



one

UNITED PROPERTIES

INVESTOR PRESENTATION

19.11.2021

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Therefore, the final results achieved may vary significantly from the forecasts, and the variations may be material.

Contents

Executive Summary

1. About One United Properties

2. Portfolio

3. 2018-2020 Results Highlights

4. Q3 2021 Results Highlights

5. Management



Glossary

ASP	Average Selling Price
GBA	Gross Built Area
GDV	Gross Development Value
MV	Market Value
NOI	Net Operating Income
PPS	Purchase Power Standard
ONE	One United Properties
OCP	One Cotroceni Park
OCdG	One Charles de Gaulle
OFL	One Floreasca Lake
OHPK	One Herăstrău Park
OHPL	One Herăstrău Plaza
OHV	One Herăstrău Vista
OME	One Mircea Eliade
OMN	One Mamaia Nord
OP	One Peninsula
OVP	One Verdi Park
OT	One Tower
OTN	One Timpuri Noi
OFV	One Floreasca Vista

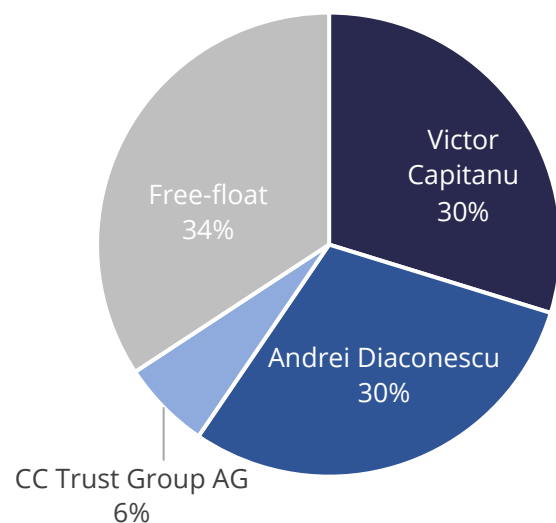
EXECUTIVE SUMMARY

ONE UNITED PROPERTIES AT A GLANCE

Introduction to ONE

One United Properties is largest residential and mixed-use real estate developer in Romania, with a focus on the development of residential, office and mixed-use properties. With unparalleled reputation of a premium developer, ONE develops units in categories *medium*, *medium-high*, *high* and *very high* prices, located in attractive locations in Bucharest as well as Mamaia (Constanta).

Shareholding structure



Residential segment prospect¹

	Construction phase	Planning phase
DGv	€448m	€492m
Estimated gross profit	€223m	€201m
No of units	955	3,183

Office segment prospect

	Current ¹	Estimated by 2022
Market Value ²	€169m	€374m
GLA	81K	136K

(1) Data as of 30.09.2021

(2) Calculated for the completion of buildings under development and a rental rate of 100%.

MARKET OPPORTUNITY: BUCHAREST

For at least 20 years, in various ways, the EU is using funds to foster convergence, transferring funds from the states in the developing and mature markets towards those in the emerging markets. It is expected for Romania to reach a developing stage within the next 10 years and as a result, the average salary per capita to converge towards EU Average. With higher salaries in Romania, demand for quality housing is expected to grow, thus increasing the prices of housing units.

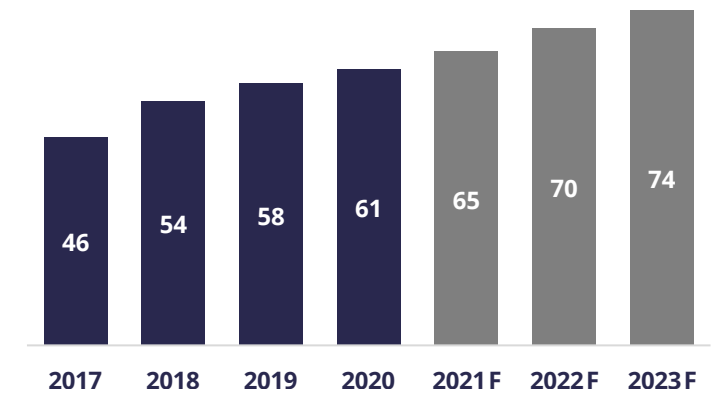
The Bucharest Metropolitan Area's economy is growing, making it an attractive market opportunity. The capital generates 26% of total GDP in Romania. Most of the international companies entering Romania have set up local headquarters in Bucharest, driving the demand for **office buildings and residential developments** in near proximity.

Bucharest Metropolitan Area is the best performing region of the country, with 1m employees having an average net wage of €900 in Q1 2021, almost double than the national average.

The average price for residential acquisitions in Bucharest at €1,425/sqm is significantly lower than in more developed cities across the CEE region such as Prague (€3,316) and Warsaw (€2,068/sqm), despite marginal differences in PPS GDP per capita (Bucharest: €43K; Prague: €56K; Warsaw: €46K). This in turn gives way for significant upside in valuations for One United Properties.

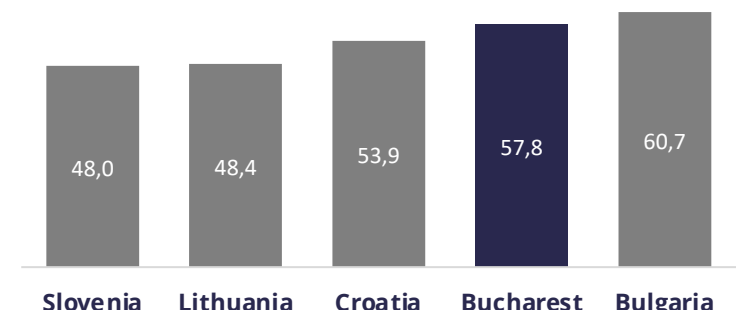
At €57.8bn in 2019, the nominal GDP of Bucharest-Metropolitan area is comparable to the GDP of Slovenia, Lithuania, Croatia and Bulgaria.

Bucharest Metropolitan Area - GDP evolution (EUR bn)



Source: KPMG Advisory SRL Research

GDP Bucharest Metropolitan Area vs CEE (EUR bn - 2019)



Source: <https://www.focus-economics.com/country-indicator/>

KEY INVESTMENT HIGHLIGHTS (I)

1. FAVOURABLE MARKET DYNAMICS FOR RESIDENTIAL SEGMENT

Between 2016-2020, Romania's GDP per capita increased with CAGR of 3%, above EU negative CAGR of 0.11%. Bucharest-Ilfov region has population of 2.3 million inhabitants and GDP per capita of 160% compared to EU-27 average, making it 12th out of 218 development regions of EU, overpassing Budapest (151%), Vienna (149%), Helsinki (144%), Berlin (123%). At the same time, Romania struggles with the highest overcrowdedness ratio in EU-27 of 48%. With only 434 units/1,000 inhabitants, Romania has a 200K deficit considering its population and ageing stock.

2. DIVERSIFICATION THROUGH OFFICE SEGMENT

ONE's non-speculative exposure to the office segment with estimated GLA of 136K, MV of €374 and €25m of rental income by 2022 offers predictable, recurrent revenues strengthening the company's residential business model.

3. HISTORY OF PROFITABILITY & VALUE GROWTH

The Company has a history of high profitability, at the project level and overall, with gross profit margin ranging per residential development ranging on average between 25-50% (with lower or higher margins sometimes occurring depending on individual project characteristics). To date, ONE has delivered total profits of €76m (32%) in the last 7 years. The company has a dividend policy which includes distribution, semi-annually, of a cash dividend up to 35% of the net distributable profit.



One Verdi Park, the tallest residential towers in Bucharest, which will be delivered in September 2022. Gross GDV of the development is €123m.



One Peninsula, the first project of One United Properties with the geothermal heat pump system. Today, only two developments in Bucharest plan to offer this solution - One Peninsula and One Lake District.

4. TRACK RECORD OF EXCELLENCE IN EXECUTION

ONE so far developed 7 residential projects, having won numerous awards both locally and internationally. The developments are distinguishable by the exceptional interior design, made by Lemon Interior Design, ONE's partner.

5. RISK REDUCTION THROUGH BUSINESS MODEL BASED ON PRE-SALES

ONE financed development of residential projects in a significant proportion of pre-sales. This allows ONE to transform high-quality land portfolio into cash-generating developments, while maintaining significant profit margins and minimizing capital investment. Before beginning construction, a significant portion of the built-up areas of residential units are pre-sold, with Company receiving cash advances. This reduces the risk of unavailability of financing, optimizing costs and providing increased visibility of revenues.

6. UNIQUE LAND PORTFOLIO

As of H1 2021, the Group's landbank included lands with a total surface of 138k sqm, on which the Group estimates construction of more than 3,200 apartments. The construction on most of these plots of land is estimated to begin between 2021-2023. The company continuously develops its landbank, looking for attractive plots in Romania and abroad.

7. SUSTAINABILITY FOCUS

ONE is one of the greenest developers in Romania, with all residential projects developed since 2017 having received the "Green Homes" certification from the Romanian Council for Green Buildings. All office developments are certified WELL and LEED Platinum certification by the US Green Building Council, one of the most demanding certifications on the environmental impact and performance.

1. ABOUT ONE UNITED PROPERTIES

ONE SNAPSHOT

One United Properties is the largest residential and mixed-use real estate developer in Romania. The company has a track record having developed sustainable residential, mixed-use and office real estate in Bucharest and in Mamaia.

ONE is a high-end brand and represents quality, design, community, sustainability, and last but not least - very desired locations. All ONE buildings have superior certifications of sustainability, energy efficiency and wellness, and the developer is awarded at numerous galas and conferences in the field, both internationally and locally.



RESIDENTIAL

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



OFFICE

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



COMMERCIAL

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

BRANDS

The ONE brand family is the company's flagship, standing for ultimate design, top quality and exclusive locations. One United Properties uses a brand strategy with a strong high-end brand umbrella covering multiple income segments: medium, medium-high, high and very-high.



CC @ ONE Properties Invest AG is a global, independent, private equity investment firm specialized in property development projects in prime locations of the Romanian capital, Bucharest. It combines the expertise and capabilities of the two founding partners: CC Trust Group AG, an internationally experienced investment firm, and One United Properties.



SKIA Real Estate is the sales force of One United Properties, involved in every stage of developing a residential, commercial or office project, handling sales, rent and customer care for all the above. SKIA Real Estate also handles investors' portfolios, reselling or renting their properties.

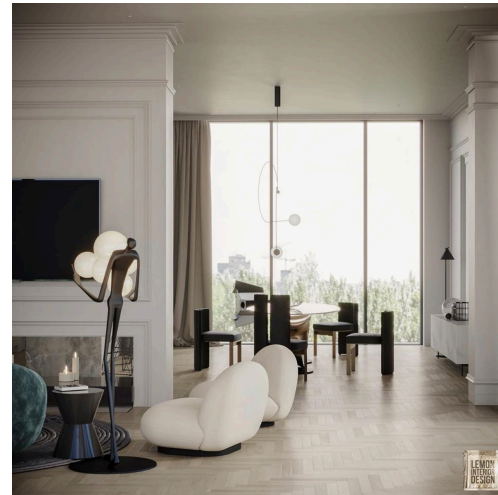
X Architecture and Engineering is recognized as a highly innovative architectural company in Romania. Integrated architectural practice, smart design through responsible decision-making and business & technology management are interwoven in our operational model and buildings. X Architecture and Engineering joined the group in 2016.

INTERIOR DESIGN

Superior interior design is at the core of ONE's business. All of One United Properties developments are distinguishable by the exceptional design, made by Lemon Interior Design.

Lemon is a multi-award-winning interior design and fit-out company based in Bucharest. Lemon received awards such as: "Best Interior Design Private Residence Romania" and "Best Interior Design Apartment Romania" at European Property Awards 2019, "Visionary Design" at Casa de Lux Awards Gala, or "Best Design for Living Space" at 2014 ELLE Decoration Design Awards Gala.

One United Properties has a strategic partnership with Lemon Interior Design through which all of ONE's clients, both on residential as well as office segment, benefit from complimentary interior design services offered by Lemon.



STRATEGIC KEYPOINTS

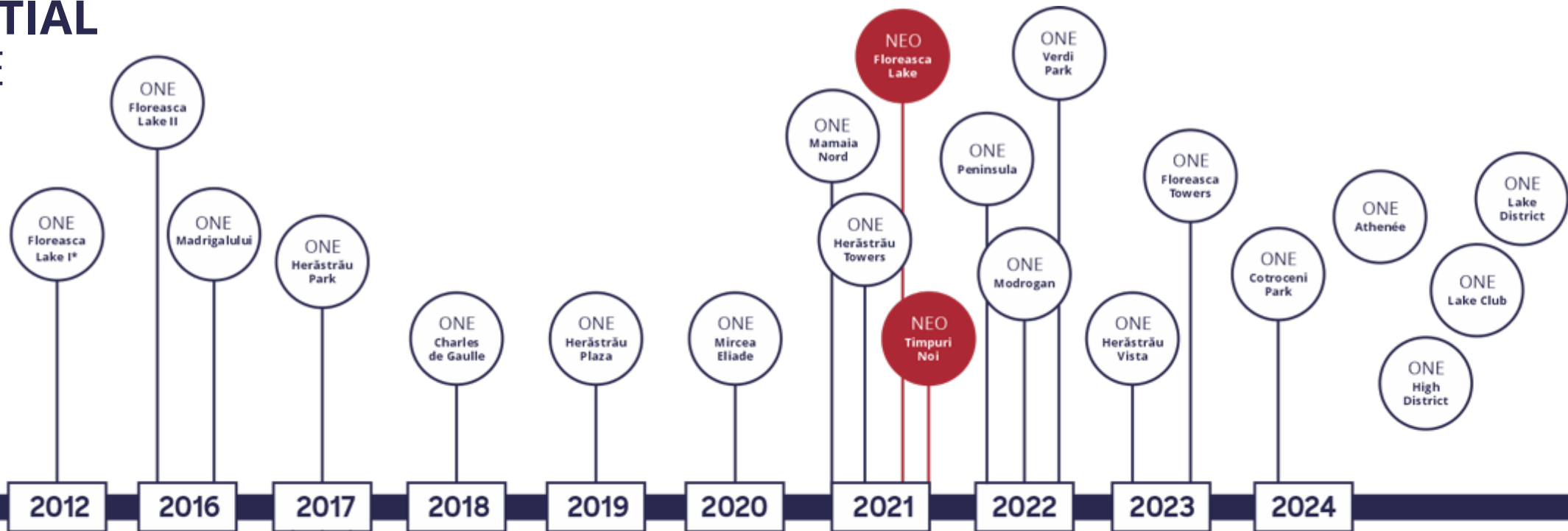


One Cotroceni Park, a mixed-use development currently under construction, the largest and most dynamic urban regeneration project in Romania.

