

# Q1

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# REPORT 2022

one

UNITED PROPERTIES



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*Financial report as of March 31<sup>st</sup>, 2022*

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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 March 31<sup>st</sup>, 2022, **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.



# FINANCIAL RESULT HIGHLIGHTS

## Key financial figures for Q1 2022

- **An 82% increase in consolidated turnover** of One United Properties in Q1'22 vs Q1'21, as the Group reached turnover of RON 348.7 million.
- Revenues from **residential segment** reached **RON 197.2 million** in Q1'22, a 19% increase. **Net margin** of residential segment reached **42.5%**, a 17pp increase vs Q1'21.
- **Rental income** registered 11-fold increase, reaching **RON 6.6 million**, driven by revenues from tenants at One Tower, One Cotroceni Park Office Phase 1 (minor impact due to tenants moving in as of Q1'22) as well as revenues generated by Bucur Obor.
- Gains from **bargain purchase** amounted to **RON 97 million**, representing the gain from the Bucur Obor transaction, while gains from **development of rental residential investment properties** amounted **RON 43.8 million**, corresponding to 29 rental apartments at One Mircea Eliade, in line with the company strategy to increase the long-term rental income.
- **G&A expenses** grew 36%, from RON 6.9 to **RON 9.4 million**, while other operating expenses amounted to RON 6.9 million in Q1 2022, from RON 0.6 million in Q1 2021. **EBITDA** surged 260%, reaching **RON 212.7 million** in Q1'22.
- **Gross result** reached **RON 208 million**, 294% increase compared to Q1'21 while the bottom line increased 320%, reaching **RON 166.4 million**.
- **Cash position** increased 11% in 2022, to **RON 566.2 million**.
- **Loan to value** ratio amounted to **25%** as of the end of Q1'22, 1pp increase since the beginning of the year, proving solid financials and low leverage of the Group compared with the European peers.

## Key events in Q1 2022

- **120 apartments** with a total surface of 9,811 sqm, 129 parking spaces and 10 commercial spaces and other units were sold and pre-sold in Q1'22 for a total of EUR 28.6 million.
- Continued growth of sales at **One Cotroceni Park** where Group pre-sold 76 units, and **One Verdi Park**, where 36 units were pre-sold in Q1'22, while other developments registered declines due to limited stock.
- Finalization of the acquisition of controlling stake **Bucur Obor S.A.** with 26K sqm of GLA and announcement of the acquisition of the **Ford Factory**, development with an estimated 13K sqm of retail GLA upon completion.

## Perspectives for 2022

- For 2022, One United Properties targets **turnover of RON 1.523 billion**, net profit of RON 548.7 million and investments of RON 1.163 billion.
- **Planned capital increase operation** with cash contributions, which will fuel investments in the pipeline, while the current cash position will be deployed to accelerate delivery of ongoing developments.
- One United Properties is in negotiations for ten plots of land where approximately 10,000 apartments with GBA of more than 1 million sqm above ground could be built, with **GDV of over EUR 2.3 billion** and a potential gross profit of EUR 900 million.



## KEY EVENTS

### BUSINESS HIGHLIGHTS

#### Residential sales

120 apartments with a total surface of 9,811 sqm, 129 parking spaces and 10 commercial spaces and other units were sold and pre-sold for a total of EUR 28.6 million in the first three months of 2022. In the same period of 2021, the Group sold and pre-sold 41 apartments, with a total surface of 7,172 sqm, 49 parking spaces and 2 commercial spaces and other units for a total of EUR 30.1 million.

Similar to the previous two quarters, most of the apartments sold were part of One Cotroceni Park, One United Properties' largest development to date. In Q1 2022, the Group pre-sold 76 residential units and as of the end of Q1 2022, there were 96 units remaining available for sale. The development has estimated completion date in Q4 2023 and targets the medium- to medium-high customer segment.

The majority of the apartments sold by One United Properties in Q1 2022 were two-rooms apartments, the increase being primarily driven by the demand at One Cotroceni Park. An increase of 67% in the demand was also recorded for the 3-rooms flats. The larger units registered a small year-on-year decline due to the particularities of the available stock.

The sales per apartment type is presented below:

Apartment type	31.03.2022	31.03.2021	Δ %
Studio	1	1	0%
2 rooms	85	11	673%
3 rooms	20	12	67%
4 rooms	12	13	-8%
5+ rooms / villas	2	4	-50%
<b>TOTAL UNITS SOLD</b>	<b>120</b>	<b>41</b>	<b>193%</b>

Apart from One Cotroceni Park, the Group also saw a significant increase, of 227%, in sales at One Verdi Park, a project with 334 residential units, estimated to be delivered in Q4 2022. The rest of the developments registered a varying degree of a year-on-year slowdown in sales due to the low availability of the stock as majority of the developments are close to being fully sold out. This is particularly visible for the developments that have already been delivered such as One Mircea Eliade, One Mamaia Nord, One Herastrau Towers or that will be delivered in the coming quarter, such as One Timpuri Noi or One Floreasca Vista.

Development	Delivery	31.03.2022	31.03.2021	Δ %
One Mircea Eliade	Q4 2020	3	7	-57%
One Mamaia Nord	Q1 2021	0	1	-100%
One Herastrau Towers	Q4 2021	0	3	-100%
One Timpuri Noi	Q3 2022	2	8	-75%
One Floreasca Vista	Q3 2022	1	1	0%
One Verdi Park	Q4 2022	36	11	227%
One Modrogan	Q4 2022	1	2	-50%
One Peninsula	Q2 2023	1	8	-88%
One Cotroceni Park	Q4 2023	76	0	100%
<b>TOTAL UNITS SOLD</b>		<b>120</b>	<b>41</b>	<b>193%</b>



Residential sales presented above do not include the pre-sales to early clients (lower margin sales that help finance land acquisition). These are units that the Group pre-sold to early clients on developments that still need to receive building permits. The total value of these sales in Q1 2022 was EUR 4.3 million, vs EUR 0.3 million in Q1 2021.

