September 30th, 2024, One United Properties had in ownership or under pre-SPA 285,100 sqm of land 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, with estimated GDV of EUR 1.8 billion. The Company 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 represent buildings that will undergo restoration.

GOVERNANCE HIGHLIGHTS

OGSM & EGSM from October 10th, 2024

On August 30th, 2024, One United Properties convened the Ordinary and Extraordinary General Meetings of Shareholders for October 10th, 2024. During the OGMS, the shareholders approved, among other items, the individual and consolidated financial statements for the first six months of 2024 and the distribution of the first tranche of the dividends from 2024 profits, in the amount of RON 38.3 million. The gross dividend of RON 0.01 per share was paid on November 11th, 2024.

In the EGMS, the shareholders approved the consolidation of shares at a ratio of 50:1, meaning that for every 50 existing shares, shareholders will receive 1 new ONE share. As a result, the nominal value of a share will increase from RON 0.2 to RON 10, with the share price adjusted accordingly. The total market capitalization of the company will remain unchanged. The compensation price, calculated based on the average adjusted trading price of the non-consolidated shares over the past 12 months and multiplied by 50, was set at RON 46.225 per consolidated share, in accordance with relevant legislation. The registration date for the share consolidation is December 11th, 2024. This means that shareholders who acquire ONE shares by December 9th, 2024, will be entitled to benefit from the consolidation, which will be automatically reflected in their accounts on December 12th, 2024. Additionally, shareholders approved a share buyback program with a value of up to EUR 4 million and ratified several decisions related to bank financing of the Group. [The GSM resolutions are available HERE.](#)

Dismissal of claims concerning One Peninsula

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.](#)

On September 6th, 2024, the Bucharest Appeal Court rejected as inadmissible the second appeal filed by Asociatia S.O.S. Orasul and Asociatia pentru Conservarea Integrata a Patrimoniului Natural si Cultural, challenging the decision of the first court, which rejected as tardive the suspension claim concerning the



building permits pertaining to the "One Peninsula" development. The decision issued by the Bucharest Court of Appeals is final. [More information available HERE.](#)

CAPITAL MARKET HIGHLIGHTS

Liquidity

In 9M 2024, ONE was the 11th most traded stock on BVB in terms of absolute liquidity and the 3rd most tradeable by liquidity to free-float, registering trades of RON 226.5 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 September 30th, 2024 was RON 3.1 billion. This calculation includes the 1,700,297,547 shares subscribed during the share capital increase, which are currently in the process of registration with the Trade Registry.

The average daily traded value for ONE shares in 9M 2024 was RON 2.9 million, including DEAL trades. In 9M 2024, ONE shares declined 26% versus the increase of 15% for the BET index.

Dividend payment

On July 15th, 2024, One United Properties paid the second tranche of the half-year dividend for 2023, 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.

The GMS held on October 10th, 2024 approved the payment of the first tranche of the 2024 dividend, amounting to RON 0.01 per share. The dividend was paid on November 11th, 2024, to all the shareholders who held ONE shares on registration date of October 30th, 2024.

Share capital increase

On September 25th, 2024, One United Properties closed the share capital increase with cash contributions. In Stage 1, investors subscribed a total of 1,700,297,547 ONE shares out of the 1,750,000,000 shares available, representing 97.16% of the offer. More details about Stage 1 subscriptions can be found in the Board of Directors decision, [available HERE](#). Following the bookbuilding exercise carried out for stage 2, considering the success of the first stage of the share capital increase, no shares were allotted during the 2nd stage, as the Board of Directors of the Company decided that the level of price advanced in the bookbuilding exercise was not in the best interest of the Company. The Board of Directors decision is [available HERE](#).

Consequently, following the conclusion of the operation, the share capital of One United Properties was thus increased from the nominal value of RON 765,771,503.4 to the nominal value of RON 1,105,831,012.8, by issuing a number of 1,700,297,547 new registered dematerialized shares, with a nominal value of RON 0.2 per shares, and a total nominal value of RON 340,059,509.4. The registration of the share capital increase is ongoing at the time of publishing this financial report.



ANALYSIS OF THE FINANCIAL RESULTS

EARNINGS ANALYSIS

In 9M 2024, One United Properties achieved a consolidated turnover of RON 1 billion (-10% YoY), marking the second time in the company's history that it has reached this significant milestone within the first three quarters of the year. Revenues from residential property sales reached RON 816.6 million in 9M 2024, a 7% decrease YoY, reflecting the transition of many construction sites into their final stages, where revenue is recognized more gradually.

Net income from residential properties, however, rose by 12% YoY to RON 282.8 million, driven by the revenue recognition of new developments initiated in 2022 and 2023. Following the IFRS 15 revenue recognition methodology, initial stages of construction register higher turnover as the completion advances faster due to heavy works carried out, however revenue margins naturally increase as projects progress, with sales prices also rising in later stages. As a result, the net margin generated improved significantly from 28.7% in 9M 2023 to 34.6% in 9M 2024, well-aligned with One United Properties' target of a minimum 35% margin for each development. **[For more information about the revenue recognition of residential sales at One United Properties, consult the dedicated chapter of this report, available HERE.](#)**

Rental income, encompassing revenue from the commercial division and tenant services, rose by 15% YoY to RON 113.6 million in 9M 2024, up from RON 98.7 million in 9M 2023. This growth was driven by the entire portfolio, with notable contributions from new developments where tenants moved in between 2023 and 9M 2024, including One Cotroceni Park 1 (94% leased as of September 30th, 2024) and One Cotroceni Park 2 (93% leased, with 73% of tenants moved in as of September 30th, 2024). With additional tenants expected to move in, rental income is projected to increase further in the coming quarters.

Additionally, the Group recorded RON 101.2 million in gains from investment property fair value adjustments in 9M 2024, primarily from rental apartments at One Verdi Park and One Floreasca Vista, along with the future Infineon Technologies campus, One Technology District. This represents a 42% decrease compared to RON 174.4 million registered in 9M 2023. Fair value gains fluctuate from one reporting period to another and are particularly affected when the Company has commercial developments under construction. Consequently, this decrease in gains has contributed to the overall, temporary decrease in the Group's total turnover in 9M 2024 versus 9M 2023.

Administrative expenses remained stable at RON 54.5 million in 9M 2024, compared to RON 54.7 million in 9M 2023, despite the Company's expanded operations. Other operating expenses increased by 8% to RON 9.5 million. Out of this amount, RON 5.9 million are CSR-related sponsorships, which are expected to be partially deducted from profit tax, while other items include provisions and allowances for impairment.

For the commercial segment, other property operating expenses rose by 13% to RON 5.8 million, attributed to 20% of tenants at One Cotroceni Park Phase 2 still being in the process of moving into their office spaces as of Q3 2024, as detailed in the Commercial Lease Status section of this report. Consequently, the related property operating expenses were covered by the Company in the period.

In contrast, property operating expenses for the residential segment decreased by 6% to RON 5.1 million in 9M 2024. This decrease reflects the successful handover of completed residential units to clients, who have since taken on the associated property expenses.

The result from operating activity totaled RON 390.9 million in 9M 2024, reflecting a 9% decrease primarily due to a RON 73.2 million reduction in gains from investment property fair value adjustments (-42% YoY). Normalizing for this variance, which fluctuates by reporting period depending on the type of



development activity carried out by the Group in the given period, the operating result actually shows a 13% increase. This growth was supported by a 12% YoY increase in net income from residential property and a 19% YoY increase in net rental income.

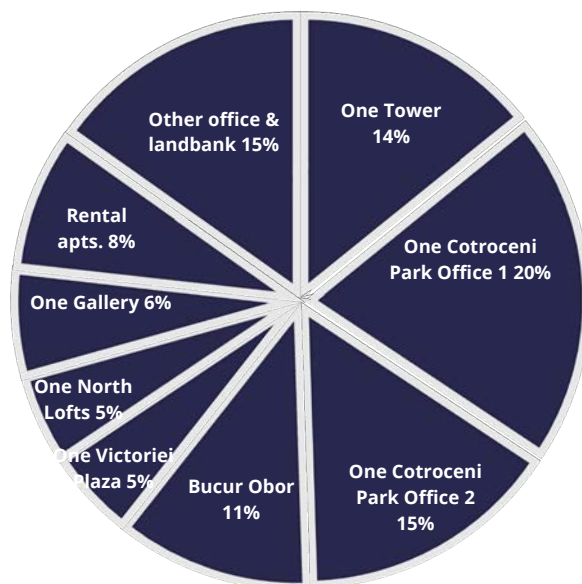
The gross result reached RON 352.1 million in 9M 2024, a 14% decrease from 9M 2023, while net profit stood at RON 298.6 million, down 13% YoY. Income tax for 9M 2024 amounted to RON 53.6 million, with RON 11.4 million in actual expenditure and RON 42.2 million as deferred tax on gains from fair value adjustments, which will only become taxable upon asset sale.