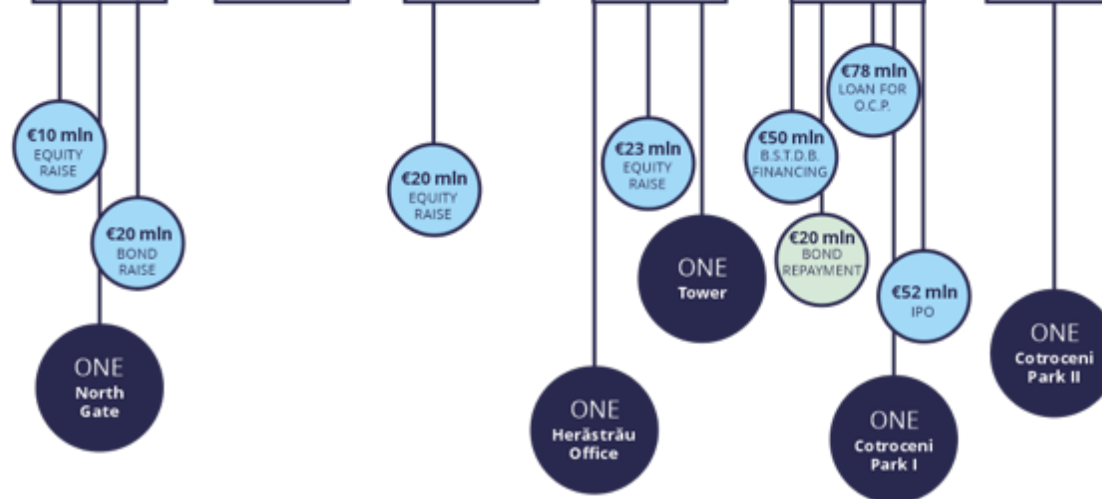
One United Properties' strategy is to invest in premium development opportunities with prospects of sustained returns and to continue leading the high-end residential development sector. The main directions of action to achieve this are:

- Maintain **leadership** position in the prime, mixed-use and office real estate market in Romania;
- Leverage **strong brands** and reputation to expand addressable market into the medium-income customer segment while keeping strong margins and expanding geographically into all areas of Bucharest and potentially into other major cities in Romania or in Europe;
- Continue to build revenue generating portfolio through **development** and, opportunistically, acquisition of premium office properties to benefit from the shift towards new, well located Class A offices;
- Maintain **low-risk** cash generation business model, while optimizing capital structure and enhancing returns to shareholders;
- Maintain the commitment **green and sustainable** development;
- Be one of the most active issuers listed on the Bucharest Stock Exchange, having our contribution to **bringing liquidity to the local capital market** and supporting its reclassification to the Emerging Market.

RESIDENTIAL TIMELINE



OFFICE TIMELINE



FINANCIAL MILESTONES

*OFL I – developed under a different company

Starting 2021, the delivery dates are estimated

RECOGNITION

Uncompromising quality, commitment to the environment and outstanding design, winning accolades year after year.



2021

One Tower

the first office building in Romania to obtain LEED Platinum Building Design and Construction certification



2021

One Tower

received the WELL Health and Safety certification by International WELL Building Institute (IWBI)

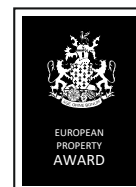


2020

One Mircea Eliade

Best Sustainable Residential Development

Best Residential High-rise Development



2020

One Floreasca City

Best Residential Renovation Redevelopment

Best Mixed Use Development



2020

Leader Green Development & Developer

One Mircea Eliade
Best Luxury Residential Development



2019

Developer of the Year

One Charles de Gaulle
Residential Project of the Year



2019

One Tower

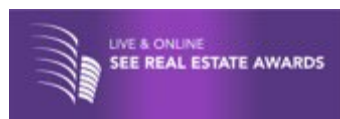
was awarded a special prize for Dynamism at Forbes Gala



2019

Residential Developer of the Year at HOF Awards

One Charles de Gaulle
Residential Luxury Development



2019

One Charles de Gaulle

Residential Project of the Year at SEE Real Estate Awards Gala



2018

Residential Developer of the Year

One Charles de Gaulle
Best Luxury Residential Development of the Year



2018

One Herastrau Park
Residential Project of the Year

One Charles de Gaulle
Top Residential Project of the Year



2018

OUP founders included in Forbes Romania Hall of Fame



2017

Sustainable Company of the Year Award

One Herastrau Park
was granted a Green Homes Certificate



2017

Forbes Green Award
for building the most efficient and environmentally friendly residences in Romania



2017

Residential Developer of the Year

One Herastrau Park
Best Residential Development



2014

One Floreasca Lake
nominated at CEEQA in association with Financial Times for the category "Hotel, Leisure and Residential Development of the Year 2014"

ONE ON BVB

Following a successful IPO, on July 12th, 2021, shares of One United Properties floated on the Main Market of the Bucharest Stock Exchange (BVB).

As of September 20th, ONE shares are included in the BET index, which tracks the evolution of the most liquid Romanian stocks. One United Properties is the 4th largest entrepreneurial business by market capitalization, listed the Main Market of BVB. Liquidity remains the key propriety for the management, with the primary goal being the inclusion in the FTSE Russel Emerging Market index.



LISTING VENUE



MARKET MAKER



ANALYST COVERAGE



ipopema

SWISS CAPITAL

WOOD
&
COMPANY



One Athenee, the first cultural monument regeneration development of One United Properties.

SUSTAINABILITY

One United Properties is a member of Romanian Green Building Council (RGBC), organization promoting environmental responsibility and energy efficiency. All office developments are WELL Health and Safety certified, the most rigorous certification focused on employee wellbeing, as well as have LEED certifications. One Tower receiving LEED Platinum v4 certification, while One Cotroceni Park received LEED Platinum pre-certification.

All residential developments of One United Properties are “Green Homes” certified by the RBGC, which require, amongst other: sorting for recycling in site, reducing the heat effect through light-coloured roofing and terraced spaces, perennial plants for each balcony in part, the optimization of water consumption through efficient irrigation, connected to smart BMS systems, efficient low-flow sanitary units, the elimination of light pollution by the installation of LED lamps, the use of sustainable building materials such as brick, (Caparol <1 g / l compared to the standard 30 g / l), education for sustainable operating scales of the building (energy efficiency, waste sorting, compost etc.).

One Floreasca City was internationally awarded at the International Property Awards 2019-2020 for “Best Sustainable Residential Development”. One Peninsula and One Lake District are the only residential developments in Bucharest with a geothermal heat pump system.

In September 2021, One United Properties announced acquisition of historical building located in 2 Georges Clemenceau Street, District 1, Bucharest, near the Romanian Athenaeum. One Athenee (*pictured left*) is the first project of ONE where the company purchased a cultural monument with a goal to protect and regenerate the cultural heritage of the centre of Bucharest.

One United Properties is dedicated to developing projects that meet the best environmental and sustainability standards. In line with this commitment, the company undertakes to publish annual Sustainability Reports. The first such report will be published in 2021, covering the Company’s activity in 2020.

2. PORTFOLIO

GROUP STRUCTURE

Victor Căpitanu through Vinci VER Holding
29.76%

Andrei Diaconescu through OA Liviu Holding Invest
29.76%

Free-float
40.52%

One United Properties

ONE RESIDENTIAL

One Mircea Eliade Properties 100%	One Peninsula 100%	One Herăstrău Vista ¹ 95%	One Lake District ¹ 100%
One Verdi Park 95%	One Modroga ¹ 100%	One Floreasca Vista ¹ 95%	One Mamaia Nord P2 ¹ 100%
One Floreasca Towers 100%	One Charles de Gaulle Residence ¹ 100%	One Mamaia Nord P1 ¹ 95%	One Lake Club 100%
One Herăstrău Towers 100%	One Herăstrău Plaza ¹ 100%	One Timpuri Noi ¹ 95%	One High District 100%
	One Cotroceni Park 80%		One Athenee 100%

ONE OFFICES

One United Tower 70.24%	One Cotroceni Park Office 57.25%
One North Gate 62.405%	One Cotroceni Park Office Phase II 57.25%
One Herăstrău Office Properties 30%	One Cotroceni Park Office Phase III 80%
One Herăstrău Office ² 66.67%	

OTHER INVESTMENTS

One Long Term Value ¹ 100%
One Long Term Investments 100%
CCT ONE Switzerland ² 49.90%
One Carpathian Lodge ^{1 2} 66.72%

OPERATIONAL

X Architecture Engineering Consult 80%	Reinvent Energy 20%
Skia Real Estate 51%	Glass Rom Impex 20%
	One Property Support Services 20%

(1) Reflecting ongoing changes to the shareholding structure

(2) Companies owned by subsidiaries. Shown the indirect % of the OUP ownership

BUCHAREST



OUR RESIDENTIAL DEVELOPMENTS

one

UNITED PROPERTIES

- ① ONE Madrigalului
- ② ONE Floreasca Lake
- ③ ONE Herastrau Park
- ④ ONE Charles de Gaulle
- ⑤ ONE Herastrau Plaza
- ⑥ ONE Mircea Eliade
- ⑦ ONE Herastrau Towers
- ⑧ ONE Verdi Park
- ⑨ ONE Modrogan
- ⑩ ONE Peninsula
- ⑪ ONE Cotroceni Park
- ⑫ ONE Lake District
- ⑬ ONE Floreasca Towers
- ⑭ ONE Mamaia Nord
- ⑮ ONE Timpuri Noi
- ⑯ ONE Floreasca Vista
- ⑰ ONE Herastrau Vista
- ⑱ ONE High District
- ⑲ ONE Lake Club
- ⑳ ONE Athenee

RESIDENTIAL SEGMENT - TARGET

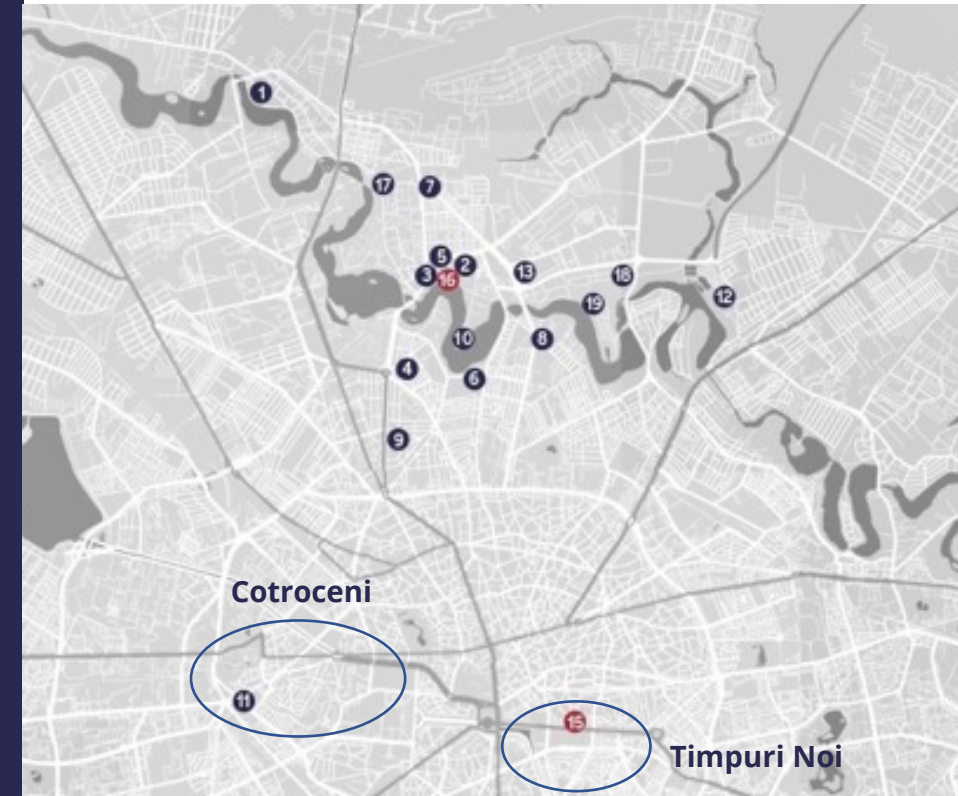
The target clients of One United Properties for the residential segment are:

- clients looking for developments located in premium areas of Bucharest (Herăstrău, Floreasca, Primăverii, Dorobanți, Victoriei Square), built by developers with good reputation, significant expertise on the residential market, offering unique architecture and design and a superior quality of finishes. These clients have monthly incomes of over €8,000-10,000 per family.
- clients looking for projects with average added value, located in central and semi-central areas of Bucharest, build by developers with good reputation, ideally a well-known brand, a consistent experience on the residential market, and offering very good quality of finishes. These clients have monthly incomes between €3,000 - 5,000 per family.