## Landbank

As of March 31<sup>st</sup>, 2022, One United Properties had 173,000 sqm of land plots for further residential development under permitting and in the planning phase (the latter with an estimated start of construction in 2022), in Bucharest and in Constanta (Mamaia). The Group estimates construction of more than 4,200 apartments and commercial spaces on these land plots.

Besides the owned landbank, the company has a strong pipeline of new plots of land for further development. One United Properties is currently in advanced negotiations for ten future developments as well as it is in early discussion or negotiation stages for more than 20 other developments. The ten developments currently in advanced negotiations are primarily focused on medium and medium-high income residential properties, segment where the Group has registered excellent performance with sales of One Cotroceni Park. [More information HERE.](#)

## Retail segment

Following the Competition Council clearance, on February 8<sup>th</sup>, 2022, One United Properties closed the transaction of the acquisition of direct sole control over BO Retail Invest S.R.L., and indirectly the control over Bucur Obor, a company listed on the Multilateral Trading System of the Bucharest Stock Exchange, under symbol BUCU. Bucur Obor is a shopping centre in Bucharest that opened its doors in 1975. Today, the centre is an emblematic location in Bucharest and accommodates stores of all sizes, from family businesses to well-known international brands, with a total GLA of 26,000 sqm. The acquisition of a majority stake in Bucur Obor is in line with One United Properties' strategy to increase the share of the profits from rental activity in the total profits of the Company. [More information HERE.](#)

On March 24<sup>th</sup>, 2022, One United Properties announced the acquisition of the former **Ford Factory**, located within the One Floreasca City development. The space will host retail with high-end shops and restaurants with extensive terraces, distributed on the ground and first floor, each with a height of 6 meters. The building, which is estimated to be commissioned in 2 years, will have a GLA of approx. 13,000 sqm and 400 parking spaces built on 2 underground floors. The estimated GDV upon completion is estimated at EUR 82 million. [More information HERE.](#)

## Office segment

On January 17<sup>th</sup>, 2022, the Group informed the market about the handover of One Cotroceni Park Office Phase I, a commercial and office development located in Bucharest. The development has a total GLA of 46,000 sqm. At the time of publishing this report, 78% of the office and commercial spaces have been leased. [More information HERE.](#)

The Company's current portfolio includes 101,000 sqm of office space, and it includes One Tower, One Cotroceni Park Office Phase 1, One Herastrau Office and One North Gate, and will reach GLA of 136,000 sqm after delivery of One Cotroceni Park Office Phase 2.



## GOVERNANCE HIGHLIGHTS

### Favorable court decisions related to One Floreasca City

On April 1<sup>st</sup>, 2022, One United Properties informed the market about the favorable decision by Bucharest Court of Appeal related to One Floreasca City, which confirms the validity of the acts and actions that constituted the basis for the development and rejected the plaintiff's appeal. The court's ruling is final. [More information HERE.](#)

On April 15<sup>th</sup>, 2022, the Company informed the market about another favorable decision by Bucharest Court of Appeal related to One Floreasca City, which rejected plaintiff's appeal related to invalidation of environmental agreement. The court's ruling is final. [More information HERE.](#)

### Creation of the ESG Committee

On April 12<sup>th</sup>, 2022, One United Properties announced the creation of the **Environmental, Social and Governance Committee** that will assist the Board of Directors in defining the sustainability strategy. It is the first-ever ESG Committee appointed by the Board of Directors of a Romanian blue-chip company. [More information HERE.](#)

### OGSM & EGSM from April 26<sup>th</sup>, 2022

On April 26<sup>th</sup>, 2022, held the Ordinary and Extraordinary General Meetings of Shareholders. During the GSM, 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 will be paid on May 30<sup>th</sup>, 2022. One United Properties' dividend policy includes the payment of dividends on a semi-annual basis. The GSM approved the buyback of shares for treasury purposes with a total limit of RON 10 million, at a maximum acquisition price of RON 1.75 per share, a share capital increase operation with cash contributions or through the issuance of convertible bonds. The GSM also approved the framework for the implementation of the Stock Option Plan for the benefit of the executive members of the Board of Directors, which will start to be registered in the Group's financial statements as of Q2 2022.

The GSM also elected, as of April 26<sup>th</sup>, 2022, a new Board of Directors of One United Properties, comprising of seven Members: Claudio Cisullo (elected by the Board as the Chairman of the Board of Directors), Victor Capitanu, Andrei-Liviu Diaconescu, Marius Diaconu, Augusta Dragic, Dragos Manda, and Magdalena Souckova. [More information HERE.](#)

### Share capital increase operation

On May 5<sup>th</sup>, 2022, following the delegation of the powers by the GSM, the Board of Directors approved the share capital increase operation with the amount of up to RON 66,003,597.2 by issuing up to 330,017,986 new shares with the nominal value of RON 0.2 per share. [More information HERE.](#)

The new capital will be invested with priority in new developments, according to the existing solid pipeline of the company, while the current cash position will be used to accelerate the delivery of the ongoing developments. One United Properties is currently in advanced negotiations for ten future developments as well as it is in early discussion or negotiation stages for more than 20 other developments. The ten developments currently in advanced negotiations are primarily focused on medium and medium-high income residential properties. If signed, approximately 10,000 apartments with more than 1 million sqm above ground of gross buildable area would be developed on these lands by One United Properties over the next seven years.