Selected P&L positions (RON)	9M 2024	9M 2023	Δ %
Revenues from sales of residential property	816,623,388	876,246,013	-7%
<i>Cost of sales of residential property</i>	<i>(528,717,762)</i>	<i>(619,202,863)</i>	-15%
<i>Other property operating expenses - residential</i>	<i>(5,108,279)</i>	<i>(5,431,735)</i>	-6%
Net income from residential property	282,797,347	251,611,415	12%
Rental income incl. revenues from tenant services	113,586,268	98,740,972	15%
<i>Expenses from services to tenants</i>	<i>(26,664,106)</i>	<i>(25,630,772)</i>	4%
<i>Other property operating expenses - commercial</i>	<i>(5,837,661)</i>	<i>(5,185,980)</i>	13%
Net rental income	81,084,501	67,924,220	19%
Gains from investment property fair value adjustment	101,150,136	174,368,621	-42%
<i>Administrative Expenses</i>	<i>(54,518,008)</i>	<i>(54,666,585)</i>	0%
<i>Other operating expenses</i>	<i>(9,480,031)</i>	<i>(8,763,712)</i>	8%
Result from operating activity (EBITDA)	390,913,808	431,209,055	-9%
EBT	352,133,418	411,260,323	-14%
Net profit	298,558,786	344,755,544	-13%

ASSETS

Total assets grew by 13% in the first nine months of 2024, reaching RON 5.6 billion. Non-current assets increased by 8% to RON 3.1 billion, largely driven by an 8% rise in investment properties, which totaled RON 2.9 billion by the end of 9M 2024, encompassing both the commercial segment and landbank. This growth includes the addition of One Technology District following the land acquisition in Q1 2024. Among standing assets, the most significant increases since the beginning of 2024 were recorded for One Carpathian (+54%), rental apartments (+46%), and One Gallery (+37%), with One Cotroceni Park Office Phase 3 also showing a solid growth (+29%).

Investment properties '000 RON	30.09.2024	31.12.2023
One Tower	418,666	418,629
One Cotroceni Park Office 1	598,321	598,601
One Cotroceni Park Office 2	433,140	413,144
One Cotroceni Park Office 3	47,303	36,553
One Cotroceni Park Office 4	80,707	80,073
One Victoriei Plaza	138,527	138,527
One Technology District	61,723	-
One North Lofts	150,405	161,177
Eliade Tower	44,814	44,771
Bucur Obor	325,349	313,559
One Downtown	42,448	42,448
Mondrian Hotel	75,201	71,510
One Carpathian	12,337	8,004
One Gallery	171,460	124,882
One Baneasa Airpark	22,550	21,555
Other	68,380	67,018
Apartments for rental	248,835	170,218
TOTAL	2,940,169	2,710,670

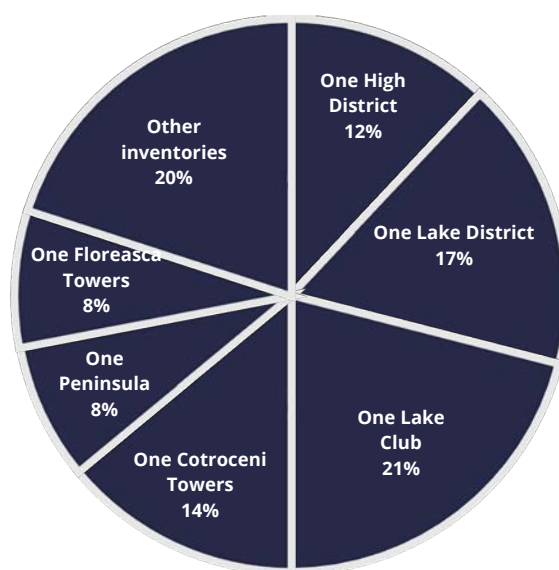




Current assets rose by 18% in the first nine months of 2024, reaching RON 2.5 billion. This growth was driven by a 43% increase in trade receivables, attributed to the delivery of completed units at One Cotroceni Park, One United Properties' largest development to date, and a 47% increase in cash position, which rose from RON 420.7 million to RON 617.6 million by the end of Q3 2024, fueled by the share capital increase.

This strong performance in current assets was partially offset by an 8% decrease in inventories – residential properties – amounting to RON 918.5 million as of end of Q3 2024, reflecting robust sales of completed units from the residential portfolio. Consequently, all the residential developments saw varying evolution, aligning with residential sales dynamics in 9M 2024, as detailed in the business updates section.

Residential Property in '000 RON	30.09.2024	31.12.2023
One Verdi Park	17,361	57,376
One Cotroceni Park - Residential	49,803	71,563
One Cotroceni Towers	127,655	127,931
One Modrogan	46,323	43,627
One Mircea Eliade	4,970	20,307
One Peninsula	75,117	81,602
One Herastrau Towers	356	1,227
One Floreasca Vista	48	10,161
One Timpuri Noi	6,079	8,594
One Mamaia Nord 2	25,892	23,556
One Herastrau Vista	24,576	16,444
One High District	111,399	111,535
One Lake Club (P1 & P2)	194,780	186,456
One Lake District	153,082	174,992
One Floreasca Towers	74,093	60,750
Other inventories	7,017	6,544
TOTAL	918,550	1,002,665



EQUITY AND LIABILITIES

Equity grew by 7% in the first nine months of 2024, reaching RON 3.1 billion. This increase was primarily driven by a 12% rise in retained earnings, totaling RON 1.7 billion as of the end of Q3 2024. Share capital rose by 1% to RON 765.8 million, while share premiums saw a 25% increase, reaching RON 114.8 million. This reflects the share capital increase conducted to implement the Stock Option Plan (SOP) for the executive Board members, following the achievement of the performance criteria established in the SOP program.

Due to the delays encountered at the level of the Romanian Trade Registry, the share capital increase is in process of being registered with relevant authorities and therefore, the share capital position does not include the RON 340.1 million raised in this operation. This value is temporarily reflected under liabilities, as subscribed but not yet registered capital.

Own shares amounted to negative RON 12 million, representing the shares bought back from the market between Q2 and Q3 2024, in line with the share buyback program initiated on April 1st, 2024 ([more details HERE](#)).

The total liabilities increased 21% in 9M 2024, amounting to RON 2.6 billion as of September 30th, 2024. The long-term liabilities grew 19%, up to RON 1.5 billion, while current liabilities increased 23%, to RON 1.1 billion. The increase in the non-current liabilities was driven by a 22% growth in loans and borrowings from banks and others, which amounted to RON 1 billion as of September 30th, 2024, representing almost entirely the long-term bank loan amounting to RON 1 billion. The increase was driven by the new drawdowns for One Tower, One Floreasca Towers, One Gallery, One Mamaia Nord and One Cotroceni



Park Office Phase 2.

Average maturity left for outstanding loans as of September 30th, 2024, was 7.3 years for bank loans related to investment property assets (EUR 161.2 million) and 3.1 years for the bank loans related to development of residential property assets (EUR 52.4 million). Average interest margin over EURIBOR 3M 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 are financed using long-term loans. These loans do not impact the cash-flow since they are primarily paid from rental income, and a part of the loan is 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, on a relative basis, 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%).

Despite an expanding office portfolio and a strategic move into a new client segment, One United Properties maintained a loan-to-value ratio of 30% as of the end of 9M 2024 – an increase of only 2 percentage points since the end of 2023. This stability was achieved even with a substantial development pipeline, with a gross development value of EUR 1.5 billion. Net debt stood at RON 554.2 million, representing just 10% of total assets, which reached RON 5.6 billion.

The rise in current liabilities by 23%, to RON 1.1 billion, was primarily due to the temporary inclusion of RON 340.1 million under liabilities, representing the value of shares subscribed in the recent share capital increase, pending registration with the Trade Registry. Once registered, this amount will be reclassified to the share capital category, under equity. Consequently, excluding this value, the current liabilities decreased 16%, to RON 747.6 million, driven by an 18% decrease in trade and other payables which amounted to RON 291 million as of the end of September 2024.

CASH INFLOWS

In 9M 2024, One United Properties saw cash inflows of EUR 121 million. Contractual cash-flows, representing amounts to be received under pre-sales agreements concluded with customers as of September 30th, 2024, amounted to EUR 353 million in additional cash by 2026 (EUR 62 million in 2024, EUR 224 million in 2025 and EUR 67 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 Q4 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)	9M 2024	9M 2023	Δ %
Revenues from sales of residential property	816,623,388	876,246,013	-7%
Cost of sales of residential property	(528,717,762)	(619,202,863)	-15%
Other property operating expenses - residential	(5,108,279)	(5,431,735)	-6%
<i>Net income from residential property</i>	<i>282,797,347</i>	<i>251,611,415</i>	<i>12%</i>
Gains from investment property fair value adjustment	101,150,136	174,368,621	-42%
Rental income	86,922,162	73,110,200	19%
Revenues from services to tenants	26,664,106	25,630,772	4%
Expenses from services to tenants	(26,664,106)	(25,630,772)	4%
Other property operating expenses - commercial	(5,837,661)	(5,185,980)	13%
<i>Net rental income</i>	<i>81,084,501</i>	<i>67,924,220</i>	<i>19%</i>
Commissions for brokerage real estate	(12,508,753)	(8,921,740)	40%
Administrative expenses	(54,518,008)	(54,666,585)	0%
Other operating expenses	(9,480,031)	(8,763,712)	8%
Profit/(loss) on disposal of investment property	(3,247,308)	5,888,494	-
Other operating income	5,635,924	3,768,342	50%
Result from operating activity (EBITDA)	390,913,808	431,209,055	-9%
Financial income	11,369,540	20,605,280	-45%
Financial expenses	(50,826,853)	(45,763,691)	11%
Share of result of associates	676,923	5,209,678	-87%
Gross profit	352,133,418	411,260,322	-14%
Income tax	(53,574,632)	(66,504,779)	-19%
Net profit	298,558,786	344,755,543	-13%