The residential market is divided into the following 4 tiers: ultra high-end, high-end, medium and affordable. One United Properties operates on the first 3 tiers.

To serve all the market segments, One United Properties offers to clients three payment options for apartments that are under development at the time of signing the promise of sale – payment in full, equal instalments of 20% each, divided over the entire construction, or payment of 30% upon signing followed by 70% upon the completion of the development. The last option allows clients to access mortgages in order to finance the acquisitions, thus significantly widening the pool of potential clients.

Premium residential developments concentrate around the northern area of Bucharest



In order to diversify the client structure, One United Properties decided to develop projects in other sought-after districts, such as Cotroceni or Timpuri Noi. In these areas, the units are sold at lower prices per sqm compared to the northern area of Bucharest, however still offering to clients the landmark design and quality for which One United Properties is known.

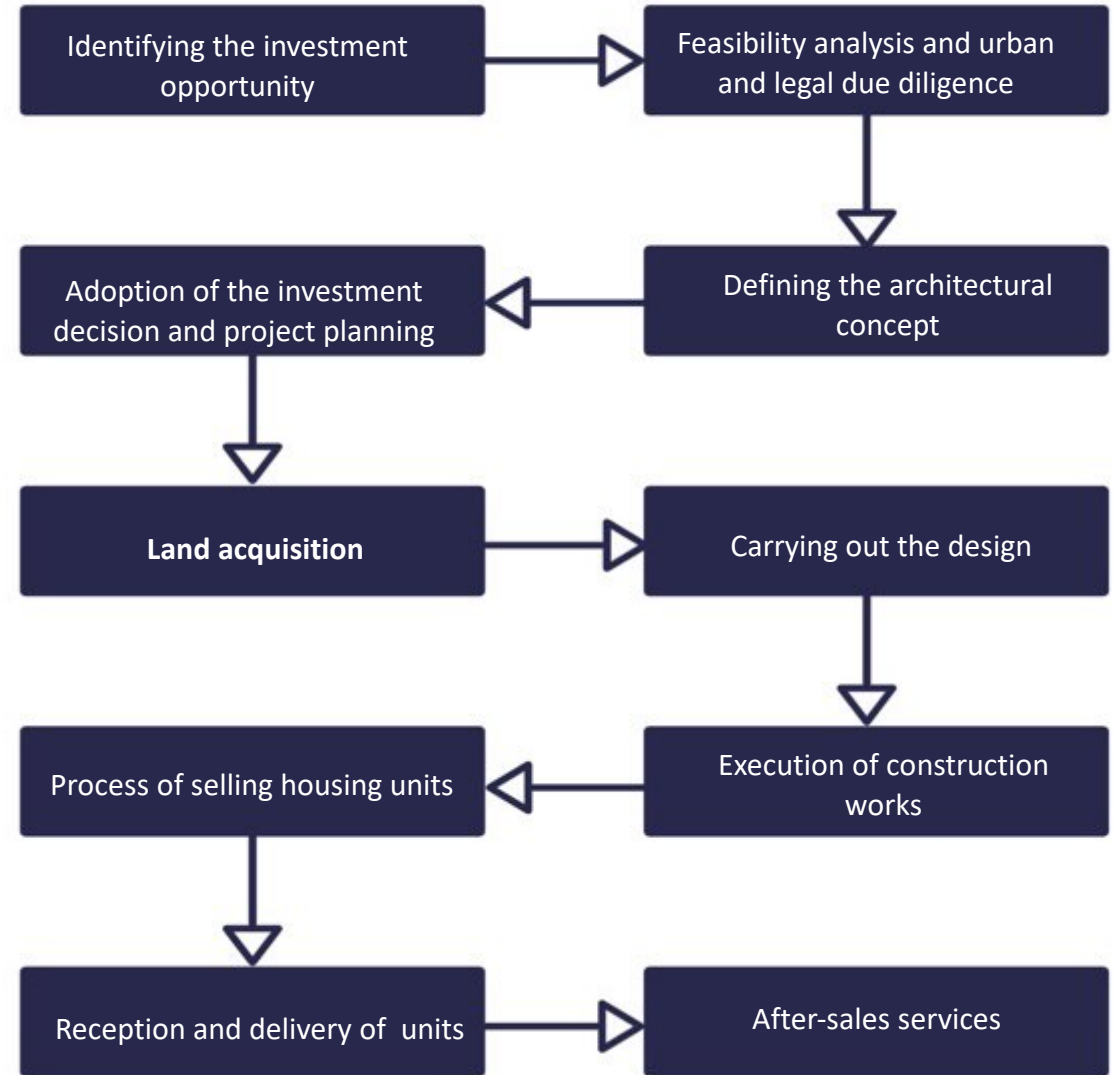
RESIDENTIAL SEGMENT - DEVELOPMENT

Prior to making a decision to acquire land for development, the management carries out a thorough analysis on the investment opportunity, which can last between 2-6 months. Only after the feasibility analysis, urban and legal due diligence, defining and seeking feedback from the market on the architectural concept, the decision on the investment is made.

The sale process of the housing units begins as soon as possible after the acquisition of the land destined for development. There are cases when certain areas of a project are sold prior to the acquisition of land for development, in order to attract the capital needed for the development. Sales made in the early stages of construction are used to supplement the financial resources needed in the execution of construction works.

Promises of sale concluded with promising buyers usually provide for the payment of the price in equal instalments of 20% each, divided over the entire construction, so that in most cases full payment of the price occurs before signing the sales contract for completed housing units. The sales strategy of the Issuer's subsidiaries usually aims at the progressive increase of the sale price as the project reaches certain stages in the authorization and execution of construction works, reflecting the increase in value associated with the respective housing units.

ONE'S RESIDENTIAL DEVELOPMENT PROCESS



DELIVERED
DEVELOPMENTS

ONE MAMAIA NORD



ONE HERASTRAU PLAZA



ONE MIRCEA ELIADE



ONE FLOREASCA LAKE



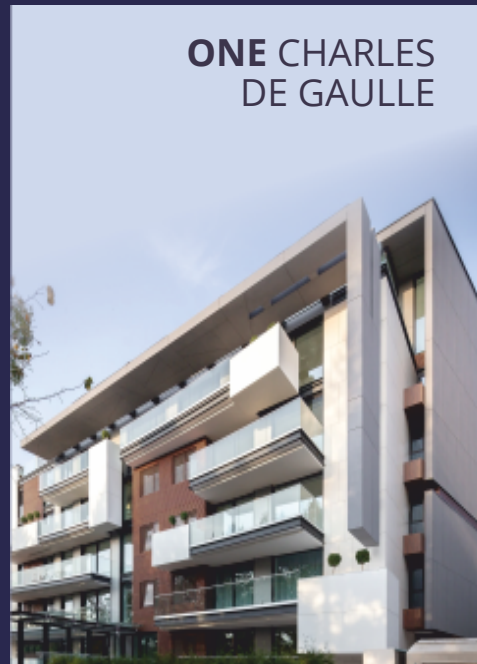
ONE HERASTRAU TOWERS



ONE HERASTRAU PARK



**ONE CHARLES
DE GAULLE**



**MADRIGALULUI
RESIDENCE**





ONE HERĂSTRĂU TOWERS

Starting date	Oct '18
Completion Date	May '21

RESI UNITS	147
PP	255
GBA (sqm)	33,007
Saleable (sqm)	21,985
- Apartments	16,986
- Commercial	4,999
GDV (m)	€ 54.30



ONE MAMAIA NORD

	Phase I	Phase II
Starting date	Sep '18	Nov '21
Completion Date	Feb '21	Nov '23

RESI UNITS	47	60
PP	71	70
GBA (sqm)	8,523	13,680
Saleable (sqm)	6,512	10,260
- Apartments	6,512	10,260
GDV (m)	€ 15.50	est. € 22.25



ONE MIRCEA ELIADE

Starting date	Mar '18
Completion Date	Dec '20

RESI UNITS	247
PP	546
GBA (sqm)	60,735
Saleable (sqm)	31,961
- Apartments	30,860
- Commercial	1,101
GDV (m)	€ 113.50



ONE HERĂSTRĂU PLAZA

Starting date	Jun '16
Completion Date	Jan '19

RESI UNITS	169
PP	243
GBA (sqm)	32,414
Saleable (sqm)	18,001
- Apartments	15,494
- Commercial	2,507
GDV (m)	€ 33.50



ONE CHARLES DE GAULLE

Starting date Oct '15
Completion Date Jun '18

RESI UNITS	33
PP	55
GBA (sqm)	9,197
Saleable (sqm)	5,378
- Apartments	5,378
GDV (m)	€ 22.70



ONE HERĂSTRĂU PARK

Starting date Aug '15
Completion Date May '17

RESI UNITS	109
PP	155
GBA (sqm)	27,050
Saleable (sqm)	17,806
- Apartments	17,806
GDV (m)	€ 34.40



MADRIGALULUI RESIDENCE

Starting date Oct '13
Completion Date Sep '14

RESI UNITS	14
PP	-
GBA (sqm)	3,130
Saleable (sqm)	2,271
- Apartments	2,271
GDV (m)	€ 3.20



ONE FLOREASCA LAKE

Starting date Sep '11
Completion Date Phase 1: Jun '13
Phase 2: May '15

RESI UNITS	68
PP	-
GBA (sqm)	15,000
Saleable (sqm)	8,333
- Apartments	8,333
GDV (m)	€ 14.8

UNDER CONSTRUCTION & IN PIPELINE DEVELOPMENTS

**ONE FLOREASCA
VISTA**



ONE TIMPURI NOI



ONE PENINSULA



ONE COTROCENI PARK



**ONE
VERDI PARK**



ONE HERASTRAU VISTA



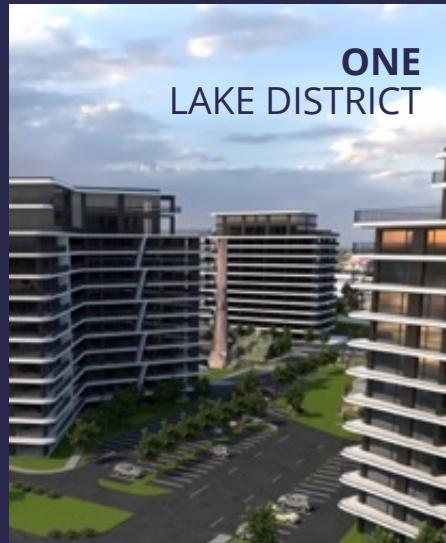
ONE MODROGAN



ONE FLOREASCA TOWERS



**ONE
LAKE DISTRICT**





ONE TIMPURI NOI

Starting date Apr'19
Scheduled Completion Date Mar'22

RESI UNITS	147
PP	173
GBA (sqm)	18,372
Saleable (sqm)	14,113
- Apartments	13,149
- Commercial	964
GDV (m)	€ 25.40



ONE VERDI PARK

Starting date Nov'19
Scheduled Completion Date Sep'22

RESI UNITS	334
PP	492
GBA (sqm)	62,722
Saleable (sqm)	38,200
- Apartments	35,079
- Commercial	3,121
GDV (m)	€ 123.15



ONE MODROGAN

Starting date Oct'20
Scheduled Completion Date Dec'22

RESI UNITS	46
PP	90
GBA (sqm)	14,803
Saleable (sqm)	9,514
- Apartments	9,514
GDV (m)	€ 63.50



ONE PENINSULA

Starting date Oct'20
Scheduled Completion Date Jun'23

RESI UNITS	170
PP	287
GBA (sqm)	52,959
Saleable (sqm)	34,222
- Apartments	34,222
GDV (m)	€ 140.00



ONE COTROCENI PARK

Starting date Jun'21
Estimated Completion Date Oct'23

RESI UNITS	868
PP	1,361
GBA (sqm)	132,960
Saleable (sqm)	82,391
- Apartments	66,846
- Commercial	15,545
GDV (m)	€ 140.90



ONE FLOREASCA TOWERS

Starting date May'21
Estimated Completion Date Jun'24

RESI UNITS	174
PP	27
GBA (sqm)	31,228
Saleable (sqm)	19,635
- Apartments	18,545
- Commercial	1,090
GDV (m)	€ 49.00



ONE HERĂSTRĂU VISTA

Starting date Sep'21
Estimated Completion Date Jun'24

RESI UNITS	117
PP	179
GBA (sqm)	18,031
Saleable (sqm)	12,753
- Apartments	10,665
- Commercial	2,088
GDV (m)	€35.70



ONE LAKE DISTRICT

Starting date Oct'21
Estimated Completion Date Dec'24

RESI UNITS	2000
PP	1993
GBA (sqm)	199,271
Saleable (sqm)	166,059
- Apartments	166,059
GDV (m)	€ 249.00

BUCHAREST

OUR OFFICES PORTFOLIO

one

UNITED PROPERTIES

- ① ONE Tower
- ② ONE Cotroceni Park
- ③ ONE North Gate
- ④ ONE Herăstrău Office

OFFICE SEGMENT

Building on its residential success, **One United Properties** entered the office segment in November 2017 through acquisition of One North Gate. ONE focuses on development of Grade A offices, targeting a **GLA of 136K sqm by the end of 2022**. Out of that, 55K sqm are already finished (One Tower, One North Gate and One Herăstrău Office), and another 81K sqm are scheduled for completion - One Cotroceni Park Phase I (46k sqm) in 2021 and One Cotroceni Park Phase II (35k sqm) in 2022. The company projects that on completion, the consolidated portfolio, will have an estimated total **market value of €374m** and will generate approx. **€25m of rental income**.