After they are developed, these developments could generate a gross development value of more than EUR 2.3 billion and a potential gross profit of EUR 900 million. Approximately 10% of the development would be office and commercial spaces. The company's focus is to invest with priority in Bucharest, where most of the pipeline is located. [\*\*More information HERE.\*\*](#)

## **CAPITAL MARKET HIGHLIGHTS**

### **Partnership with Raiffeisen Bank**

As of January 3<sup>rd</sup>, 2022, One United Properties benefits from the market maker services provided by Raiffeisen Bank International AG. The minimum volume corresponding to the firm bid-ask quotes provided by Raiffeisen Bank International is 100,000 shares, with the maximum spread between the bid and ask being 1.75%. Raiffeisen delivers the market making services during a minimum of 70% of a trading session. One United Properties continues to also benefit from MM services delivered by BRK Financial Group. [\*\*More information HERE.\*\*](#)

Moreover, under the agreement, Raiffeisen Bank International's affiliate Raiffeisen Centrobank AG also launched structured products –turbo certificates and warrants with ONE shares acting as underlying. [\*\*More information HERE.\*\*](#)

### **Liquidity**

In Q1 2022, ONE shares were consistently amongst the most traded financial instruments on the Bucharest Stock Exchange. The average daily traded value for ONE shares between January 1<sup>st</sup> and March 31<sup>st</sup>, 2022 was RON 1,520,533. As of March 31<sup>st</sup>, 2022, One United Properties had 5,510 shareholders, a 73% increase compared to situation as of the IPO.

In volatile Q1 2022, ONE shares outperformed the benchmark index BET, delivering a +3.86% share price appreciation vs a -2.92% decline of BET index. Only 5 blue chips, including ONE, registered a positive evolution in this period.



# ANALYSIS OF THE FINANCIAL RESULTS

## EARNINGS ANALYSIS

Consolidated turnover of One United Properties grew 82% in Q1 2022 compared to Q1 2021, reaching RON 348.7 million. The doubling of the turnover was driven by a 19% increase in the revenues from the development and sales of residential property, which reached RON 197.2 million in Q1 2022 vs RON 165.9 million in Q1 2021. The net income from residential sales in the first three months of 2022 reached RON 83.8 million, generating a 42.5% margin, 17pp appreciation compared to Q1 2021.

In Q1 2022, the Group did not record gains from office buildings under development since the appraisal is done at a half-yearly basis, however, did record the gains from bargain purchase in the total amount of RON 97 million, which represents the gain from the transaction of purchasing a majority stake in Bucur Obor, at a discounted price versus the value of the buildings as appraised by Colliers, being first quarter since is included in consolidation. In additional, in Q1 2022, the Group recorded RON 43.8 million in gains from development of rental residential investment properties, corresponding to 29 rental apartments at One Mircea Eliade, in line with the strategy of the company to generate more long-term profit from rental income. The gain represents the difference between the cost of construction and the market value.

The rental income, which includes the income generated by the office as well as retail divisions, registered a significant, 11-fold increase, reaching RON 6.6 million. The effect has been driven by the revenues coming from tenants at One Tower (leased out at 91% as of March 31<sup>st</sup>, 2022), One Cotroceni Park Phase 1 (leased out at 78% as of March 31<sup>st</sup>, 2022, however not yet generating full income since most tenants are still in the fit-out phase), as well as the impact of results generated by Bucur Obor and consolidated under the retail division. The management estimates that the revenues from rental income will continue to grow quarter-on-quarter, bringing more significant weight in the total turnover throughout 2022.

G&A expenses increased 36%, from RON 6.9 to RON 9.4 million, while operating expenses amounted to RON 6.9 million in Q1 2022, from RON 0.6 million in Q1 2021. Out of the amount registered in Q1 2022, RON 2.8 million are sponsorships related to CSR activities, which will be fully deducted from profit tax. Other items under this position include the costs attached to property expenses for residential developments completed and not yet delivered to clients. The administrative costs grew 44% in Q1 2022 due to a significantly larger scale of the business and due to the costs of the company being public.

EBITDA grew 260%, from RON 59 million to RON 212.7 million. The gross result reached RON 208 million, a 294% increase compared to Q1 2021, while the bottom line increased 320% reaching RON 166.4 million. The profit tax for Q1 2022 amounted to RON 41.6 million, of which RON 5.7 million is the actual expenditure and the remaining RON 35.9 million represents the deferred tax of profit, generated primarily by gains from fair value adjustment, which will become taxable only upon sale of these properties, if the case may be.

Selected P&L positions (RON)	Q1 2022	Q1 2021	Δ %
Revenues from sales of residential property	197,177,473	165,860,227	19%
Gains from office buildings under development	-	23,905,756	-
Gains from bargain purchase	96,986,489	-	-
Rental income	6,634,782	582,810	1038%
Revenues from services to tenants	1,994,169	160,136	1145%
Other operating income	2,136,954	603,852	254%
Gains from completed investment property	43,784,175	-	-
Cost of sales of residential property	(113,362,435)	(123,825,077)	-8%
G&A Expenses	(9,438,479)	(6,921,292)	36%