CONSOLIDATED PROFIT&LOSS STATEMENT (EUR)

PROFIT & LOSS STATEMENT (EUR)	9M 2024	9M 2023	Δ %
Revenues from sales of residential property	164,165,203	177,420,834	-7%
Cost of sales of residential property	(106,287,746)	(125,375,165)	-15%
Other property operating expenses - residential	(1,026,914)	(1,099,809)	-7%
<i>Net income from residential property</i>	<i>56,850,543</i>	<i>50,945,860</i>	<i>12%</i>
Gains from investment property fair value adjustment	20,334,138	35,305,868	-42%
Rental income	17,473,899	14,803,232	18%
Revenues from services to tenants	5,360,266	5,189,676	3%
Expenses from services to tenants	(5,360,266)	(5,189,676)	3%
Other property operating expenses - commercial	(1,173,541)	(1,050,049)	12%
<i>Net rental income</i>	<i>16,300,358</i>	<i>13,753,183</i>	<i>19%</i>
Commissions for brokerage real estate	(2,514,625)	(1,806,459)	39%
Administrative expenses	(10,959,715)	(11,068,799)	-1%
Other operating expenses	(1,905,764)	(1,774,462)	7%
Profit/(loss) on disposal of investment property	(652,804)	1,192,292	-
Other operating income	1,132,983	763,008	48%
Result from operating activity (EBITDA)	78,585,114	87,310,491	-10%
Financial income	2,285,610	4,172,123	-45%
Financial expenses	(10,217,685)	(9,266,156)	10%
Share of result of associates	136,081	1,054,847	-87%
Gross profit	70,789,120	83,271,305	-15%
Income tax	(10,770,065)	(13,465,777)	-20%
Net profit	60,019,055	69,805,528	-14%

The consolidated Profit & Loss statement was translated to EUR from the consolidated financial statements in RON using the average exchange rate for the 9M, as published by the National Bank of Romania, 4.9744 RON / EUR for 9M 2024 and 4.9388 RON / EUR for 9M 2023.



CONSOLIDATED BALANCE SHEET (RON)

BALANCE SHEET (RON)	30.09.2024	31.12.2023	Δ %
NON-CURRENT ASSETS	3,076,295,302	2,836,979,222	8%
Goodwill	19,256,076	19,256,076	0%
Intangible assets	17,143,298	16,967,132	1%
Investment properties	2,940,169,241	2,710,669,855	8%
Right of use assets	1,255,134	1,868,857	-33%
Investments in associates	9,343,396	8,666,072	8%
Property, plant, and equipment	64,661,893	52,595,794	23%
Other non current assets	24,466,264	26,955,436	-9%
CURRENT ASSETS	2,540,254,029	2,150,225,206	18%
Inventories	918,549,794	1,002,664,774	-8%
Advance payments to suppliers	182,171,701	129,869,872	40%
Trade receivables	699,337,535	489,466,746	43%
Other receivables	65,565,160	92,833,787	-29%
Prepayments	57,006,555	14,650,932	289%
Cash and cash equivalents	617,623,284	420,739,095	47%
TOTAL ASSETS	5,616,549,331	4,987,204,428	13%
EQUITY	3,053,453,182	2,862,928,546	7%
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	(11,963,478)	(3,468,115)	245%
Other capital reserves	13,206,873	21,140,590	-38%
Retained earnings	1,680,661,795	1,496,291,804	12%
Non-controlling interests	465,229,809	472,189,276	-1%
LIABILITIES	2,563,096,149	2,124,275,882	21%
NON-CURRENT LIABILITIES	1,475,472,510	1,236,792,287	19%
Loans and borrowings from bank and others	1,010,237,585	827,819,156	22%
Loans and borrowings from minority shareholders	99,478,791	82,609,273	20%
Trade and other payables	1,833,101	1,944,934	-6%
Lease liabilities	0	2,646,947	-100%
Deferred tax liabilities	363,923,033	321,771,977	13%
CURRENT LIABILITIES	1,087,623,639	887,483,595	23%
Loans and borrowings from bank and others	62,035,699	117,201,920	-47%
Loans and borrowings from minority shareholders	38,657	38,651	0%
Lease liabilities	2,543,616	274,592	826%
Trade and other payables	291,022,395	354,378,291	-18%
Subscribed capital pending registration	340,059,509	0	100%
Accrued income	24,939,205	20,734,382	20%
Current tax liabilities	6,946,121	5,247,540	32%
Advance payments from customers	360,038,437	389,608,219	-8%
TOTAL EQUITY AND LIABILITIES	5,616,549,331	4,987,204,428	13%



CONSOLIDATED BALANCE SHEET (EUR)

BALANCE SHEET (EUR)	30.09.2024	31.12.2023	Δ %
NON-CURRENT ASSETS	618,276,249	570,292,933	8%
Goodwill	3,870,101	3,870,879	0%
Intangible assets	3,445,474	3,410,753	1%
Investment properties	590,917,526	544,902,074	8%
Right of use assets	252,258	375,680	-33%
Investments in associates	1,877,843	1,742,064	8%
Property, plant, and equipment	12,995,798	10,572,869	23%
Other non current assets	4,917,249	5,418,614	-9%
CURRENT ASSETS	510,542,252	432,240,826	18%
Inventories	184,610,860	201,556,864	-8%
Advance payments to suppliers	36,613,012	26,106,596	40%
Trade receivables	140,553,408	98,393,187	43%
Other receivables	13,177,337	18,661,558	-29%
Prepayments	11,457,222	2,945,148	289%
Cash and cash equivalents	124,130,413	84,577,473	47%
TOTAL ASSETS	1,128,818,501	1,002,533,759	13%
EQUITY	613,685,423	575,509,296	7%
Share capital	153,905,359	152,681,796	1%
Share premium	23,079,302	18,399,634	25%
Legal reserves	5,167,881	5,168,920	0%
Own shares	(2,404,429)	(697,165)	245%
Other capital reserves	2,654,328	4,249,707	-38%
Retained earnings	337,780,729	300,786,355	12%
Non-controlling interests	93,502,253	94,920,049	-1%
LIABILITIES	515,133,078	427,024,463	21%
NON-CURRENT LIABILITIES	296,541,625	248,621,454	19%
Loans and borrowings from bank and others	203,038,344	166,409,190	22%
Loans and borrowings from minority shareholders	19,993,326	16,606,214	20%
Trade and other payables	368,418	390,973	-6%
Lease liabilities	0	532,092	-100%
Deferred tax liabilities	73,141,537	64,682,985	13%
CURRENT LIABILITIES	218,591,453	178,403,009	23%
Loans and borrowings from bank and others	12,467,984	23,560,069	-47%
Loans and borrowings from minority shareholders	7,769	7,770	0%
Lease liabilities	511,218	55,199	826%
Trade and other payables	58,489,907	71,237,545	-18%
Subscribed capital pending registration	68,345,428	0	100%
Accrued income	5,012,301	4,168,050	20%
Current tax liabilities	1,396,037	1,054,867	32%
Advance payments from customers	72,360,809	78,319,509	-8%
TOTAL EQUITY AND LIABILITIES	1,128,818,501	1,002,533,759	13%

The consolidated Balance Sheet was translated to EUR from the consolidated balance sheet in RON using the period-end exchange rate, as published by the National Bank of Romania: 4.9756 RON / EUR for 30.09.2024 and 4.9746 RON / EUR for 31.12.2023.



KEY FINANCIAL RATIOS

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

**Financial data in
RON '000**

30 September 2024

Liquidity ratio

Current assets	2,540,254,029	= 2.34
Current liabilities	1,087,623,639	

Gearing ratio

Interest-bearing debt	1,171,790,732	= 38%
Equity	3,053,453,182	

Trade receivables turnover

Average receivables	594,402,141	= 0.43
Turnover : 3x4	1,382,660,955	

Fixed asset turnover

Turnover : 3x4	1,382,660,955	= 0.45
Non-current assets	3,076,295,302	

Loan to value

	30 September 2024	31 December 2023
Financial debt	1,171,790,732	1,027,669,000
Real estate assets	3,858,719,035	3,713,334,629
	= 30%	= 28%



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 the most 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

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

ONE started its business in this segment. The Company is involved in the classic development of the landbanks under build-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 that can generate recurring revenues. For the office segment, ONE develops Class A buildings. ONE's office portfolio includes both developed as well as acquired buildings.