The growth within the ONE office portfolio is generated by three vectors:

- The strong trend of corporates that are taking the opportunity of the pandemic period to redraw their entire corporate real estate strategy and to **relocate from older generation buildings to new, modern ones**, to upgrade;
- The need to provide **sanitary comfort** to talent, in order to attract them back to the office, hence the prioritizing of LEED and WELL certified properties;
- The strategy to follow a **hub and spoke office distribution** throughout the city, opening several new satellite offices to dramatically reduce commute time of the employees, promoting a near home office environment.

The office segment is of strategic importance for One United Properties as it envisages the medium to long-term rental of spaces (minimum 5 years, preferred 7-10 years contracts), offering a predictable recurrent revenue, complementing the residential development business model.



ONE TOWER

Starting date	Mar '18
Completion Date	Dec '20

TOTAL GLA	24,039
- Offices (sqm)	23,287
- Terraces (sqm)	504
- Storage (sqm)	248
PP	460



ONE NORTH GATE

Acquisition date	Nov '17
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TOTAL GLA	23,024
- Offices (sqm)	22,545
- Terraces (sqm)	-
- Storage (sqm)	480
PP	465



ONE COTROCENI PARK

	Phase I	Phase II
Starting date	Sep '19	Jun '21
Completion Date	Dec '21	Dec '22

TOTAL GLA	46,252	34,456
- Offices (sqm)	43,261	32,075
- Terraces (sqm)	1,975	2,111
- Storage (sqm)	1,016	270
PP	745	555



ONE HERĂSTRĂU OFFICE

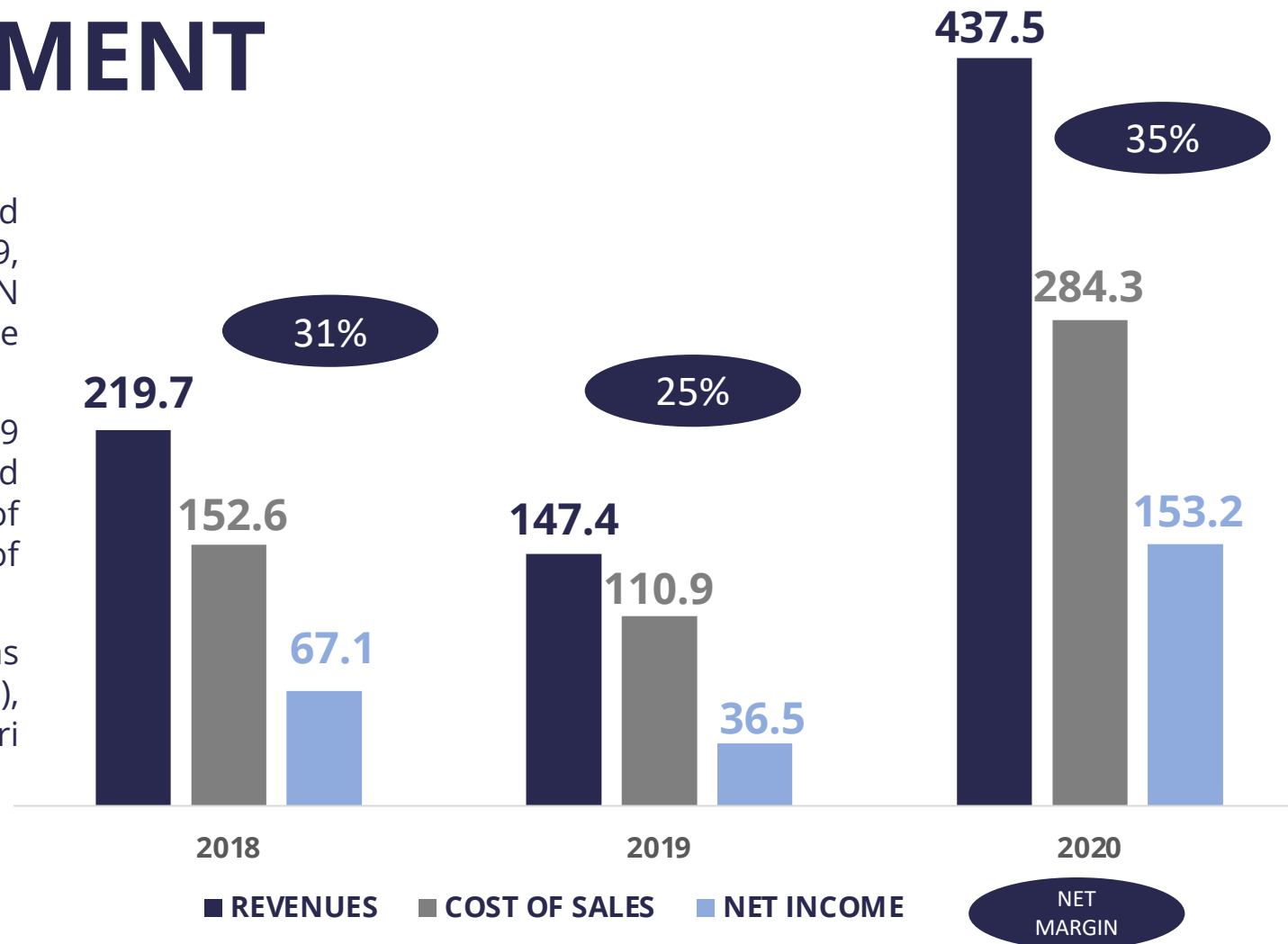
Acquisition Date	Jun '20
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TOTAL GLA	8,074
- Offices (sqm)	7,673
- Terraces (sqm)	351
- Storage (sqm)	50
PP	111

3. 2018-2020 RESULTS HIGHLIGHTS

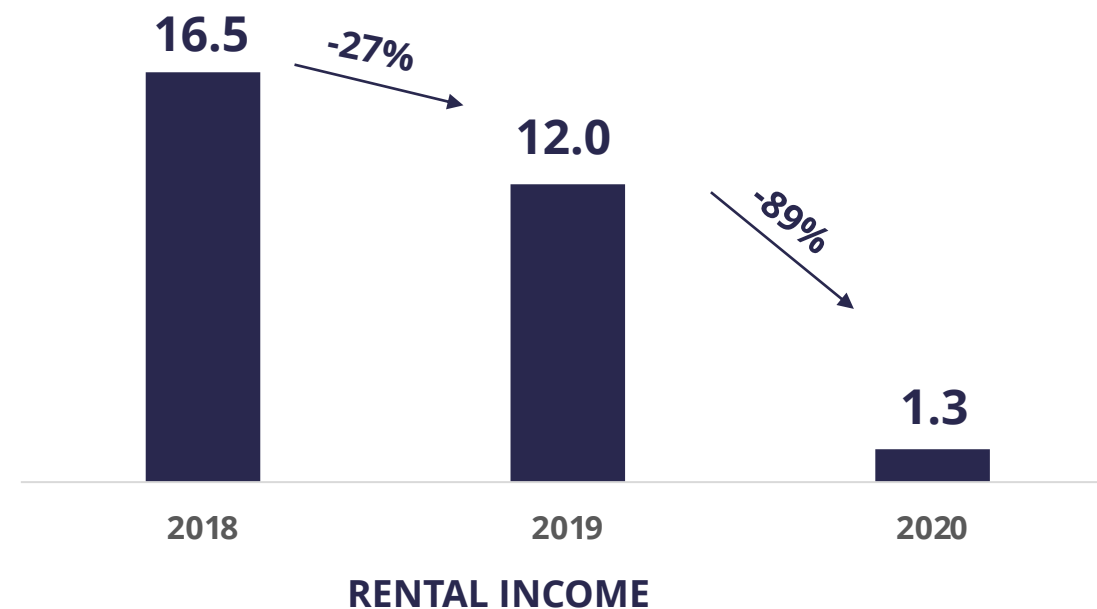
EVOLUTION OF THE RESIDENTIAL SEGMENT

- In 2020 the sales of residential properties reached RON 437.5m, a 197% increase compared to 2019, generated primarily by One Mircea Eliade (RON 189m), One Herestrau Towers (RON 81 m) and One Mamaia Nord (RON 44m).
- Decrease in sales of 33% between 2018 and 2019 was due to units sold in 2019 were in less advanced stage of completion, implying lower recognition of amounts collected as income from sales of properties.
- Net income increased 320% in 2020, and was mainly generated by One Mircea Eliade (RON 85m), One Herestrau Towers (RON 31m) and One Timpuri Noi (RON 12m).



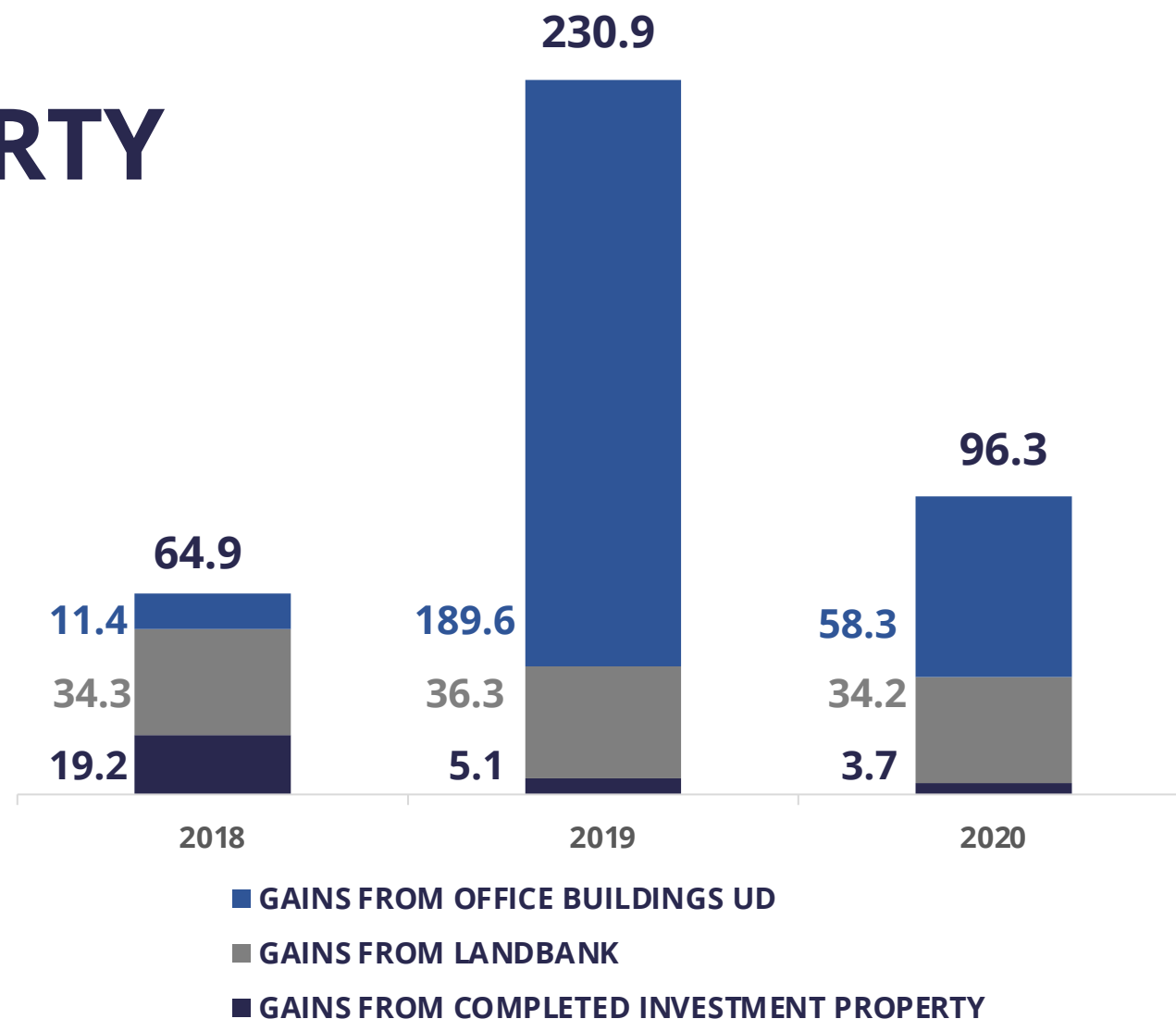
EVOLUTION OF THE OFFICE SEGMENT

- The office rental activity will be significant starting with 2022, due to impact of One Tower and One Cotroceni Park generating rental income.
- Decrease in the rental income in 2020 compared to 2019 is due to the conclusion of main lease for One North Gate as of 30.06.2019. One North Gate, acquired in 2017 for investment purposes, was the only office project completed from ONE's portfolio at the time.
- In 2020, the net rental income registered by the office segment equaled RON 0.6m due to other property operating expenses amounting to RON 0.7m being recorded.