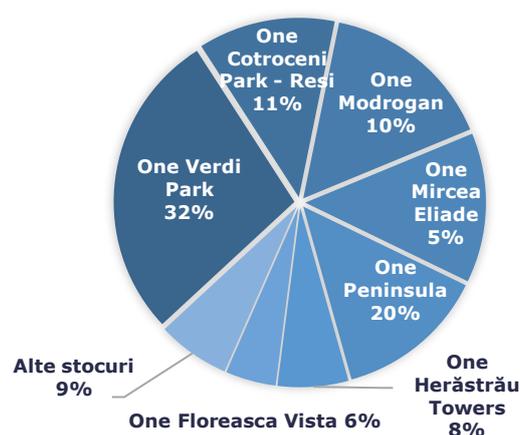


Other operating expenses	(6,864,264)	(591,528)	1060%
EBITDA	212,666,964	59,030,565	260%
EBT	207,972,627	52,838,988	294%
<b>Net profit</b>	<b>166,381,576</b>	<b>39,651,202</b>	<b>320%</b>

## ASSETS

Total assets grew 19% in 2022, reaching RON 3.3 billion. The non-current assets increased 29%, reaching RON 1.9 billion, increase driven primarily by a 30% increase in investment properties. Current assets grew 8%, reaching RON 1.4 billion due to 32% increase in trade receivables and 41% increase in advance payments to suppliers – both result of larger scale of operations. The cash position grew 11% since the beginning of the year. On the other hand, inventory (residential properties) decreased 10% in the analyzed period, reaching RON 308.5 million due to excellent sales registered since the beginning of the year, particularly of One Cotroceni Park as well as One Verdi Park.

Residential Property in '000 RON	31.03.2022	31.12.2021
One Verdi Park	99,213	105,693
One Cotroceni Park - Residential	32,502	35,007
One Modrogan	31,859	29,866
One Mircea Eliade	15,511	45,598
One Peninsula	61,426	60,217
One Herăstrău Towers	23,653	23,738
One Floreasca Vista	17,297	17,041
One Timpuri Noi	11,020	10,949
One Mamaia Nord 2	7,100	2,793
One Herastrau Vista	4,825	4,818
One Mamaia Nord 1	2,906	7,152
Other inventories	1,154	1,107
<b>TOTAL</b>	<b>308,466</b>	<b>343,978</b>



## EQUITY AND LIABILITIES

Equity grew 18% in Q1 2022, reaching RON 1.9 billion. The increase was driven primarily by the 19% increase in retained earnings and 41% increase in non-controlling interests.

The liabilities increased 21% in the first three months of 2022, amounting to RON 1.4 billion at the end of Q1 2022, driven primarily by increase in long-term liabilities, which increased 28%, reaching RON 742.8 million as a result of 27% increase in loans and borrowings, representing primarily the long-term bank loan amounting to approx. RON 507 million, which mainly represents the amounts drawn from bank loans in subsidiaries One Cotroceni Park Office, One Verdi Park and One United Tower. The increase in the current liabilities of 14% in Q1 2022, was driven, inter alia, by 41% increase in trade and other payables and 2% increase in advance payments from customers due to larger scale of the business, developments approaching completion stage and related financing loans becoming repayable on short term.



## CONSOLIDATED FINANCIAL STATEMENTS

PROFIT & LOSS STATEMENT (RON)	Q1 2022	Q1 2021	Δ %
<b>Revenues from sales of residential property</b>	<b>197,177,473</b>	<b>165,860,227</b>	<b>19%</b>
Cost of sales of residential property	(113,362,435)	(123,825,077)	-8%
<i>Net income from residential property</i>	<i>83,815,038</i>	<i>42,035,150</i>	<i>99%</i>
<b>Gains from office buildings under development</b>	<b>-</b>	<b>23,905,756</b>	<b>-</b>
<b>Gains from bargain purchase</b>	<b>96,986,489</b>	<b>-</b>	<b>-</b>
<b>Rental income</b>	<b>6,634,782</b>	<b>582,810</b>	<b>1038%</b>
<b>Revenues from services to tenants</b>	<b>1,994,169</b>	<b>160,136</b>	<b>1145%</b>
Expenses from services to tenants	(1,994,169)	(160,136)	1145%
Other property operating expenses	(2,250,777)	19,669	-11543%
<i>Net rental income</i>	<i>4,384,005</i>	<i>602,479</i>	<i>628%</i>
Commissions for brokerage real estate	(1,129,533)	(269,041)	320%
Administrative expenses	(10,445,900)	(7,256,103)	44%
Other operating expenses	(6,864,264)	(591,528)	1060%
<b>Other operating income</b>	<b>2,136,954</b>	<b>603,852</b>	<b>254%</b>
<b>Gains from completed investment property</b>	<b>43,784,175</b>	<b>-</b>	<b>-</b>
<b>Result from operating activity (EBITDA)</b>	<b>212,666,964</b>	<b>59,030,565</b>	<b>260%</b>
Financial income	1,581,877	4,735,627	-67%
Financial expenses	(6,974,571)	(11,057,251)	-37%
Share of result of associates	698,357	130,047	437%
<b>Gross profit</b>	<b>207,972,627</b>	<b>52,838,988</b>	<b>294%</b>
Income tax	(41,591,051)	(13,187,786)	215%
<b>Net profit</b>	<b>166,381,576</b>	<b>39,651,202</b>	<b>320%</b>