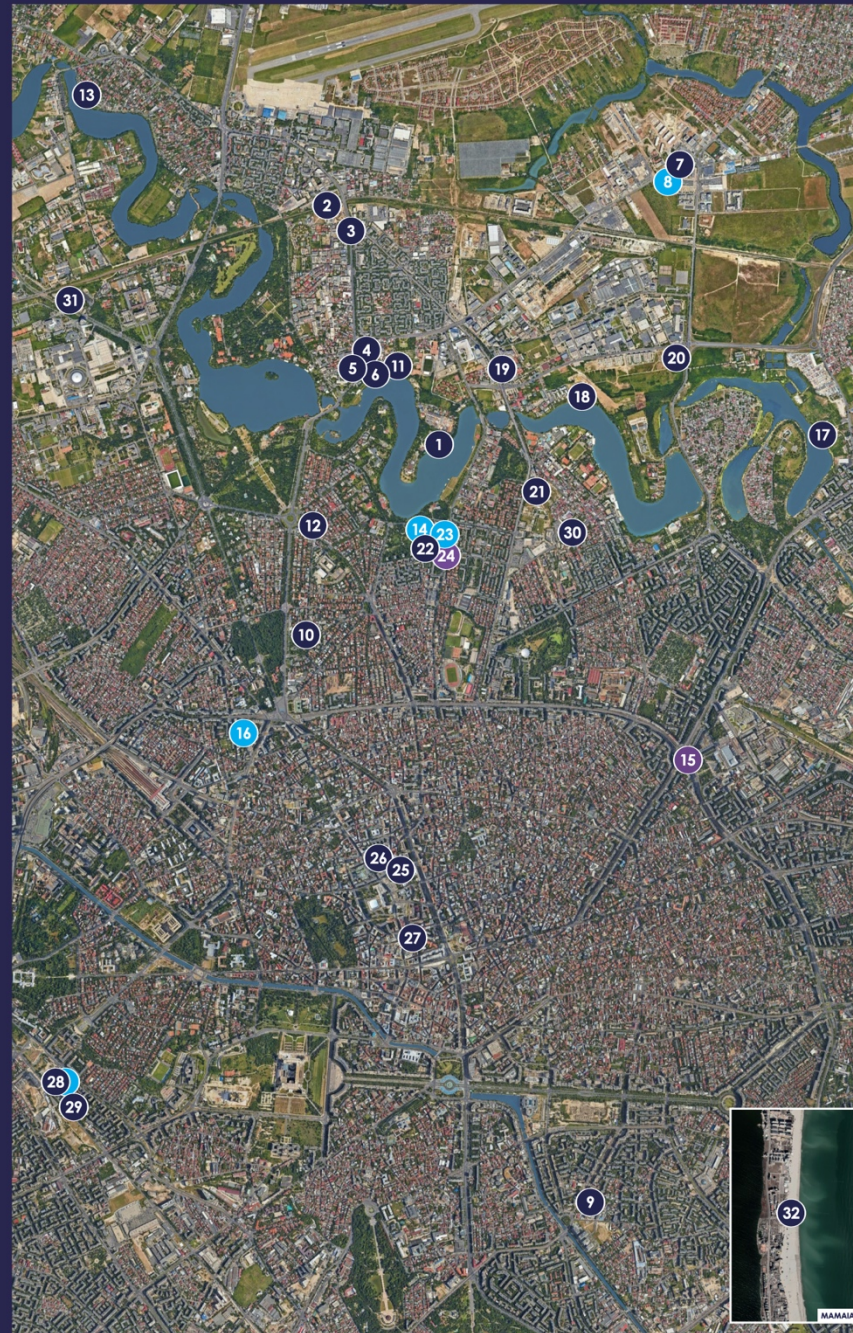


RETAIL

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 developed under build-to-sell model. As of 2021, the company also develops retail spaces for rent.

ONE UNITED PROPERTIES DEVELOPMENTS



DECLARATION OF THE MANAGEMENT

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

- a) the interim condensed consolidated financial statements for the nine-month period ended September 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. 13 to FSA Regulation no. 5/2018 on issuers of financial instruments and market operations for the nine-month period ended September 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

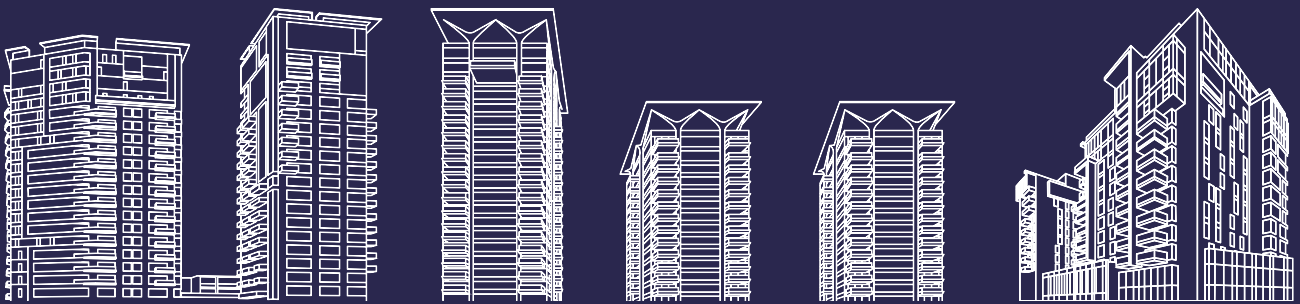
Victor Capitanu

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 September 2024**

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INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	30 September 2024	31 December 2023
ASSETS			
Non-current assets			
Goodwill	6	19,256,076	19,256,076
Intangible assets	6	17,143,298	16,967,132
Property, plant and equipment	4	64,661,893	52,595,794
Right of use assets		1,255,134	1,868,857
Investment properties	7	2,940,169,241	2,710,669,855
Investments in associates	8	9,343,396	8,666,072
Other non-current assets	11	24,466,264	26,955,436
Total non-current assets		3,076,295,302	2,836,979,222
Current assets			
Inventories	9	918,549,794	1,002,664,774
Advance payments to suppliers	10	182,171,701	129,869,872
Trade receivables	11	699,337,535	489,466,746
Other receivables	11	65,565,160	92,833,787
Prepayments	5	57,006,555	14,650,932
Cash and cash equivalents	12	617,623,284	420,739,095
Total current assets		2,540,254,029	2,150,225,206
TOTAL ASSETS		5,616,549,331	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		(11,963,478)	(3,468,115)
Other capital reserves	14	13,206,873	21,140,590
Legal reserves	14	25,713,307	25,713,307
Retained earnings		1,680,661,795	1,496,291,804
Equity attributable to owners of the Group		2,588,223,373	2,390,739,270
Non-controlling interests		465,229,809	472,189,276
Total equity		3,053,453,182	2,862,928,546
Non-current liabilities			
Loans and borrowings from bank and others	15	1,010,237,585	827,819,156
Loans and borrowings from minority shareholders	15	99,478,791	82,609,273
Trade and other payables	16	1,833,101	1,944,934
Lease liabilities		-	2,646,947
Deferred tax liabilities	13	363,923,033	321,771,977
Total non-current liabilities		1,475,472,510	1,236,792,287

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	Note	30 September 2024	31 December 2023
Current liabilities			
Loans and borrowings from bank and others	15	62,035,699	117,201,920
Loans and borrowings from minority shareholders	15	38,657	38,651
Lease liabilities		2,543,616	274,592
Trade and other payables ¹	16	631,081,904	354,378,291
Accrued income		24,939,205	20,734,382
Current tax liabilities	13	6,946,121	5,247,540
Advance payments from customers	17	360,038,437	389,608,219
Total current liabilities		1,087,623,639	887,483,595
Total liabilities		2,563,096,149	2,124,275,882
TOTAL EQUITY AND LIABILITIES		5,616,549,331	4,987,204,428

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 07 November 2024 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

¹ Under *Trade and other payables* is included the amount received from shareholders (RON 340,059,509.4) representing subscribed share capital which registration is in progress at 30 September 2024.

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 9 months ended 30 September 2024

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

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

	Note	Nine month period ended 30 September 2024	Nine month period ended 30 September 2023
Revenues from sales of residential property	18	816,623,388	876,246,013
Cost of sales of residential property	18	(528,717,762)	(619,202,863)
Other property operating expenses - residential		(5,108,279)	(5,431,735)
Net income from residential property		282,797,347	251,611,415
Gains from completed investment property	7	79,215,764	140,110,450
Gains from investment property for further and under development	7	21,934,372	34,258,171
Gains from investment property		101,150,136	174,368,621
Rental income	19	86,922,162	73,110,200
Revenues from services to tenants	19	26,664,106	25,630,772
Expenses from services to tenants		(26,664,106)	(25,630,772)
Other property operating expenses		(5,837,661)	(5,185,980)
Net rental income		81,084,501	67,924,220
Commissions for brokerage real estate	20	(12,508,753)	(8,921,740)
Administrative expenses	21	(54,518,008)	(54,666,585)
Other operating expenses	22	(9,480,031)	(8,763,712)
Profit/(Loss) on disposal of investment property		(3,247,308)	5,888,494
Other operating income		5,635,924	3,768,342
Result from ordinary activities		390,913,808	431,209,055
Financial income		11,369,540	20,605,280
Financial expenses		(50,826,853)	(45,763,691)
Net financial result	23	(39,457,313)	(25,158,411)
Share of result of associates	8	676,923	5,209,678
Result before tax		352,133,418	411,260,322
Tax on profit	13	(53,574,632)	(66,504,779)
Net result of the period		298,558,786	344,755,543
Total comprehensive income for the period		298,558,786	344,755,543
Net result attributable to:			
Owners of the Group		286,101,652	318,195,935
Non-controlling interests		12,457,134	26,559,608
Total comprehensive income attributable to:			
Owners of the Group		286,101,652	318,195,935
Non-controlling interests		12,457,134	26,559,608
Basic earnings per share attributable to equity holders	25	0.078	0.093
Diluted earnings per share attributable to equity holders	25	0.078	0.090