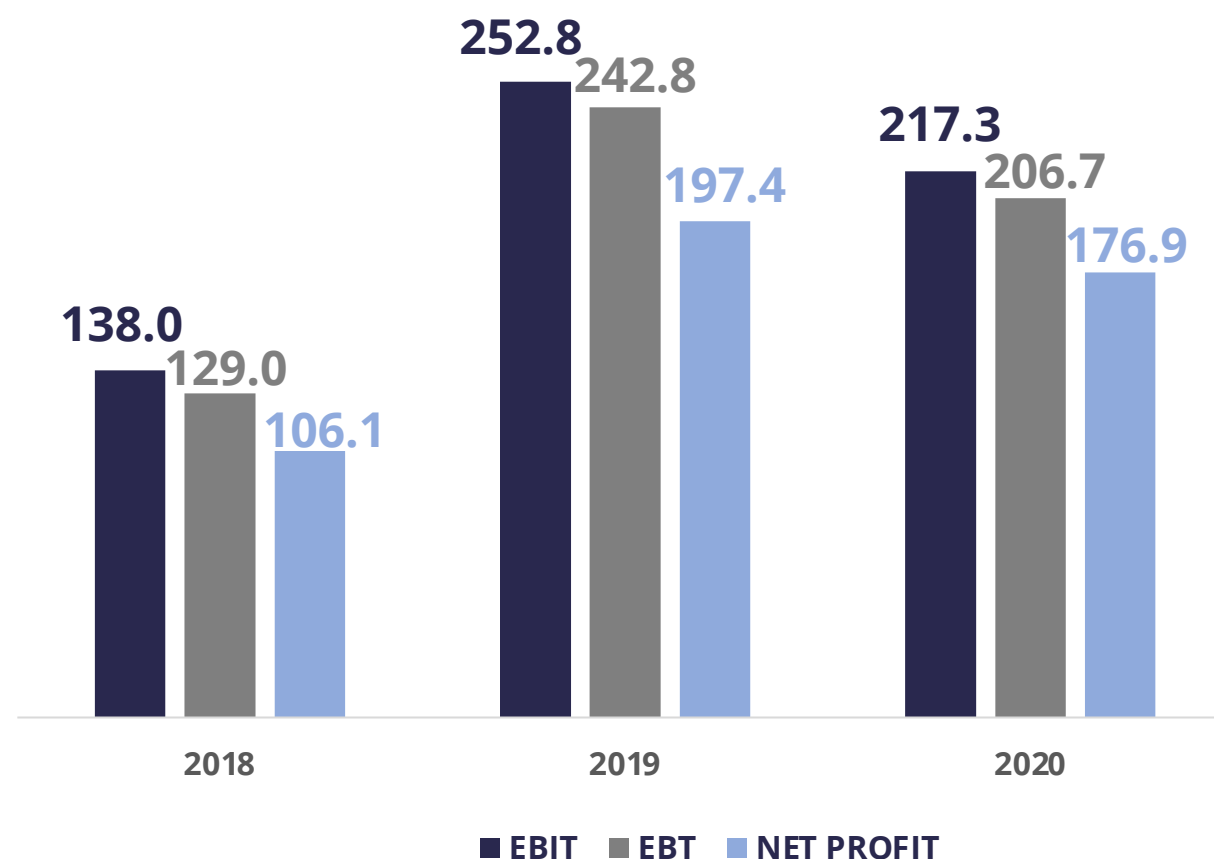
GAINS FROM INVESTMENT PROPERTY

- In 2020, gains from completed investment property decreased 27% compared to 2019, representing appreciation of the value of One North Gate. The variation between 2019 and 2020 is due to the appreciation of the ONG project. In 2018, the gains amounting to 19.2 were mainly due to appreciation of ONG and residential units owned by One Long Term Value subsidiary.
- Gains from investment property for further development (landbank) in 2020 were generated primarily by the appreciation of the One Lake District project due to the improvement of urbanism parameters. In 2018, the gains were due to appreciation of the value of One Cotroceni Park.
- The variation of the gains from office buildings under development is caused by the growth, number, and stage of the office buildings included in the portfolio. Due to the health crisis of 2020, the valuator's approach that year was more prudent, with more conservative valuation parameters.



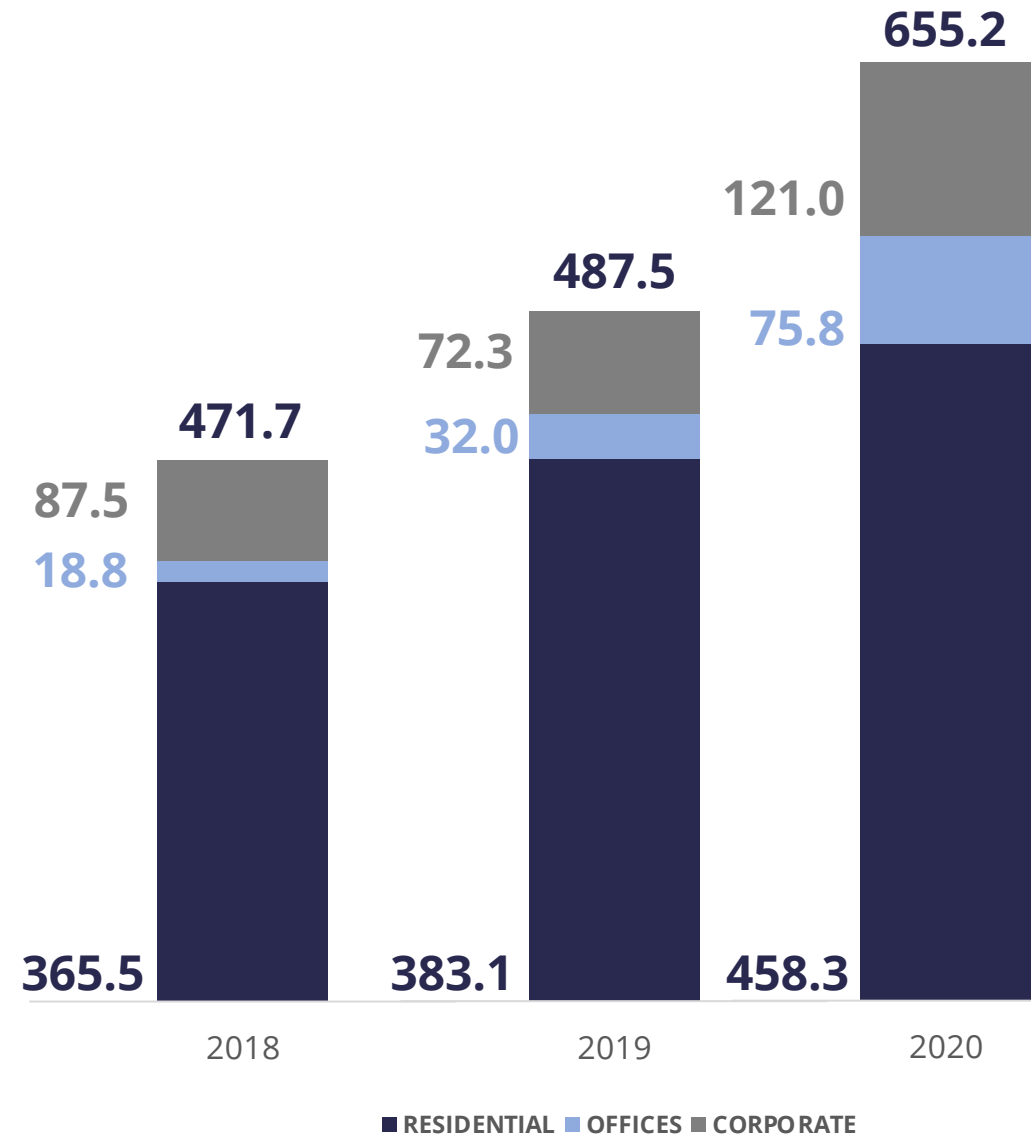
GLOBAL RESULT

- The evolution of EBIT, EBT and net profit between 2018 and 2020 has evolved in line with the variations in the revenues registered by One United Properties.
- In 2020, EBIT decreased by 14% compared to 2019, following an increase of 83% compared to 2018. This had a direct impact on the EBT, which decreased 15% in 2020, following an increase of 88% in 2019 compared to 2018. The net result decreased by 10% in 2020, reaching RON 176.9 million, down from RON 197.4 in 2019 when ONE registered an 86% increase in net profit.
- The amount of profit tax for 2020 is RON 30m, of which RON 4.6m is the actual expenditure of 2020, and remaining RON 25.2m represents the deferred tax on profit, generated especially by earnings from valuation of real estate, which will become taxable when these properties are sold. The same case was applicable to 2019 (RON 7.2m actual expenditure, RON 28.2m deferred tax) and 2018 (RON 9.7m / RON 12.1m).



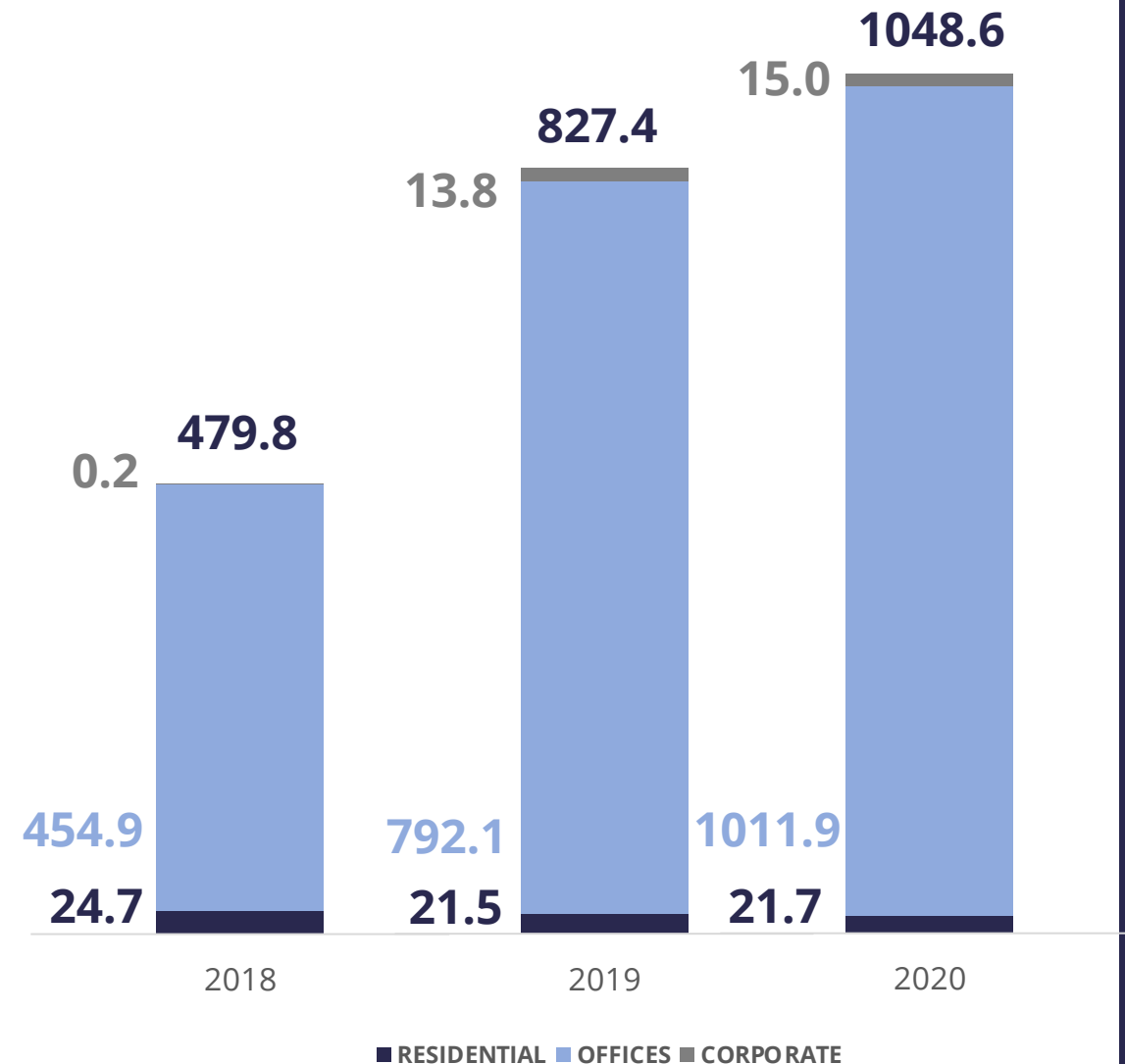
CURRENT ASSETS

- The value of the current assets related to the residential segment is significantly higher, generated by the development of residential units.
- The value of the current assets increased by 34% in 2020 compared to 2019, mainly due to the increase in residential property stocks and cash position.
- The value of current assets in 2019 registered a mild, 3% increase compared to 2018 generated by advances to suppliers amid the intensification of construction activity and the multiplication of the number of projects under construction.



NON-CURRENT ASSETS

- The value of non-current assets increased by 27% in 2020 compared to 2019, reaching over RON 1 billion, the increase being largely due to the increase in investment properties in projects such as One United Tower and One Cotroceni Park.
- The significant share of non-current assets is recorded in the investment properties segment, generated by the value of developed office projects that are kept in the assets, as opposed to residential segment where the developed buildings are sold and are thus presented in the category of current assets in the form of inventories and residential properties.
- The situation of non-current assets related to the residential segment does not change significantly from one period to another.