## CONSOLIDATED BALANCE SHEET

BALANCE SHEET (RON)	31.03.2022	31.12.2021	Δ %
<b>NON-CURRENT ASSETS</b>	<b>1,924,680,921</b>	<b>1,492,831,494</b>	<b>29%</b>
Goodwill	19,256,076	19,256,076	0%
Intangible assets	756,730	597,608	27%
Investment properties	1,878,935,563	1,449,465,190	30%
Right of use assets	3,300,878	3,505,452	-6%
Investments in associates	3,665,514	2,967,158	24%
Property, plant and equipment	18,766,160	17,040,010	10%
<b>CURRENT ASSETS</b>	<b>1,408,738,168</b>	<b>1,304,327,994</b>	<b>8%</b>
Inventories	308,465,534	343,977,627	-10%
Advance payments to suppliers	131,040,340	93,266,448	41%
Trade receivables	264,981,628	201,369,543	32%
Other receivables	83,501,097	128,441,029	-35%
Other financial assets	9,408,917	9,408,917	0%
Prepayments	45,149,251	19,517,269	131%
Cash and cash equivalents	566,191,401	508,347,161	11%
<b>TOTAL ASSETS</b>	<b>3,333,419,089</b>	<b>2,797,159,488</b>	<b>19%</b>
<b>EQUITY</b>	<b>1,943,465,518</b>	<b>1,646,957,217</b>	<b>18%</b>
Share capital	514,828,059	514,828,059	0%
Share premium	4,307,782	4,307,782	0%
Other capital reserves	1,390,179	1,390,179	0%
Legal reserves	11,437,359	-	-
Retained earnings	956,968,274	803,225,661	19%
Non-controlling interests	454,533,865	323,205,536	41%
<b>LIABILITIES</b>	<b>1,389,953,571</b>	<b>1,150,202,271</b>	<b>21%</b>
<b>NON-CURRENT LIABILITIES</b>	<b>742,773,872</b>	<b>581,000,467</b>	<b>28%</b>
Loans and borrowings	506,803,248	397,814,528	27%
Provisions	911,094	564,912	61%
Lease liabilities	2,646,947	2,646,947	0%
Deferred tax liabilities	232,412,583	179,974,080	29%
<b>CURRENT LIABILITIES</b>	<b>647,179,699</b>	<b>569,201,804</b>	<b>14%</b>
Employee benefits	718,292	553,841	30%
Loans and Borrowings	43,503,760	34,347,782	27%
Lease liabilities	1,156,413	1,282,387	-10%
Trade and other payables	173,899,144	123,584,928	41%
Accrued income	3,557,911	1,145,855	211%
Current tax liabilities	8,345,009	2,023,447	312%
Advance payments from customers	415,999,170	406,263,564	2%
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>3,333,419,089</b>	<b>2,797,159,488</b>	<b>19%</b>



## KEY FINANCIAL RATIOS

The main financial ratios of One United Properties, consolidated result, as of March 31<sup>st</sup>, 2022, are presented below.

**Financial data  
in RON '000**

**31 March 2022**

**Liquidity ratio**

Current assets	1,408,738,168	<b>= 2.18</b>
Current liabilities	647,179,699	

**Gearing ratio**

Interest-bearing debt (long term)	550,307,008	<b>= 28.32%</b>
Equity	1,943,465,518	

**Trade receivables turnover**

Average receivables	233,175,586	<b>= 0.17</b>
Turnover	348,714,042	

**Fixed asset turnover**

Turnover	348,714,042	<b>= 0.72</b>
Net fixed assets	1,924,681,000	

**Loan to value**

	<b>31 March 2022</b>	<b>31 December 2021</b>
Financial debt	550,259,122	432,162,310
Real estate assets	2,187,401,097	1,793,442,817
	<b>= 25%</b>	<b>= 24%</b>



## ABOUT ONE UNITED PROPERTIES

One United Properties is the largest residential and mixed-use real estate developer in Romania listed on the Bucharest Stock Exchange since July 2021. The company has a track record of having developed sustainable residential, mixed-use and office real estate in Bucharest and in Constanta (Mamaia). With unparalleled reputation of a premium developer, ONE develops apartments for *medium*, *medium-high*, *high*, and *very high* income clients. ONE is a high-end brand and represents quality, design, community, sustainability, and finally, very desired locations. All ONE buildings have superior certifications of sustainability, energy efficiency and wellness, and the developer is awarded at numerous galas and conferences in the field, both internationally and locally.