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 07 November 2024 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 9 months ended 30 September 2024

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 9 MONTHS ENDED 30 September 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	-	-	-	-	-	286,101,652	12,457,134	298,558,786
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	-	-	-	-	-	(220,092)	-	(220,092)
IPO costs	-	-	-	(7,933,717)	-	(16,232,345)	-	(24,166,062)
Stock option plan	-	-	-	-	-	-	-	-
Transfer from share premiums in other reserves	-	-	-	-	-	-	-	-
Transfer of legal reserve in/from retained earnings	-	-	-	-	-	-	-	-
Transactions with non-controlling interests	-	-	-	-	-	(9,160,740)	(39,784,931)	(48,945,671)
Acquisition of own shares	-	-	-	-	(8,495,363)	-	-	(8,495,363)
Non-controlling interest on acquisition of subsidiary or change in share capital of subsidiary	-	-	-	-	-	-	29,188,330	29,188,330
Balance as at 30 September 2024	765,771,503	114,833,373	25,713,307	13,206,873	(11,963,478)	1,680,661,795	465,229,809	3,053,453,182

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

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 9 months ended 30 September 2024

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 9 MONTHS ENDED 30 September 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	-	-	-	-	-	318,195,935	26,559,608	344,755,543
Dividends allocated from the statutory profit	-	-	-	-	-	(73,130,616)	(1,936,085)	(75,066,701)
Issue of ordinary shares	18,967,146	63,549,422	-	-	-	-	-	82,516,568
Acquisitions of own shares	-	-	-	-	(1,718,207)	-	-	(1,718,207)
Stock option plan	-	-	-	(41,260,089)	-	(22,413,391)	-	(63,673,480)
Transfer of other capital reserve in/from retained earnings	-	-	-	(4,307,782)	-	4,307,782	-	-
Transactions with non-controlling interests	-	-	-	-	-	3,854,257	(15,744,801)	(11,890,544)
Balance as at 30 September 2023	759,530,863	91,530,821	17,452,635	6,281,029	(1,717,178)	1,415,470,273	517,701,424	2,806,249,867

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

		30 September 2024	30 September 2023
Cash flows from operating activities			
Result for the period	Note	298,558,786	344,755,543
Adjustments for:			
Depreciation and amortization	21	3,933,489	3,055,018
Share of result of associates	8	(676,923)	(5,209,678)
Other financial income	23	(50,000)	(3,439,995)
Allowances for current assets – receivables and other provisions	22	491,430	938,085
(Gain)/Loss on sale of property, plant and equipment		17,274	(22,521)
(Profit)/Loss on disposal of investment property	7	3,247,308	(5,888,494)
Interest expenses	23	45,373,414	39,727,081
Interest income	23	(11,319,540)	(17,165,285)
Income tax expenses	13	53,574,632	66,504,779
Unrealised foreign exchange loss/(gain)		346,760	5,358,641
Increase in fair value of investment property	7	(101,150,136)	(174,368,621)
Share-based payments	21	5,377,130	18,843,088
Changes in working capital:			
(Increase)/Decrease in trade and other receivables		(297,424,190)	(234,191,820)
(Increase)/Decrease in inventory property		28,003,734	(277,135,204)
Increase/(Decrease) in trade and other payables		(60,076,215)	(66,512,167)
Increase/(Decrease) in advance payments from customers		(29,569,782)	153,632,069
Income tax paid		(8,271,211)	(5,807,297)
Net cash from operating activities		(69,614,040)	(156,926,778)
Acquisition of property, plant and equipment		(1,375,234)	(3,101,781)
Proceeds from sale of property, plant and equipment		1,849	261,508
Acquisition of intangible assets		(878,726)	(1,828,238)
Expenditure paid on investment property under development		(60,189,653)	(5,616,598)
Expenditure paid on completed investment property		(37,833,966)	(52,166,359)
Acquisition of investment property		(39,650,624)	(57,037,904)
Proceeds from sale of investment property		49,701,918	86,278,938
Amounts paid for transactions with non-controlling interest		(9,848,116)	(11,890,544)
Consideration received for transaction with non-controlling interests		60,254	-
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		50,000	3,439,995
Loans granted		(6,402,700)	-
Loans granted reimbursed		4,976,700	-
Interest received		10,140,572	17,165,285
Net cash flows from used in investing activities		(105,678,950)	(24,495,698)
Proceeds from loans and borrowings		644,052,589	294,736,198
Repayment of borrowings		(471,162,180)	(150,861,646)
Dividends paid		(82,037,660)	(37,822,999)
Interest paid		(49,840,778)	(36,641,090)
Acquisition of treasury shares		(8,495,363)	-
Proceeds from issue of share capital and share premium		340,059,509	-
Principal elements of lease payments		(398,938)	(398,938)
Net cash from financing activities		372,177,179	69,011,525
Net changes in cash and cash equivalents		196,884,189	(112,410,951)
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		617,623,284	454,549,092

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 September 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 September 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 September 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	0.00%	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	100.00%	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	91.73%	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

1. CORPORATE INFORMATION (continued)

Group companies	Activity	% ownership as at 30 September 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 (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%	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

1. CORPORATE INFORMATION (continued)

Group companies	Activity	% Ownership as at 30 September 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	57.40%	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 100%, the total consideration price for the shares acquired is RON 33,140,786.
- One North Lofts SRL from 85.22% to 91.73%, the total consideration price for the shares acquired is RON 15,803,866.
- The non controlling interest in One Gallery Floreasca SA have increased at 40%, while in One One Technology District SRL (former of One Proiect 17 SRL) have increased at 42.6% due to a share capital increase in the subsidiary.
- 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.

2. BASIS OF PREPARATION (continued)

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.

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 nine-month period ended 30 September 2024 are unaudited and an external review by an auditor was not performed.

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 September 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.

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (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.

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	29,514	44,918	145,839	750,997	411,496	1,382,764
Reclassification from Inventories to Property, Plant and equipment	13,816,630	-	-	-	-	13,816,630
Disposals	-	-	(24,504)	-	(57,157)	(81,661)
30 September 2024	57,752,585	1,522,933	1,129,600	2,755,467	13,803,683	76,964,268
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	1,120,782	140,091	95,567	189,990	1,541,326	3,087,756
Disposals	-	-	-	(24,504)	(11,618)	(36,122)
30 September 2024	4,782,548	1,072,894	940,437	1,445,668	4,060,828	12,302,375
Net book value						
31 December 2023	40,244,675	545,212	163,395	724,288	10,918,224	52,595,794
30 September 2024	52,970,037	450,039	189,163	1,309,799	9,742,855	64,661,893

4. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)

Under the “land, buildings and barracks” are presented the Group assets from which the main amount is related to 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.

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 September 2024, no indication of impairment was identified for the property, plant and equipment in balance.

5. PREPAYMENTS

	30 September 2024	31 December 2023
Prepayments in respect to financing commissions	15,751,327	11,316,145
Local Taxes	2,813,368	-
Insurance	503,739	437,761
Prepayments in respect to acquisition of investments	17,411,324	-
Project costs	18,204,881	1,462,257
Other prepayments	2,321,916	1,434,769
Total amount	57,006,555	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	-	9,657	869,070	878,727
Disposals	-	-	-	-
As at 30 September 2024	19,256,076	14,725,744	4,143,951	38,125,771
Amortization and impairment				
As at 1 January 2024	-	251,495	772,341	1,023,836
Depreciation charge	-	27,395	675,166	702,561
Impairment	-	-	-	-
Disposals	-	-	-	-
As at 30 September 2024	-	278,890	1,447,507	1,726,397
Net book value				
As at 31 December 2023	19,256,076	14,464,592	2,502,540	36,223,208
As at 30 September 2024	19,256,076	14,446,854	2,696,444	36,399,374

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

6. INTANGIBLE ASSETS (CONTINUED)

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.

As at 30 September 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 September 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. Also, on 30 September 2024, the Company, have performed the valuation of several commercial spaces within One Cotroceni Park residential complex as changed the destination from sale to rent.

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;
- 24 apartments and 173 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;

7. INVESTMENT PROPERTY (CONTINUED)

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.