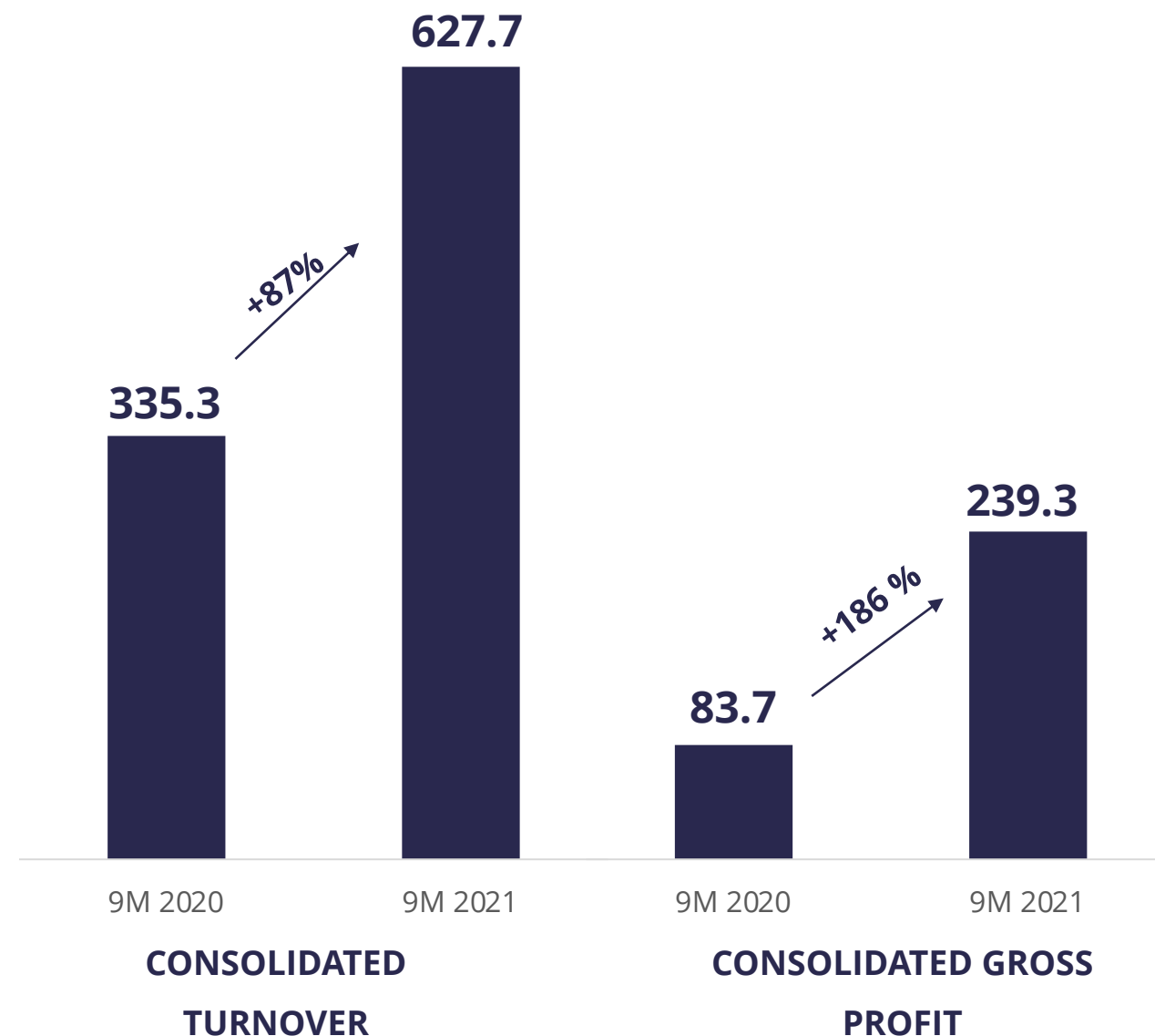
4. Q3 2021 FINANCIAL RESULTS

KEY FINANCIAL FIGURES

Q3 2021 was the best quarter in the history of the company, driven by the strong residential sales. For 9M 2021, the Group reached consolidated turnover of RON 627.7m.

Turnover included revenues from apartment sales (RON 521.9m), gains from office buildings (RON 88.4m – same as at H1 2021), from landbank (RON 7.7m), and other operating income (RON 3.4m).

The gross result reached RON 239.3m, 186% increase compared to 9M 2020 while bottom line increased 198%, reaching RON 191.2m. The profit tax for 9M 2021 amounted to RON 48.1m, of which RON 12.5m is the actual expenditure and the remaining RON 35.6m represents the deferred tax of profit.

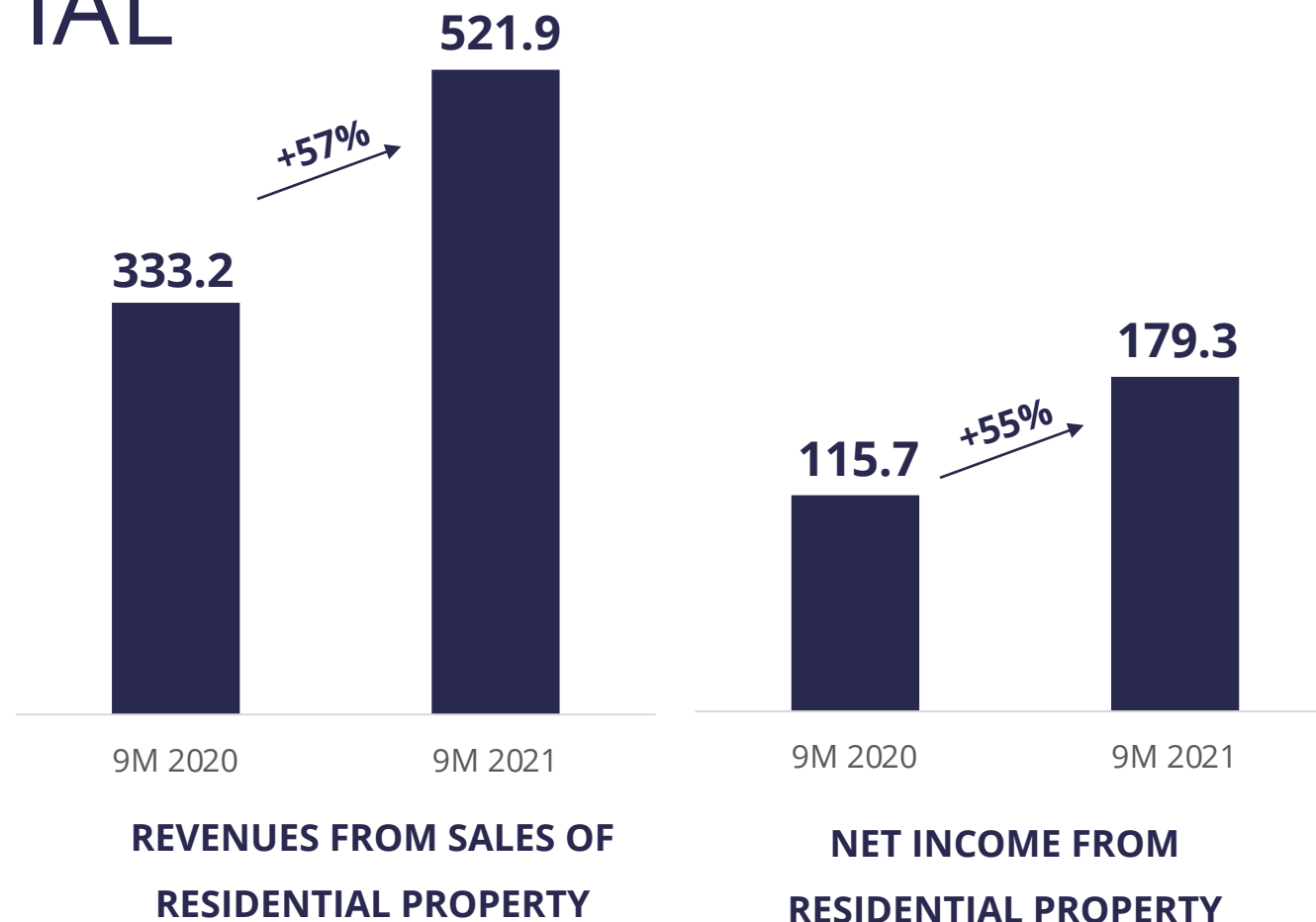


KEY FINANCIAL FIGURES - RESIDENTIAL

Revenues from the development and sales of residential properties reached RON 521.9m, a 57% increase compared to 9M 2020, driven by excellent kick-off at OCP and strong quarter of sales at OVP.

The net income from residential sales in 9M 2021 reached RON 179.3m, generating a 34% margin, in line with the comparable period of last year.

In Q3 2021 alone, the net margin increased significantly, reaching 38%, from 32% registered for H1 2021.

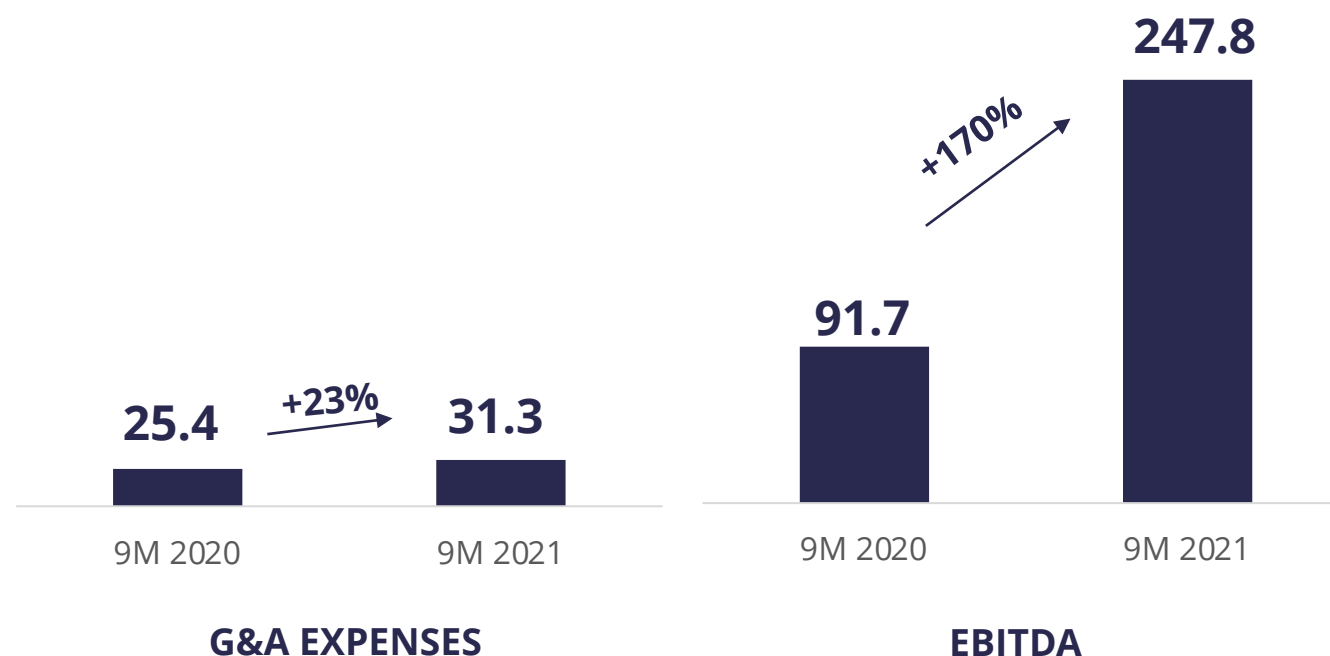


KEY FINANCIAL FIGURES

G&A expenses increased 23% driven by an increase in other operating expenses.

Operating expenses amounted to RON 10.1 million in 9M 2021, from RON 3.8m in 9M 2020. Out of the amount registered in 9M 2021, RON 4.3m are sponsorships related to CSR activities, which will be fully deducted from profit tax. Other items under this position include the IPO costs as well as running costs of OT and OME that were not covered by the tenants, both registered in Q3 2021.

The administrative costs were kept in check, growing moderately, by 5% in the first nine months of 2021 compared to the same period of 2020, despite a much larger scale of business.



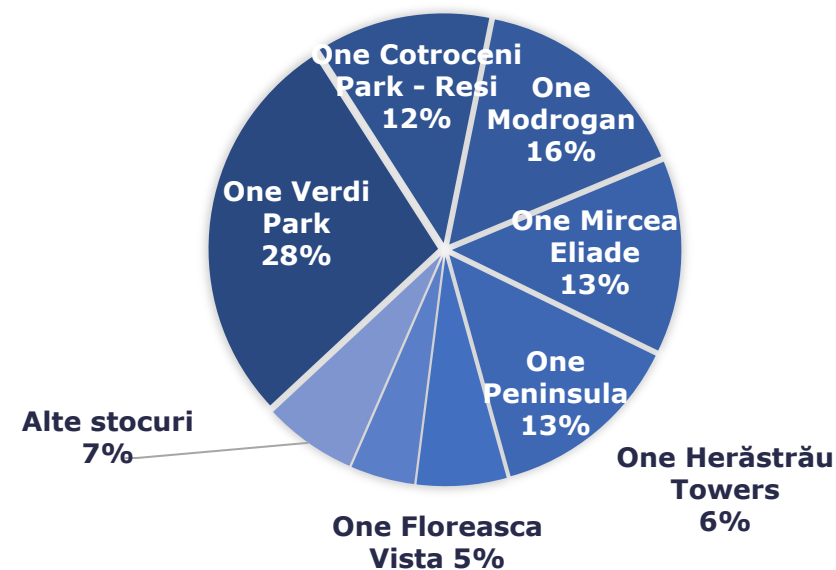
ASSETS – RESIDENTIAL

Inventory, which represents the residential properties, grew 44% since the beginning of the year.

The increase in the residential properties, from RON 257.3 million, to RON 370.6 million, was generated by construction of residential developments – OVP in particular – and the partial reclassification from investment properties in OCP.