### RESIDENTIAL

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



### OFFICE

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

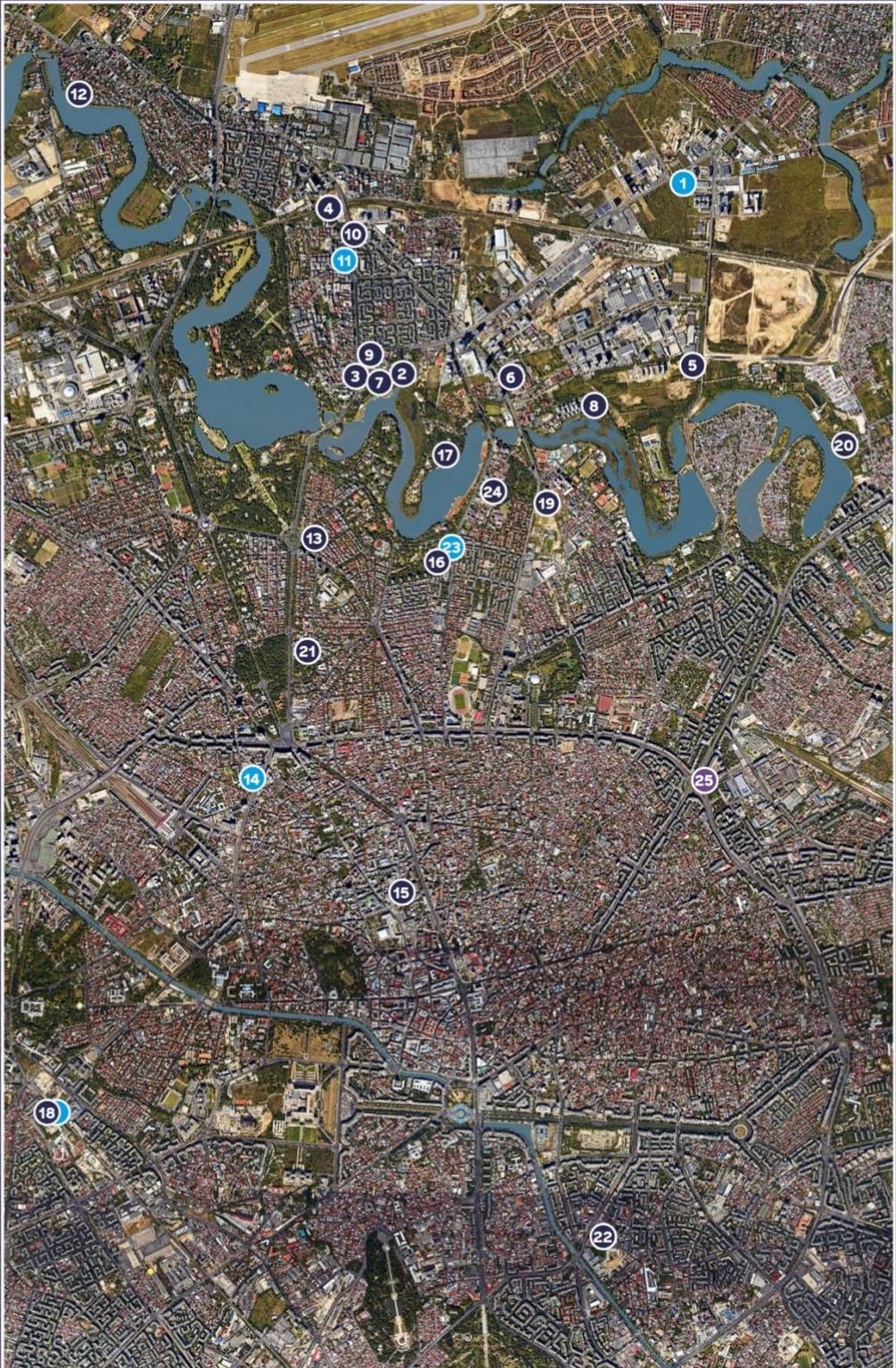
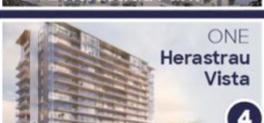


### RETAIL

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.

Interior design is at the core of ONE's business. All of One United Properties developments are distinguishable by the exceptional design made possible by the partnership with Lemon Interior Design, probably the best interior design studio in Romania.

# ONE UNITED PROPERTIES DEVELOPMENTS





# DECLARATION OF THE MANAGEMENT

Bucharest, May 16<sup>th</sup>, 2022

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

- a) the interim condensed consolidated financial statements for the three-month period ended March 31<sup>st</sup>, 2022, 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 three-month period ended March 31<sup>st</sup>, 2022, 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 SA and subsidiaries**

**Interim condensed consolidated financial  
statements for the period ended  
31 March 2022**

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**ONE UNITED PROPERTIES SA AND SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 3 months ended 31 March 2022**

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

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	Note	31 March 2022	31 December 2021
<b>ASSETS</b>			
<b>Non-current assets</b>			
Goodwill	6	19,256,076	19,256,076
Intangible assets	6	756,730	597,608
Investment properties	7	1,878,935,563	1,449,465,190
Right of use assets	5	3,300,878	3,505,452
Investments in associates	8	3,665,514	2,967,158
Property, plant and equipment	4	18,766,160	17,040,010
<b>Total non-current assets</b>		<b>1,924,680,921</b>	<b>1,492,831,494</b>
<b>Current assets</b>			
Inventories	9	308,465,534	343,977,627
Advance payments to suppliers	10	131,040,340	93,266,448
Trade receivables	11	264,981,628	201,369,543
Other receivables	11	83,501,097	128,441,029
Prepayments		45,149,251	19,517,269
Other financial assets		9,408,917	9,408,917
Cash and cash equivalents	12	566,191,401	508,347,161
<b>Total current assets</b>		<b>1,408,738,168</b>	<b>1,304,327,994</b>
<b>TOTAL ASSETS</b>		<b>3,333,419,089</b>	<b>2,797,159,488</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	14	514,828,059	514,828,059
Share premium	14	4,307,781	4,307,781
Own shares	14	-	-
Other capital reserves	14	1,390,179	1,390,179
Legal reserves	14	11,437,359	11,437,359
Retained earnings		956,968,274	791,788,303
<b>Equity attributable to owners of the Group</b>		<b>1,488,931,652</b>	<b>1,323,751,681</b>
Non-controlling interests		454,533,866	323,205,535
<b>Total equity</b>		<b>1,943,465,518</b>	<b>1,646,957,216</b>
<b>Non-current liabilities</b>			
Loans and borrowings from bank and others	15	499,249,140	390,342,321
Loans and borrowings from minority shareholders	15	7,554,108	7,472,207
Provisions		911,094	564,912
Lease liabilities - long term portion	5	2,646,947	2,646,947
Deferred tax liabilities	13	232,412,583	179,974,080
<b>Total non-current liabilities</b>		<b>742,773,872</b>	<b>581,000,467</b>

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

	Note	31 March 2022	31 December 2021
<b>Current liabilities</b>			
Employee benefits		718,292	553,841
Loans and borrowings from bank and others	15	43,455,874	34,260,754
Loans and borrowings from minority shareholders	15	47,886	87,028
Lease liabilities	5	1,156,413	1,282,387
Trade and other payables	16	173,899,144	123,584,927
Deferred income		3,557,911	1,145,855
Current tax liabilities	13	8,345,009	2,023,447
Advance payments from customers	17	415,999,170	406,263,566
<b>Total current liabilities</b>		<b>647,179,699</b>	<b>569,201,805</b>
<b>Total liabilities</b>		<b>1,389,953,571</b>	<b>1,150,202,272</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>3,333,419,089</b>	<b>2,797,159,488</b>