- 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 Sergeant 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 several 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 started the activities with the view to rental of several apartments owned by subsidiary Neo Floreasca Lake SRL and therefore changes the presentation from apartments available for sale to apartments available for rental.
- several commercial spaces within One Cotroceni Park residential complex, having the current destination of an educational unit and a total built area of 987 sqm, respectively a total usable area of 912 sqm, located in Bucharest, at 44 Sergeant Ion Nutu Street, block CT1, 1 st floor, District. The Group have performed the valuation of the assets at 30 September 2024 with an independent evaluator, Colliers Romania and recognized a gain from fair value adjustment of RON 4,1 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 Sergeant 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. 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;

7. INVESTMENT PROPERTY (CONTINUED)

- 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

Changes in investment property are as follows:

Completed investment property

	30 September 2024	31 December 2023
At 1 January	2,266,630,530	1,688,891,360
Capital expenditure on owned property	37,660,156	48,058,247
Acquisition	-	311,434
Transfer from inventories	42,747,108	37,705,329
Transfer from investment property under development	-	360,006,680
Disposals	(52,949,256)	(80,390,210)
Fair value adjustment during the year	79,215,764	180,211,310
Interest capitalized	1,694,921	-
Lease incentive	5,779,871	31,836,380
At 30 September 2024 / 31 December 2023	2,380,779,094	2,266,630,530

Investment property under development

	30 September 2024	31 December 2023
At 1 January	124,882,358	349,441,857
Capital expenditure	47,126,705	18,170,411
Acquisition	-	86,658,128
Transfer to completed investment property	-	(360,006,680)
Reclassification from prepayments	-	10,174,556
Interest capitalized	867,708	-
Fair value adjustment during the year	(1,416,899)	20,444,086
At 30 September 2024 / 31 December 2023	171,459,872	124,882,358

Investment property for further development (landbank)

	30 September 2024	31 December 2023
At 1 January	319,156,967	213,651,731
Capital expenditure	13,214,274	4,534,391
Acquisition	30,368,020	87,991,883
Interest capitalized	1,839,743	-
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 September 2024 / 31 December 2023	387,930,275	319,156,967
Grand Total Investment Property at 30 September 2024 / 31 December 2023	2,940,169,241	2,710,669,855

Investment property comprises land and properties held with the purpose of capital appreciation or to be rented to third parties.

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

7. INVESTMENT PROPERTY (CONTINUED)

Please refer also to Note 19 for details about the renting activity.

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

Type	Object	Valuation Method	30 September 2024
IPC	Accommodation unit area and the land in excess and forest	Market approach, Income approach-direct capitalization **	12,336,921
IPC	Apartments and parking lots	Market approach**	248,468,391
IPC	Office	DCF**	1,401,624,896
IPC	Office	DCF and Residual approach**	150,405,224
IPC	Office	Income approach-direct capitalization**	418,666,081
IPC	Office	Market approach*	138,527,200
IPC	Commercial	DCF**	10,750,381
IPC Total			2,380,779,094
IPFD	Hotel	Residual approach**	117,649,693
IPFD	Landbank	Income approach-direct capitalization**	22,550,322
IPFD	Landbank	Market approach**	68,747,052
IPFD	Office	Market approach**	178,983,208
IPFD Total			387,930,275
IPUC	Commercial & office	Residual approach**	171,459,872
IPUC Total			171,459,872
Grand Total			2,940,169,241

* 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 was also valued at fair value as at 31 March 2024. Also, at 30 June 2024, 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. At 30 September 2024, several commercial spaces owned by subsidiary One Cotroceni Park SRL were valued for change in destination 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 September 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.

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).

8. INVESTMENT IN ASSOCIATES

As at 30 September 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-Sep-24	31-Dec-23	30-Sep-24	31-Dec-23
Reinvent Energy SRL	Romania	Constructions	20%	20%	2,927,549	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
One Property Support Services SRL	Romania	Property management	20%	20%	591,702	424,020
One Herastrau Office Properties SRL	Romania	Holding Operational	30%	30%	4,855,360	4,855,360
Skia Financial Services SRL	Romania	services	40%	0%	400	-
Asociatia ASAR	Romania	Architecture	20%	20%	2,500	2,500
Total equity-accounted investments					9,343,396	8,666,072
					30-Sep-24	30-Sep-23
Aggregate amounts of the Group's share of:						
Profit from continuing operations					676,923	5,209,678
Total comprehensive income					676,923	5,209,678

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 September 2024	31 December 2023
One Peninsula SRL (former One Herastrau Park Residence SRL)	One Peninsula	75,117,196	81,602,176
One Verdi Park SRL	One Verdi Park	17,360,653	57,375,597
One Mircea Eliade Properties SRL	One Floreasca City	4,970,351	20,307,116
One Herastrau Towers SRL	One Herastrau Towers	355,595	1,227,321
Neo Floreasca Lake SRL	One Floreasca Vista	47,525	10,161,473
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	One Timpuri Noi	6,079,451	8,594,080
One Herastrau Vista SRL (former Neo Herastrau Park SRL)	One Herastrau Vista	24,576,452	16,443,981
One Modrogran SRL	One Modrogran	46,323,221	43,627,444
One Mamaia Nord SRL - phase 2	One Mamaia Nord 2	25,892,065	23,555,738
One Cotroceni Park SRL	One Cotroceni Park	49,802,546	71,563,066
One High District SRL (former One Proiect 1 SRL)	One High District	111,399,183	111,535,019
One Lake Club SRL (former One Proiect 6 SRL)	One Lake Club	194,779,621	186,456,186
One Lake District SRL	One Lake District	153,081,550	174,992,013
One Floreasca Towers SRL	One Floreasca Towers	74,092,705	60,749,839
One Cotroceni Towers SRL	One Cotroceni Towers	127,655,057	127,931,033
Other inventories		7,016,623	6,542,692
Total		918,549,794	1,002,664,774

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, parking spaces and commercial 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 September 2024 and 31 December 2023, advances to suppliers are detailed as follows:

Description	30 September 2024	31 December 2023
Advances to suppliers for acquisition of goods	80,504,797	40,786,464
Advances to suppliers for acquisition of services	101,666,904	89,083,408
Total	182,171,701	129,869,872

11. TRADE AND OTHER RECEIVABLES

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

Description	30 September 2024	31 December 2023
Trade receivables – customers	209,926,432	165,844,817
Accrued receivables	5,169,147	595,328
Contract assets	494,973,728	333,155,109
Loss allowances for receivables	(10,731,772)	(10,128,508)
Total trade receivables	699,337,535	489,466,746
VAT receivable	39,097,851	42,357,171
Various debtors	14,251,833	3,681,956
Loans granted to related parties	681,520	681,383
Loans granted to others	5,330,233	225,000
Prepaid interim dividends	2,379,100	43,003,322
Income tax receivables	1,714,557	1,737,894
Interest receivable	582,705	384,533
Other receivables	1,736,390	971,557
Loss allowances for other receivables	(209,029)	(209,029)
Total other receivables	65,565,160	92,833,787
Total	764,902,695	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 September 2024	31 December 2023
One Modrogan SRL	One Modrogan	10,346,864	6,768,980
One Herastrau Towers SRL	One Herastrau Towers	16,782,072	23,586,344
One Peninsula SRL	One Peninsula	93,185,345	60,325,390
One Mircea Eliade Properties SRL	One Floreasca City	-	1,272,682
One Verdi Park SRL	One Verdi Park	55,812,202	62,140,095
Neo Floreasca Lake SRL	One Floreasca Vista	20,898	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	28,348,450	8,640,252
One Cotroceni Park SRL	One Cotroceni Park	143,789,115	149,487,730
One High District SRL	One High District	83,400,682	-
One Timpuri Noi SRL (former Neo Timpuri Noi SRL)	One Timpuri Noi	7,628,127	12,595,068
One Mamaia Nord SRL - Faza 2	One Mamaia Nord SRL – Faza 2	26,587,957	-
One Floreasca Towers SRL	One Floreasca Towers	28,860,373	-
Total		494,973,728	333,155,109

As at 30 September 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	201,783,391	6,640,206	1,502,835	494,973,728	704,900,160
Allowance for expected credit losses	(802,988)	(3,379,378)	(1,502,835)	(5,046,571)	(10,731,772)

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

30-Sep-24		Current	< 90 days	91 - 365 days	> 365 days	Total
RON						
Expected loss rate		0%	0.25%	0.5%	2.0%	
Gross carrying amount - trade receivables		59,286,469	57,943,519	68,862,683	15,690,720	201,783,391
Allowance for doubtful receivables		-	144,859	344,314	313,815	802,988
31-Dec-23		Current	< 90 days	91 - 365 days	> 365 days	Total
RON						
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 September 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 10,731,772 (31 December 2023: RON 10,128,508) are unlikely to be recovered.

Description	30 September 2024	31 December 2023
Other non-current assets	24,466,264	26,955,436
Total	24,466,264	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 September 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 September 2024	31 December 2023
Bank deposits in EUR	167,380,169	161,181,574
Bank deposits in RON	328,623,001	116,588,090
Bank accounts in EUR	33,250,051	59,150,838
Bank accounts in USD	8,119	7,241
Bank accounts in RON	88,341,689	83,763,795
Petty cash – RON	20,056	22,692
Other cash items	199	24,865
Total	617,623,284	420,739,095

Also, the maturity of bank deposits is as follows:

Description	30 September 2024	Maturity	31 December 2023	Maturity
Bank deposits in EUR	167,380,169	2024	161,181,574	2024
Bank deposits in RON	328,623,001	2024	116,588,090	2024
Total	496,003,170		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.