QoQ the value of residential properties decreased by 9% due to a hike in apartment sales, particularly of OCP, registered in between July and September 2021.

Residential Property in '000 RON	31.12.2020	30.09.2021
One Verdi Park	10.459	103.311
One Cotroceni Park - Residential	-	45.421
One Modrogan	57.636	57.586
One Mircea Eliade	58.825	50.042
One Peninsula	52.067	49.931
One Herăstrău Towers	36.271	23.417
One Floreasca Vista	13.457	16.746
One Timpuri Noi	11.277	9.240
One Mamaia Nord 2	7.401	7.383
One Herastrau Vista	5.519	4.437
One Mamaia Nord 1	3.303	2.176
Other inventories	1.131	946
TOTAL	257.348	370.638



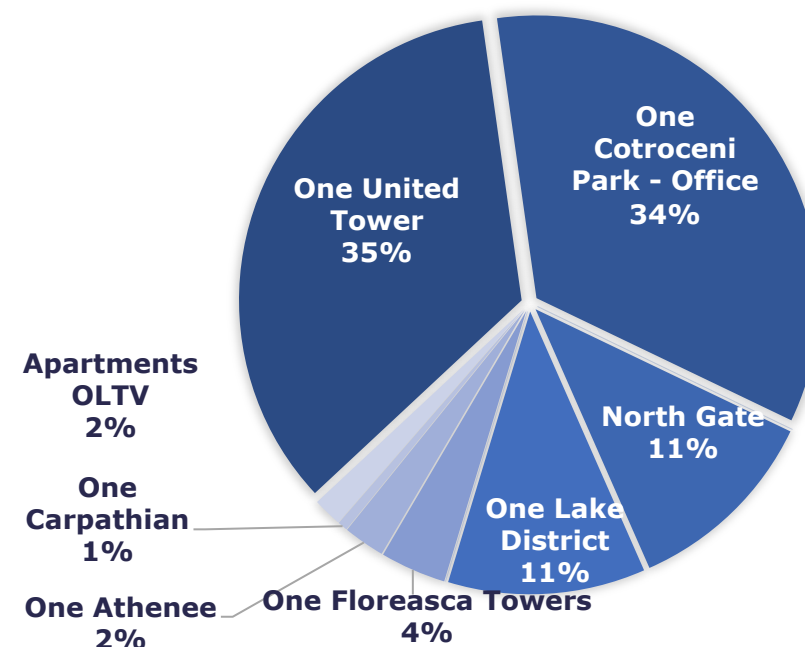
ASSETS – OFFICE & LANDBANK

Investment properties increased moderately with 4% compared to 2020 yearend. The main changes were related to the change in asset class of OCP residential component and OVP that received building permits for residential development in 2021 and such they were reclassified to residential properties.

On the other hand, One Athenee and One Carpathian entered the landbank portfolio following their respective acquisition in Q3 2021.

Additionally, the company registered a constant increase in the value of the investment properties due their continuous development, increase in projected revenues and improved zoning and permitting status.

Office and Landbank in '000 RON	31.Dec.20	30.Sep.21
One United Tower	321.673	363.974
One Cotroceni Park - Office	196.188	360.197
One Cotroceni Park - Residential	121.408	-
North Gate	124.343	118.319
One Lake District	107.812	118.387
One Verdi Park	81.465	-
One Floreasca Towers	37.289	39.497
One Athenee	-	24.885
One Carpathian	-	5.910
Investment Apartments	20.238	17.450
TOTAL	1.010.416	1.048.619

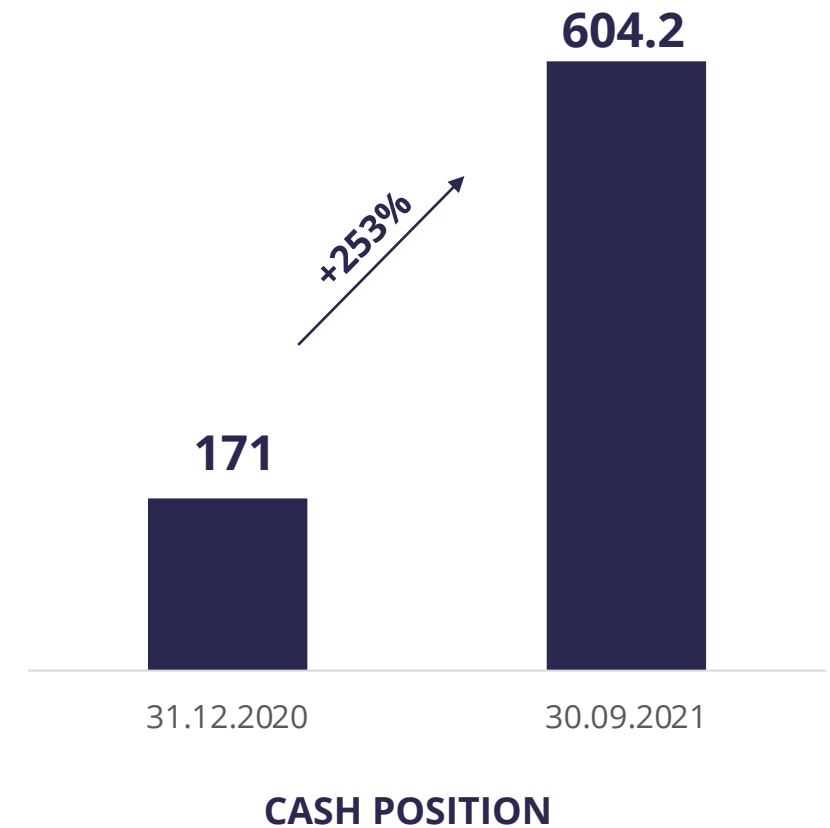


CASH POSITION

Cash position surged 253%, from RON 171m to RON 604.2m as of the end of Q3 2021, with the q-o-q increase being driven by the net cash proceeds from the IPO, in the amount of RON 252m.

This resulted in the increase in the proportion of cash and cash equivalents in total assets from 10% to 25%, reflecting an excellent cash position.

On October 11th, the company paid out the dividend for H1 2021, in the total amount of RON 32.5m.

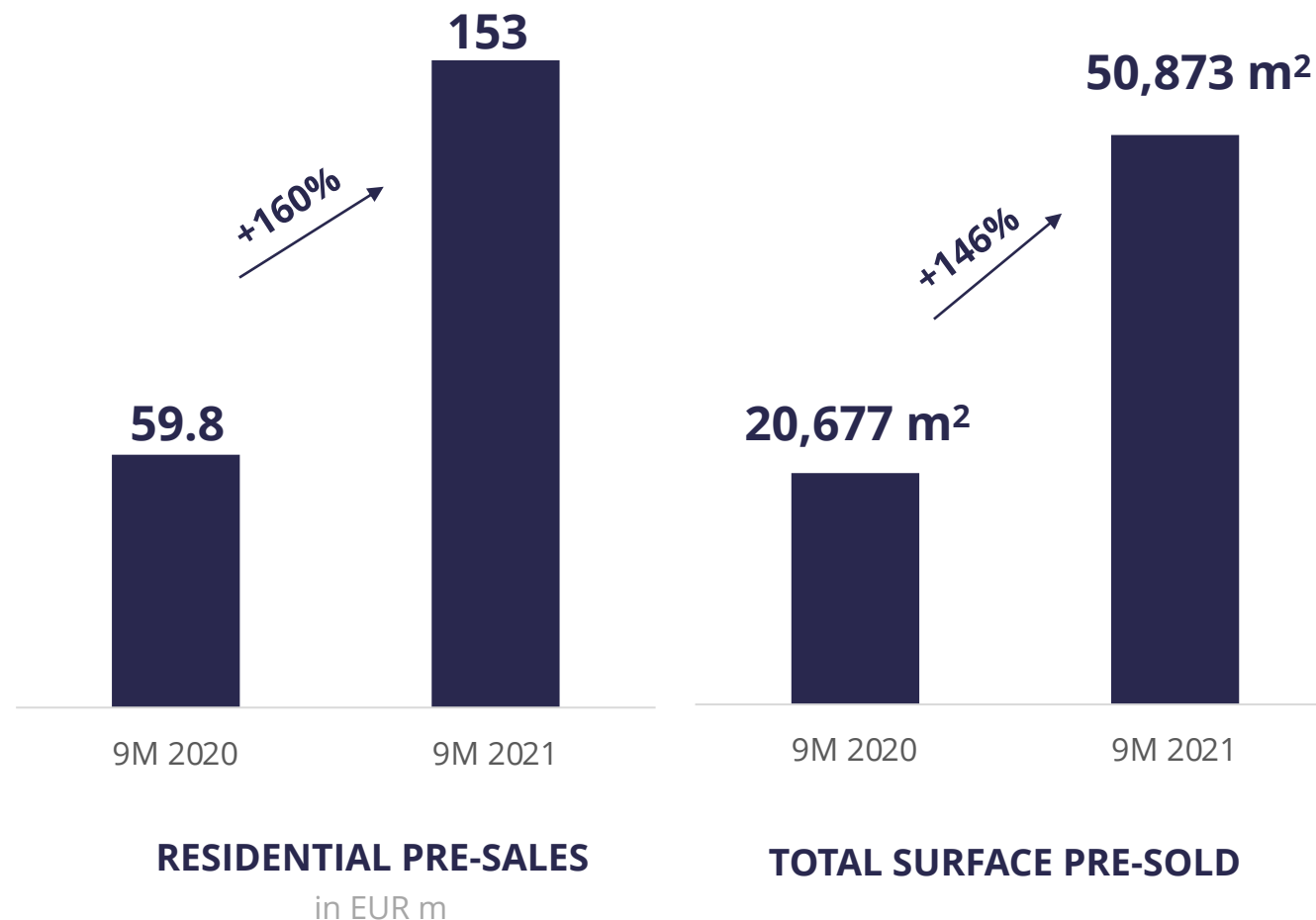


RESIDENTIAL PRE-SALES

569 apartments with a total surface of 50,873 sqm, 721 parking spaces and 42 commercial spaces and other units were sold and pre-sold for a total of EUR 153 million in the first nine months of 2021.

In 9M 2020, the Group sold 125 apartments, with a total surface of 20,677 sqm, 147 parking spaces and 4 commercial spaces and other units for a total of EUR 59.8 million.

Sales presented on this slide **do not include** the pre-sales to early clients. The total value of these sales in 9M 2021 was EUR 23.4 million, vs. EUR 5.6 million in 9M 2020.



RESI TRENDS

The sales have taken off in Q3 2021 primarily due to the kick-off at OCP, One United Properties' largest development to date.

Apart from OCP, the Group also saw a significant increase in the apartments at OVP, a project with 334 residential units, estimated to be delivered in Q3 2022.

A significant uptake in sales was also registered for One Floreasca Vista (former Neo Floreasca Lake), One Peninsula and One Modrogan, offset by the slowdown in sales of already delivered or soon-to-be delivered developments that are in majority already sold, namely One Mircea Eliade, One Mamaia Nord, One Herastrau Towers and One Timpuri Noi.

Development	Delivery	30.09.2020	30.09.2021	Δ %
One Mircea Eliade	Q4 2020	24	19	-21%
One Mamaia Nord	Q1 2021	15	3	-80%
One Herastrau Towers	Q4 2021	8	5	-38%
One Timpuri Noi	Q1 2022	37	14	-62%
One Floreasca Vista	Q2 2022	11	20	82%
One Verdi Park	Q3 2022	7	82	1071%
One Modrogan	Q4 2022	5	10	100%
One Peninsula	Q2 2023	18	31	72%
One Cotroceni Park	Q4 2023	0	385	100%
TOTAL UNITS SOLD		125	569	355%

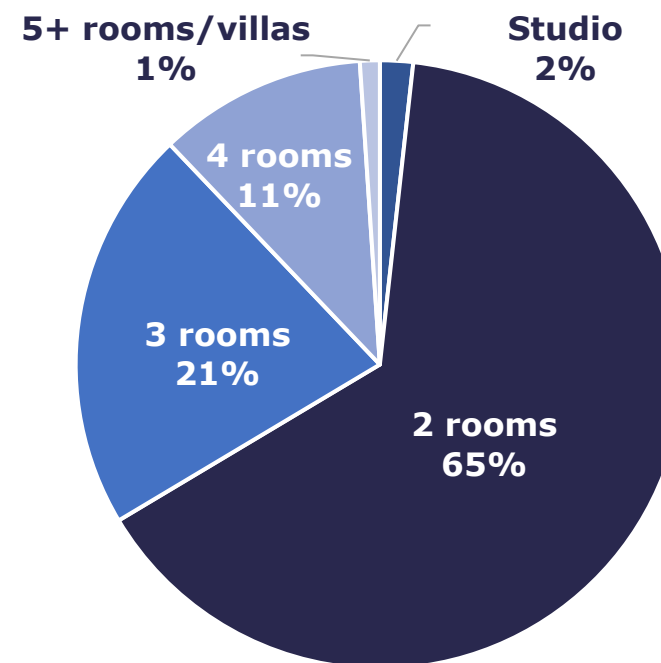
RESI TRENDS

In 9M 2020, the most sought-after apartments were 3 room flats however for 9M 2021, the Group registered almost a 12-fold increase in sales of 2 room apartments, followed by an over two-fold increase in sales of 3-room apartments.

The sales for OCP, where majority of units sold were 2-room apartments, have exceeded all expectations as in Q3 2021, the Group pre-sold 385 out of 868 residential units. The development has estimated completion date in Q4 2023.

The excellent sales for OCP proves the immense development potential for One United Properties on the medium- to medium-high segment.