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 and signed on its behalf by:

**VICTOR CAPITANU**  
Administrator

**VALENTIN-COSMIN SAMOILA**  
Chief Financial Officer

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

	Notes	31 March 2022	31 March 2021
Revenues from sales of residential property	18	197,177,473	165,860,227
Cost of sales of residential property	18	(113,362,435)	(123,825,077)
<b>Net income from residential property</b>		<b>83,815,038</b>	<b>42,035,150</b>
Gains from office buildings under development	7	-	23,905,756
Gains from completed investment property	7	43,784,175	-
Gains on the bargain purchase	7	96,986,489	-
Rental income		6,634,782	385,214
Revenues from service to tenants		1,994,169	357,732
Expenses from services to tenants		(1,994,169)	(140,467)
Other property operating expenses		(2,250,777)	-
<b>Net rental income</b>		<b>4,384,005</b>	<b>602,479</b>
Commissions for brokerage real estate	19	(1,129,533)	(269,041)
Administrative expenses	20	(10,445,900)	(7,256,103)
Other operating expenses	21	(6,864,264)	(591,528)
Other operating income		2,136,954	603,852
<b>Result from operating activity</b>		<b>212,666,964</b>	<b>59,030,565</b>
Financial income	22	1,581,877	4,735,627
Financial expenses	22	(6,974,571)	(11,057,251)
<b>Net financial result</b>		<b>(5,392,694)</b>	<b>(6,321,624)</b>
Share of result of associates		698,357	130,047
<b>Result before tax</b>		<b>207,972,627</b>	<b>52,838,988</b>
Tax on profit	13	(41,591,051)	(13,187,786)
<b>Net result of the period</b>		<b>166,381,576</b>	<b>39,651,202</b>
<b>Total comprehensive income for the period</b>		<b>166,381,576</b>	<b>39,651,202</b>
<b>Net result attributable to:</b>			
Owners of the Group		164,194,215	35,480,703
Non-controlling interests		2,187,361	4,170,499
<b>Total comprehensive income attributable to:</b>			
Owners of the Group		164,194,215	35,480,703
Non-controlling interests		2,187,361	4,170,499
Basic/diluted earnings per share attributable to equity holders	24	0.26	40.29

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 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 – 3 months ended 31 March 2022**

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

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 3 MONTHS ENDED 31 MARCH 2022**

	Share capital	Share premiums	Legal reserves	Other capital reserves	Own shares	Retained earnings	Non-controlling interests	Total equity
<b>Balance at 1 January 2022</b>	<b>514,828,059</b>	<b>4,307,781</b>	<b>11,437,359</b>	<b>1,390,179</b>	-	<b>791,788,303</b>	<b>323,205,535</b>	<b>1,646,957,216</b>
Profit of the year	-	-	-	-	-	164,194,215	2,187,361	<b>166,381,576</b>
Other comprehensive income	-	-	-	-	-	-	-	-
Dividends allocated from the statutory profit	-	-	-	-	-	-	-	-
Issue of ordinary shares	-	-	-	-	-	-	-	-
Issue of ordinary shares- premium shares conversion	-	-	-	-	-	-	-	-
Issue of ordinary shares - other reserves conversion	-	-	-	-	-	-	-	-
Employee share scheme	-	-	-	-	-	-	-	-
Transfer of legal reserve in/from retained earnings	-	-	-	-	-	-	-	-
Transactions with non-controlling interests	-	-	-	-	-	985,756	(6,803,066)	<b>(5,817,310)</b>
Acquisition of own shares	-	-	-	-	-	-	-	-
Sale of own shares	-	-	-	-	-	-	-	-
Non-controlling interest on incorporation of subsidiary or on increase in share capital of subsidiary	-	-	-	-	-	-	135,944,036	<b>135,944,036</b>
<b>Balance as at 31 March 2022</b>	<b>514,828,059</b>	<b>4,307,781</b>	<b>11,437,359</b>	<b>1,390,179</b>	-	<b>956,968,274</b>	<b>454,533,866</b>	<b>1,943,465,518</b>

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 and signed on its behalf by:

\_\_\_\_\_  
**VICTOR CAPITANU**  
 Administrator

\_\_\_\_\_  
**VALENTIN-COSMIN SAMOILA**  
 Chief Financial Officer

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

**ONE UNITED PROPERTIES SA AND SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 3 months ended 31 March 2022**

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

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE 3 MONTHS ENDED 31 MARCH 2021**

	Share capital	Share premiums	Legal reserves	Other capital reserves	Own shares	Retained earnings	Non-controlling interests	Total equity
<b>Balance at 1 January 2021</b>	<b>259,824,598</b>	<b>9,192</b>	<b>-</b>	<b>463,393</b>	<b>(26,765,560)</b>	<b>498,235,187</b>	<b>92,264,592</b>	<b>824,031,402</b>
Profit of the year	-	-	-	-	-	35,480,703	4,170,499	39,651,202
Other comprehensive income	-	-	-	-	-	-	-	-
Dividends allocated from the statutory profit	-	-	-	-	-	-	-	-
Issue of ordinary shares	-	-	-	-	-	-	-	-
Issue of ordinary shares- premium shares conversion	-	-	-	-	-	-	-	-
Issue of ordinary shares - other reserves conversion	-	-	-	-	-	-	-	-
Employee share scheme	-	-	-	463,393	-	-	-	463,393
Transfer of legal reserve in/from retained earnings	-	-	-	-	-	-	-	-
Transactions with non-controlling interests	-	-	-	-	-	-	-	-
Acquisition of own shares	-	-	-	-	-	-	-	-
Sale of own shares	-	-	-	-	26,765,560	9,269,718	(10)	36,035,268
Non-controlling interest on incorporation of subsidiary or on increase in share capital of subsidiary	-	-	-	-	-	-	-	-
<b>Balance as at 31 March 2021</b>	<b>259,824,598</b>	<b>9,192</b>	<b>-</b>	<b>926,786</b>	<b>-</b>	<b>542,985,608</b>	<b>96,435,081</b>	<b>900,181,265</b>