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 September 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 September 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 September 2024	31 December 2023
Current profit tax liabilities	(6,946,121)	(5,247,540)
Deferred tax liabilities	(363,923,033)	(321,771,977)
Total assets /(liabilities)	(370,869,154)	(327,019,517)

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

Description	30 September 2024	30 September 2023
Current profit tax expenses	11,423,576	28,492,710
Deferred profit tax expenses	42,151,056	38,012,069
Income tax expense recognised in statement of profit or loss	53,574,632	66,504,779

Deferred tax balance movements

As at 30 September 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 September 2024	31 December 2023	9 months 2024	9 months 2023
Construction contracts – IFRS15 effect	(127,100,565)	(103,026,086)	24,074,479	17,676,208
Fair value increase of investment property and effect of amortization	(208,431,127)	(194,037,963)	14,393,164	22,205,938
Acquisition of Bucur Obor – recognized in retained earnings	(33,385,915)	(33,385,915)	-	-
Stock option plan	3,186,635	4,879,853	1,693,218	(3,014,894)
Inventories	(16,540,048)	(19,535,793)	(2,995,745)	(2,403,775)
Trade and other receivables	(1,390,653)	(838,653)	552,000	949,260
Fiscal losses	18,341,182	19,708,139	1,366,957	1,823,614
Sponsorship	4,412,420	4,662,732	250,312	485,411
Leases	117,131	79,256	(37,875)	(37,876)
Property, plant and equipment	(307,084)	(407,168)	(100,084)	530,177
Prepayments	(2,825,009)	129,621	2,954,630	(201,994)
Deferred tax expenses / (income)			42,151,056	38,012,069
Deferred tax assets / (liabilities) net	(363,923,033)	(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 September 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 September 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 (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 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.

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.

By Decision of the Board of Directors no. 62 dated 25 September 2024, in accordance with the Resolution of the Extraordinary General Meeting of the Shareholders no. 72 dated 28 May 2024, the Board of Directors ascertained and validated the results of the Share Capital increase by private placement. The increase of the Company's share capital with the amount of RON 340,059,509.4 (nominal value) was approved, by issuance of 1,700,297,547 new shares having a nominal value of RON 0.2 per share.

14. EQUITY (CONTINUED)

The legal procedures for Share Capital Increase are in progress and the Company will register the share capital increase in equity after all legal procedures will be finalized. As at 30 September 2024, the amount of RON 340,059,509.4 related to the subscribed share capital not yet registered is included in the interim condensed financial statements under *Trade and other payables* line and will be reclassified under *Equity* after the issuance of the certificate of registration for financial instruments (CIIF) by Romanian Financial Supervisory Authority and the registration of the new shares with the Central Depository.

(ii) Legal reserve

The legal reserve of RON 25,713,307 as at 30 September 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).

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 5,4 million during the first nine 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.

14. 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 8,99 million related to SOP 5 not exercised until 30 September 2024.

15. LOANS AND BORROWINGS

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

Description	Original Currency	30 September 2024	31 December 2023
<i>Secured loans</i>			
Bank loans due in one year	EUR	62,000,298	117,166,526
Bank loans due in more than one year	EUR	1,000,843,971	793,491,471
<i>Unsecured loans</i>			
Loans received from minority shareholders due in more than one year	EUR	99,478,791	82,609,273
Loans received from minority shareholders due in one year	RON	38,657	38,651
Loans received from related parties due in one year	EUR	35,401	35,394
Loans received from related parties due in more than one year	EUR	9,393,614	34,327,685
Total		1,171,790,732	1,027,669,000
<i>Of which:</i>			
Long-term		1,109,716,376	910,428,429
Short-term		62,074,356	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.

15. LOANS AND BORROWINGS (CONTINUED)

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 September 2024 is RON 231,98 million (31 December 2023: RON 191,4 million) from which due on short term – RON 7,8 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 September 2024 is RON 0 million (31 December 2023: RON 31,4 million), the loan was fully reimbursed. All the pledges attached to the loan contract were removed.

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. 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.

As of 30 September 2024, the loan balance related to the subsidiary One Cotroceni Park Office SRL is RON 202,2 million (31 December 2023: RON 184,22 million) from which on short term the amount of RON 8,2 million.

As of 30 September 2024, the loan balance related to the subsidiary One Cotroceni Park Office Faza 2 SRL is RON 198,6 million (31 December 2023: RON 139,84 million) from which on short term the amount of RON 10,3 million.

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 September 2024 is of RON 0 million (31 December 2023: RON 59,69 million). 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). As of 30 September 2024, the loan was fully reimbursed. All the pledges attached to the loan contract were removed.

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 15 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 September 2024 is RON 59,1 million (31 December 2023: RON 37,27 million), from which on short term RON 3,4 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 September 2024 is RON 80,8 million (31 December 2023: RON 84,57 million), from which on short term RON 5,3 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 SRL, One Cotroceni Park Office Faza2 SRL 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 23,3 million (31 December 2023: RON 34,36 million), from which short term RON 35,401. Also, in Q1 2024, the subsidiary One Technology District SRL have withdrawn as a loan the amount of RON 6,47 million from Element Dmmd Birouri SRL. The loan received by One Technology District SRL was converted into share capital during Q3 2024.

15. LOANS AND BORROWINGS (CONTINUED)

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 September 2024 is RON 29,7 million (31 December 2023: RON 33,67 million) and related interest in balance (RON 161,945).

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 September 2024 is RON 17,3 million (31 December 2023: RON 20,8 million) from which on short term RON 4,9 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 22 apartments, 16 retail spaces and 102 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 September 2024 is RON 55,6 million (31 December 2023 is RON 78,2 million) from which on short term the amount of RON 18,5 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 September 2024 is RON 24,38 million (31 December 2023: RON 24,37 million) and is all amount on long term.

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 11 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 8 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 September 2024 is RON 43,7 million (31 December 2023: RON 24,9 million) and related interest in balance of RON 153,239.

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 September 2024 is RON 41,25 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 4 apartments built by Neo Floreasca Lake SRL, 1 apartment and 1 parking space in One Verdi Park development, 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 Floresca Towers: residential project, representing 20% of the budget". The loan balance as of 30 September 2024 is RON 45,03 million and is all amount on long term and related interest in balance of RON 122,395.

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, Alea 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 September 2024 is RON 32,83 million and is all amount on long term.

15. LOANS AND BORROWINGS (CONTINUED)

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 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 September 2024.

16. TRADE AND OTHER PAYABLES

Trade and other payables are detailed as follows:

Description	30 September 2024	Short Term	Long term	31 December 2023	Short Term	Long term
Suppliers	70,089,316	70,089,316	-	135,127,264	135,127,264	-
Accrued payables	27,958,222	27,958,222	-	32,149,849	32,149,849	-
Performance guarantees retained from suppliers	81,890,510	81,890,510	-	61,064,176	61,064,176	-
Dividends	1,987,919	1,987,919	-	41,602,115	41,602,115	-
Other taxes and duties	924,493	924,493	-	2,490,901	2,490,901	-
Sundry creditors	58,359,750	58,359,750	-	35,250,629	35,250,629	-
Provisions	663,183	-	663,183	775,016	-	775,016
Employee benefits	2,317,815	2,317,815	-	2,179,487	2,179,487	-
Subscribed share capital under registration	340,059,509	340,059,509	-	-	-	-
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	632,915,005	631,081,904	1,833,101	356,323,225	354,378,291	1,944,934

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 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).

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.

In Subscribed share capital under registration is included the amount subscribed as share capital by shareholders in Q3 2024 (RON 340,059,509.4). Due to the fact that the process of registration of the share capital was not yet finalized until 30 September 2024, the amount is included in the interim condensed financial statements under *Trade and other payables* line and will be reclassified under *Equity* after the issuance of the certificate of registration for financial instruments (CIIF) by Romanian Financial Supervisory Authority and the registration of the new shares with the Central Depository.

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-Sep-24	31-Dec-23
One Floreasca Towers SRL	One Floreasca Towers	Residential	-	10,784,731
One Herastrau Towers SRL	One Herastrau Towers	Residential	1,755,638	-
One Herastrau Plaza SRL	One Herastrau Plaza	Residential	-	79,393
One Mircea Eliade Properties SRL	One Floreasca City	Residential	6,448,515	-
One North Lofts SRL (former One North Gate SA)	One North Lofts	Investment property	20,452,916	20,463,797
One Lake District SRL	One Lake District	Residential	51,515,036	65,784,889
One Plaza Athenee SRL (former One Proiect 3 SRL)	One Athenee	Residential	19,888,259	29,745,409
One Lake Club SRL (former One Proiect 6 SRL)	One Lake Club	Residential	64,195,108	36,300,581
One City Club SRL (former One Proiect 9 SRL)	One City Club	Investment property	10,091,524	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	313,664	21,346,165
One High District SRL	One High District	Residential	6,432,118	31,308,736
Eliade Tower SRL	Eliade Tower	Investment property	19,722,460	22,186,760
One Cotroceni Towers SRL	One Cotroceni Towers	Residential	157,203,308	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			360,038,437	389,608,219