Apartment type	30.09.2020	30.09.2021	Δ %
Studio	3	10	233%
2 rooms	31	368	1087%
3 rooms	52	122	135%
4 rooms	33	63	91%
5+ rooms / villas	6	6	0%
TOTAL UNITS SOLD	125	569	355%



KEY EVENTS IN Q3 2021



Acquisition of **One Athénée** for EUR 4.9m + VAT. The building will be used for a new development with estimated gross development value of EUR 24m.



Acquisition of majority stake in **One Carpathian Lodge** for EUR 2.27m. The lodge will be operated by Le Manoir, expected to be operational for guests before the end of 2023.



Reaching 75% lease threshold for **One Cotroceni Park Office Phase I** and 84% for **One Tower**. OCP is currently in the fit-out phase, to be delivered to tenants in December 2021.

KEY EVENTS IN Q3 2021



As of 30.09.2021, the Group had land plots for further residential development under permitting with a total surface of over **150,000 sqm (4,000 apartments)**.



Inclusion of ONE shares as of 20.09.2021 in **BET** and 5 other indices of BVB. The average daily traded value for ONE shares between 12.07 and 12.11 was RON 1,160,558. Good prospects for FTSE Russel indices inclusion.



On 11.10.2021, the Company distributed dividend for H1 2021 in the total amount of RON 32.5m. The dividend policy envisages distribution of up to 35% of gross profit. The company **intends to continue to pay dividends, semi-annually**. Distribution of free shares (5:4), on 20.12.2021.

one

UNITED PROPERTIES

5. MANAGEMENT TEAM

ORGANIZATIONAL STRUCTURE

GENERAL SHAREHOLDERS MEETING

BOARD OF DIRECTORS

EXECUTIVE MANAGEMENT

Remuneration &
Compensation
Committee

Risk & Audit
Committee

PROJECT
DEVELOPMENT

ARCHITECTURE

URBANISM

DESIGN

FINANCIAL

Accounting

Controlling

Treasury

Payments

Financing

LEGAL

Compliance
(incl. KYC/AML)

Litigations

Suppliers
Contracting

Clients
Contracting

D.P.O.

SALES

LEASING

MARKETING

AFTERSALES

INVESTOR
RELATIONS

INVESTMENTS

ASSET
MANAGEMENT

HUMAN
RESOURCES

OFFICE
MANAGEMENT

Internal Audit

VICTOR CĂPITANU

Victor is the co-founder and **Executive Member of the Board of Directors** at One United Properties, coordinating **Sales, Marketing and Investments**.

Victor is a CFA charter holder, with a degree in Financing & Banking from Bucharest Academy of Economic Studies and has attended an Executive Private Equity Program at Harvard University and an Executive program at Singularity University in Silicon Valley. Victor speaks Romanian, English and French. He lives with his wife and three children in Bucharest.



ANDREI DIACONESCU

Andrei is the co-founder and **Executive Member of the Board of Directors** of One United Properties, coordinating **Operations, Financial and Legal**.

Andrei holds an EMBA from ASEBUSS and an International Law Degree from the University of Macedonia, Thessaloniki. Andrei speaks Romanian, English and Greek. He lives with his wife and two children in Bucharest.



In 2005, Victor, Andrei, and two other former bankers, founded Capital Partners, which soon became the leading boutique investment bank in Romania. The company was acquired by Banca Transilvania Group, the largest Romanian financial group, in 2016. During their time at Capital Partners, Victor and Andrei successfully closed deals with a cumulative value of c. €1.8bn, of which real estate transactions represented c. €1bn, and this way gained valuable insight into the real estate sector.

NON-EXECUTIVE DIRECTORS



**CLAUDIO
CISULLO**

CHAIRMAN of the
Board of Directors

Mr. Cisullo is the founder and Chairman of CC Trust Group AG, an internationally active family office invested in biotech, commodities, leisure, pharmaceuticals, professional services, real estate and technology sectors. With over 30 years of experience in corporate finance, M&A, venture capital and private equity, Mr. Cisullo ranks among the 300 wealthiest people in Switzerland and is an active investor on the Romanian residential and commercial property market.



**HORIA
MANDA**

Non-Executive
Director

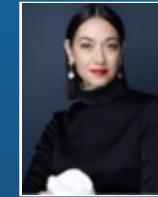
Mr. Manda is chairman of Patria Bank's Board of Directors and Managing Partner of Axxess Capital. He has 17+ years of private equity experience in S-E Europe and an impressive track record as Chairman / member of the Board of various PE funds such as the Romanian American Enterprise Fund, Balkan Accession Fund and Emerging Europe Accession Fund. In his career, Mr. Manda has overseen capital investments of € 200+ million in industries such as IT, retail, financial services, energy, and manufacturing.



**MARIUS
DIACONU**

Non-Executive
Director

Mr. Diaconu is an active investor and executive with an experience of 20+ years. His projects cover animal health, real estate, IT, agriculture, entertainment, industrial services, and have been developed in Europe, Asia, and the US. Marius is the founder (1999) and CEO of Altius SRL, a market leader for animal health products and the largest importer in Romania, with a regional presence including Bulgaria and Moldova. Mr. Diaconu holds a degree in Marketing from Bucharest Academy for Economic Studies (1997).



**ANCA
DAMOUR**

Non-Executive
Director

Ms. Damour is the CEO at DCraig Real Estate. A former Member of the Executive Board of Carrefour Romania, she coordinated the company's business expansion activities. Previously, she held various director positions at Carrefour Property Romania, leading the expansion & development teams in supporting one of the fastest expansions of Carrefour Group. Ms. Damour earned an MBA at IMD in 2012, after graduating Science PO (IEP Paris) in 2002, and a Summa cum Laude degree at French Romanian Institute of Business International Law in 2000.



**IONUȚ
DUMITRESCU**

Partner Office Division
and Non-Executive
Director

Mr. Dumitrescu is a pioneer in the Romanian real estate industry and one of the most experienced office RE specialists in the country. He founded Eurisko (1997), a local RE broker that grew in ten years to \$14m in revenues, and BSS (2003), the largest RE management firm in Romania. After exiting these businesses, Mr. Dumitrescu set up Element Development (2008), one of the most active RE developers in Romania, and partnered with OUP to build the firm's office division.

MANAGEMENT TEAM (I)



**BEATRICE
DUMITRAȘCU**
CEO Residential
Division

Beatrice is a highly skilled real estate executive. She started her real estate career in 2005 at Eurisko, as Residential Broker. Two years later, she became the Head of the Residential Department, with a portfolio of over 5,000 residential units for sale. Eurisko was acquired by CB Richard Ellis in 2008 for \$35 million. Since then, Beatrice built a career with some of the largest Romanian residential developers, such as Conarg Real Estate, Adama, Sirius International, Tiriac Imobiliare, RO-IS International Development, Romconsulting, Anchor Group and even acting independently for two years.



**MIHAI
PĂDUROIU**
CEO Office
Division

Mihai has a long career in the local real estate market, in some of the largest international consulting companies. During his 13 year activity in real estate, he was involved in numerous relocation processes for both multinational and local companies, trading over 500,000 sqm of offices throughout this period. Mihai holds a degree in International Economic Relations from the Academy of Economic Studies and is a member of the 2016 RICS (Royal Institution of Chartered Surveyors). Only in the past two years, Mihai was involved in rental transactions of more than 45,000 sqm GLA in One United Properties office portfolio.



**COSMIN
SAMOILĂ**
Chief Financial
Officer

Cosmin has over 17 years of experience in multiple regions and business lines. He was for 4 years the CFO of Sixt Romania Group and 10 years at Adama Holding Group (part of Immofinanz AG) where, as Head of Controlling and Managing Director he has coordinated all financial aspects of more than 60 assets, located in Romania and several countries in SE Europe. Cosmin has graduated the Academy of Economic Studies, is a certified expert accountant in Romania and a fellow member of ACCA.



**VICTOR
SAVI - NIMS**
Chief Legal Officer

Victor is a seasoned lawyer with a strong business acumen gained by coordinating integrated real estate and construction, M&A, banking/financing as well as corporate & commercial legal services. He worked with Mitel & Partners, handling international clients in real estate and M&A projects, and with the Alexandrion Group, coordinating the Legal Department. He graduated from the Bucharest Nicolae Titulescu Law School and holds an LLM degree in Business Law and an MSc degree in Ecology and Sustainable Development from the University of Bucharest – UNESCO Cousteau Chair. Victor is a member of the Bucharest Bar and of the Romanian National Bar Association.



**OCTAVIAN
AVRĂMOIU**
Partner

Octavian has 19 years of experience in practicing law, serving in various senior government assignments at the Ministry of Public Finance and being an executive investment manager of one of the largest listed asset managers in Romania. Octavian served as a non-executive board member on the boards of CEC Bank, SIF Hoteluri, Administrare Imobiliare, Vrancart, and Braiconf. He is a graduate of the Bucharest School of Law and holds a Master's degree in commercial dispute mediation



**LEONARD
LECA**
Advisor to the Executive
Management

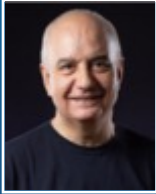
Mr. Leonard Leca has over 25 years of financial experience and he is an active investor and executive. He has an impressive track record as CFO of A&D Pharma, Tiriac Holding and La Fantana and also as a Member of the Supervisory Boards for Unicredit Tiriac Bank, Allianz Tiriac Asigurari. Mr. Leca has graduated Academy of Economic Studies Bucharest, Finance Accounting Faculty.



**ZUZANNA
KUREK**
Investor Relations
Manager

Zuzanna has 7 years of experience in capital markets. In 2018, Zuzanna founded what today is the largest investor relations advisory firm in Romania. Through her company, she works with 25+ local entrepreneurial companies. Her clients span multiple industries, having a cumulated market capitalization of over €1bn. Zuzanna started her capital markets career as IR & PR Specialist at the Bucharest Stock Exchange (BVB). She later took over the position of BVB's Director of Business Development & Marketing. She holds LLB and LLM in European Law and MA in Media from Maastricht University.

MANAGEMENT TEAM (II)



**MARIUS
CĂLIN**
Lead Architect

With 30+ years of experience in architecture, Marius has practiced in New York, Taiwan, Shanghai and throughout Europe. He worked as Lead Architectural Designer for a wide-range of clients at Pei Cobb Freed & Partners, Silver & Ziskind (both in New York), Cossutta & Associates, Naomi Leff and The Grad Partnership. His expertise ranges from new commercial to residential, academic, hospitality, and health facilities, large master planning and complex mixed-use developments. Marius is a Visiting and Associate Professor of architectural design and theory at NJIT, Pratt Institute, NYIT and frequent jury member at Parsons, Columbia, Temple University, UAUIIM amongst others.



**ADRIAN
ARENDR**
Owner Design
Representative

Adrian has a vast experience in overseeing complex teams and projects, on three continents at the same time. He has joined One United Properties after 20 years of being part of DSBA. He has also been Design Director of DSBA for 13 years. Adrian directly represents the owner's design interests in all our developments. He has been awarded Master and PhD degrees in architecture, has studied in both Romania and the Netherlands and has been involved in almost all sizes and functions, ranging from houses and apartment buildings to commercial and very large mixed use, and from education and museums to office towers and international airports.



**ADRIAN
IONIȚĂ**
Head of Litigation

Adrian has over 12 years of experience as a lawyer - specialized in real estate transactions, providing expert legal advice in complex acquisitions and high stakes litigation. Adrian is specialized in construction and urban planning law, obtaining remarkable success in court cases, protecting the interest of real estate developers. By combining ingenuity, loyalty, and hard work, he managed to achieve optimum results for his clients. In 2006 Adrian graduated from the Faculty of Law - University of Bucharest. In 2007 he obtained a Master's degree in civil and commercial law (issued by the same Faculty of Law) and since January 1st, 2008 he is a member of the Bucharest Bar.



**ANDRA
BIZON (HANU)**
Head of Financing

Andra has over 16 years of experience in the financial sector, with deep expertise across complex financial solutions and treasury management. Prior to joining One United Group she has worked as a senior treasurer with CTP group and as banker for 10 years within the banking sector. Andra graduated from ASE Bucharest with a MA in Financial Management and Capital Markets and a BA in Audit and Management Information System



**ANDREI
COROBEA-BÎRCEANU**
Senior Project
Manager

Andrei has 10+ years of experience in construction. Prior to joining OUP, he worked for STRABAG in roles such as Quality Control Manager, Site Manager, Project Manager and was involved in the development of landmark projects such as Sky Tower Building (the tallest building in Bucharest), People's Salvation Cathedral, etc. Andrei holds a Bachelor's Degree and a Master's Degree in Civil Engineering from the Technical University of Civil Engineering Bucharest.



**CĂLIN
STAN**
Senior Project
Manager

Calin, with 15 years of proven experience in the construction and development industry, joined One United Properties team in November 2019. Prior to joining OUP, he worked for Prime Kapital as Projects and Teams Coordinator, for NEPI Rockcastle in the role of Senior Project Director and as National Director of Construction Department of Rewe Group. He graduated from the Technical University from Cluj Napoca as a Qualified Engineer.



**RADU FLORIN
NEACȘU**
Senior Project
Manager

Radu has 18+ years of experience in engineering and construction project management. His portfolio includes a wide range of residential properties and office buildings. Prior to joining OUP, Radu worked for ACMS GC, where he held the position of Deputy Manager. Radu is a graduate of the Technical University for Construction Bucharest, School of Civil and Industrial Engineering.



THANK YOU!

For any follow-up questions, please contact

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