Description	30 September 2024	31 December 2023
Advances received from clients in relation to residential portfolio (contract liabilities)	309,770,537	341,868,507
Advances received from clients in relation to investment property	50,267,900	47,739,712
Total	360,038,437	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 September 2024	30 September 2023
Sales of completed inventory property		
<i>Sales – One Mircea Eliade Properties</i>	(1,458,976)	4,663,200
<i>Sales – One Mamaia Nord (former Neo Mamaia)</i>	(246,450)	(238,163)
<i>Sales - One Herastrau Towers</i>	820,367	29,205,130
<i>Sales - One Verdi Park</i>	44,228,811	53,925,503
<i>Sales - Neo Floreasca Lake</i>	5,200,551	10,638,632
<i>Sales - One Timpuri Noi SRL (former Neo Timpuri Noi SRL)</i>	12,641,233	11,064,462
Sales of residential property under development, from which:		
<i>Contract revenues - One Peninsula</i>	34,080,839	69,690,044
<i>Contract revenues - One Herastrau Vista</i>	55,644,370	25,063,614
<i>Contract revenues – One Modrogan</i>	(4,849,818)	5,782,921
<i>Contract revenues – One Cotroceni Park</i>	100,858,528	237,076,694
<i>Contract revenues - One Mamaia Nord - faza 2</i>	51,096,185	8,835,754
<i>Contract revenues - One High District</i>	170,299,624	121,624,947
<i>Contract revenues - One Floreasca Towers</i>	86,559,463	46,577,575
<i>Contract revenues - One Lake District</i>	149,866,539	49,430,108
<i>Contract revenues - One Lake Club</i>	98,320,374	84,436,120
<i>Contract revenues - One Cotroceni Towers</i>	3,704,598	27,661,592
<i>Contract revenues - One Plaza Athenee</i>	9,857,150	90,807,880
Total revenues from contracts with customers	816,623,388	876,246,013

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 September 2024	30 September 2023
Cost of sales of completed inventory property		
<i>Cost of sales – One Mircea Eliade Properties</i>	(6,750,766)	1,574,075
<i>Cost of sales – One Mamaia Nord (former Neo Mamaia)</i>	-	66,721
<i>Cost of sales - One Herastrau Towers</i>	(6,239)	9,950,827
<i>Cost of sales - One Verdi Park</i>	20,454,847	35,714,196
<i>Cost of sales - Neo Floreasca Lake</i>	4,363,562	7,995,077
<i>Cost of sales - One Timpuri Noi SRL (former Neo Timpuri Noi SRL)</i>	5,528,112	10,121,769
Cost of sales of residential property under development, from which:		
<i>Contract cost - One Peninsula</i>	20,772,075	29,213,390
<i>Contract cost - One Herastrau Vista</i>	32,072,408	15,241,572
<i>Contract cost – One Modrogan</i>	(1,867,870)	1,528,718
<i>Contract cost – One Cotroceni Park</i>	72,777,787	176,227,554
<i>Contract cost - One Mamaia Nord - faza 2</i>	33,789,906	9,023,561
<i>Contract cost - One High District</i>	119,079,387	108,610,350
<i>Contract cost - One Floreasca Towers</i>	47,166,399	30,483,427
<i>Contract cost - One Lake District</i>	113,721,889	44,527,261
<i>Contract cost - One Lake Club</i>	57,922,057	53,679,677
<i>Contract cost - One Cotroceni Towers</i>	3,766,664	27,678,064
<i>Contract cost - One Plaza Athenee</i>	5,927,544	57,566,624
Total cost of sales	528,717,762	619,202,863

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 September 2024	Rental income	% share of rental income	Revenues from services to tenants	Total	% share in total
Office	62,113,873	71.46%	21,006,078	83,119,951	73.18%
Retail	22,295,828	25.65%	5,630,055	27,925,883	24.59%
Other	2,512,461	2.89%	27,973	2,540,434	2.24%
Total	86,922,162	100%	26,664,106	113,586,268	100.00%

As at 30 September 2023	Rental income	% share of rental income	Revenues from services to tenants	Total	% share in total
Office	47,697,616	65.2%	20,635,598	68,333,214	69.2%
Retail	22,779,636	31.2%	4,857,262	27,636,898	28%
Other	2,632,948	3.6%	137,912	2,770,860	2.8%
Total	73,110,200	100%	25,630,772	98,740,972	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 96% in total office rental revenues as of 30 September 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.

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.

20. SALES BROKERAGE EXPENSES AND OVERHEAD EXPENSES

Description	9 months ended	
	30 September 2024	30 September 2023
Sales brokerage commissions	12,508,753	8,921,740
Total	12,508,753	8,921,740

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

21. GENERAL AND ADMINISTRATIVE EXPENSES

The overheads are detailed as follows:

Description	30 September 2024	30 September 2023
Bank commissions and similar charges	186,665	221,696
Commissions, fees and legal consultancy	10,988,290	8,198,948
Marketing, advertising and publicity	14,644,563	9,160,497
Accounting, audit and consultancy services	2,044,058	1,834,214
Administration services	1,505,994	1,132,879
Other administrative expenses	6,187,244	3,908,326
Amortization of tangibles and intangibles	3,571,817	2,693,346
Salaries and similar contributions	9,650,574	8,311,919
Share based payment transactions	5,377,131	18,843,088
Depreciation of right of use assets	361,672	361,672
Total	54,518,008	54,666,585

22. OTHER OPERATING EXPENSES

Other operating expenses are detailed as follows:

Description	9 months ended	
	30 September 2024	30 September 2023
Donations and sponsorships	5,854,137	5,693,146
Movement in provisions and allowance for impairment	491,430	938,085
Bad debts written off	55,751	325,415
Contractual penalties	300,200	225,794
Other operating expenses	2,778,513	1,581,272
Total	9,480,031	8,763,712

23. NET FINANCIAL RESULT

The financial income and expenses are detailed as follows:

Description	9 months ended	
	30 September 2024	30 September 2023
Interest income	11,319,540	17,165,285
Other financial income	50,000	3,439,995
Foreign exchange net impact	(990,424)	(4,097,145)
Interest expenses	(45,373,414)	(39,727,081)
Other financial expenses	(4,463,015)	(1,939,465)
Total net financial result – gain/(loss)	(39,457,313)	(25,158,411)

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

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 September 2024	30 September 2023
Short - term employee benefits	716,337	884,308
Share based payments	29,543,192	-

The Group's related parties with which have incurred transactions at 30 September 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 SRL	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
Skia Financial Services SRL	Romania	Associate
Vinci Ver Holding SRL	Romania	Shareholder and other related party
OA Liviu Holding SRL	Romania	Shareholder and other related party
Energy Distribution Services SRL	Romania	Shareholder and other related party
Conarg SA	Romania	Shareholder and other related party
Binbox Global Services SRL	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 Samoilă	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, until April 2024
Dirk Pahlke	Germany	Key management personnel, starting April 2024

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

Nature of balances	Related party categories	Statement of financial position (Amounts owing (to)/from)	
		30 September 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	22,336,953	4,442,733
	Other related parties	24,380,448	19,309,734
Advances paid for purchases of goods and services	Key management personnel of the Group	-	-
	Associates	18,765,285	12,621,057
	Other related parties	31,421,937	21,117,942
Payables related to goods and services paid	Key management personnel of the Group	3,755	3,305
	Associates	25,905,843	21,961,612
	Other related parties	2,606,423	12,828,459
Dividends paid during the year, net of tax	Key management personnel of the Group	3,991,195	1,988,914
	Other related parties	43,865,911	22,439,070
Advance payments received	Other related parties	42,046,666	18,724,925
	Associates	42,064,578	57,345,740

24. RELATED PARTIES (CONTINUED)

Nature of transactions	Related party categories	Income statement (Income/(expense))	
		9 months 2024	9 months 2023
Sales of goods and services	Key management personnel of the Group	-	-
	Associates	(31,244,920)	18,117,484
	Other related parties	29,041,753	18,397,483
Dividends income	Associates	50,000	3,148,000
Purchases of various goods and services	Key management personnel of the Group	-	-
	Associates	62,964,681	58,527,711
	Other related parties	9,193,600	20,594,690
Loans from related parties		Interest expenses	Amounts owed to related parties
Companies – Other related parties	2024	-	9,429,015
	2023	-	34,363,079
Total loans from related parties	2024	-	9,429,015
	2023	-	34,363,079
Loans granted related parties		Interest income	Amounts granted to related parties
Loans granted to associates	2024	-	681,520
	2023	1,553	681,383
Total loans from related parties	2024	-	681,520
	2023	1,553	681,383

25. EARNING PER SHARE

The calculation of earnings per share at 30 September 2024 and 30 September 2023 was based on the profit attributable to equity holders of RON 298,558,786 (30 September 2023: RON 344,755,543) and the weighted average ordinary shares in issue during the year.

RON	30 September 2024	30 September 2023
Profit for the year attributable to equity holders	298,558,786	344,755,543
Weighted average number of shares in issue	3,818,456,448	3,723,893,192
Basic earnings per share attributable to equity holders	0.078	0.093
Diluted earnings per share attributable to equity holders	0.078	0.090

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, 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 September 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 September 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 Modrojan, 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.

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

On 10 October 2024, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GMS, the shareholders approved, among other items, the distribution of interim dividends for the first six months of the financial year ending 31 December 2024 in the amount of 38,288,575.17 RON (gross), i.e. a dividend of 0.01 RON/share (gross, by reference to the total number of shares issued by the Company on the date of the convening of the OGMS) from the distributable net profit of RON 74,215,539 for the first half of the financial year ending 31 December 2024. The interim dividends will be paid starting on 11 November 2024 to the Company's shareholders registered in The Register of Shareholders held by the Central Depository on the registration date 10/30/2024 .

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 07 November 2024 and signed on its behalf by:

VICTOR CAPITANU
Administrator

VALENTIN-COSMIN SAMOILA
Chief Financial Officer