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 and signed on its behalf by:

\_\_\_\_\_  
**VICTOR CAPITANU**  
 Administrator

\_\_\_\_\_  
**VALENTIN-COSMIN SAMOILA**  
 Chief Financial Officer

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

## INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	31 March 2022	31 March 2021
<b>Cash flows from operating activities</b>		
<b>Result for the period</b>	<b>166,381,576</b>	<b>39,651,202</b>
<b>Adjustments for:</b>		
Depreciation and amortization	522,748	557,783
Share of result of associates	(698,357)	(130,047)
Other financial income	14,113	-
Increase/(decrease) in provisions	346,182	(2,843)
Gain/Loss on sale of property, plant and equipment	(2,522)	-
Interest expenses	3,892,782	2,417,546
Interest income	(371,121)	(328,198)
Income tax expenses	41,591,051	13,187,786
Unrealised foreign exchange loss/(gain)	(118,232)	4,513,547
Increase in fair value of investment property	(43,784,175)	(23,905,756)
Gain on the bargain purchase	(96,986,489)	-
Share-based payments	-	463,393
<b>Changes in working capital:</b>		
(Increase)/Decrease in trade and other receivables	(74,373,562)	(22,197,085)
(Increase)/Decrease in inventory property	13,933,103	52,484,294
Increase/(Decrease) in trade and other payables	10,663,637	8,576,097
Increase/(Decrease) in advance payments from customers	9,734,604	(36,227,490)
Income tax paid	-	(92,533)
Working capital from acquisition of new subsidiaries	11,222,210	-
<b>Net cash from operating activities</b>	<b>41,967,548</b>	<b>38,967,696</b>
Acquisition of property, plant and equipment	(2,090,316)	(331,620)
Proceeds from sale of property, plant and equipment	2,522	-
Acquisition of intangible assets	(262,202)	(247,342)
Expenditure on investment property under development	(18,373,596)	(42,205,354)
Expenditure on completed investment property	(6,669,482)	(37,513)
Acquisition of investment property	(106,011)	-
Amounts paid for transactions with non-controlling interest	(5,817,310)	-
Acquisition of subsidiaries	(65,422,213)	-
Interest received	371,121	328,198
<b>Net cash flows from used in investing activities</b>	<b>(98,367,487)</b>	<b>(42,493,631)</b>
Proceeds from loans and borrowings	117,091,022	212,617,349
Repayment of borrowings	(702,203)	(154,239,637)
Interest paid	(2,011,661)	(2,582,108)
Sale of treasury shares	-	36,035,268
Principal elements of lease payments	(132,979)	(531,917)
<b>Net cash from financing activities</b>	<b>114,244,179</b>	<b>91,298,955</b>
Net changes in cash and cash equivalents	57,844,240	87,773,020
<b>Cash and cash equivalents at the beginning of the period</b>	<b>508,347,161</b>	<b>170,971,646</b>
<b>Cash and cash equivalents at the end of the period</b>	<b>566,191,401</b>	<b>258,744,666</b>

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 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 – 3 months ended 31 March 2022

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

#### 1. CORPORATE INFORMATION

These financial statements are the interim condensed consolidated financial statements of One United Properties S.A. and its subsidiaries (collectively, the “Group”) for the period from 1 January 2022 to 31 March 2022 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 514,828,058.8 divided into 2,574,140,294 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 29.7580% each and other shareholders holding 40.4840%. 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 Company had the following subsidiaries undertakings as at 31 March 2022 and 31 December 2021. Their registered office, activity and Group holding percentage is shown below:

Name of the subsidiary	Activity	% ownership as at 31 March 2022	% ownership as at 31 December 2021	Registered office
One Modrogan SRL	Real estate developer in Bucharest	99.99%	99.99%	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	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One Herastrau Plaza SRL	Real estate developer in Bucharest	98.00%	98.00%	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	98.00%	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	80.00%	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	98.00%	98.00%	Maxim Gorki street 20, Bucharest, district 1
One North Gate SA	Real estate developer in Bucharest	62.41%	62.41%	Maxim Gorki street 20, Bucharest, district 1
One United Tower SA (former One United Tower SRL)	Real estate developer in Bucharest	70.24%	70.24%	Maxim Gorki street 20, Bucharest, district 1
Neo Floreasca Lake SRL	Real estate developer in Bucharest	95.00%	80.58%	Maxim Gorki street 20, Bucharest, district 1

## 1. CORPORATE INFORMATION (continued)

Group companies	Activity	% ownership as at 31 March 2022	% ownership as at 31 December 2021	Registered office
One Mamaia Nord SRL (former Neo Mamaia SRL)	Real estate developer in Bucharest	95.00%	82.33%	Maxim Gorki street 20, Bucharest, district 1
Neo Timpuri Noi SRL	Real estate developer in Bucharest	95.00%	82.33%	Maxim Gorki street 20, Bucharest, district 1
Neo Herastrau Park SRL (former Neo Dorobanti SRL)	Real estate developer in Bucharest	95.00%	82.00%	Maxim Gorki street 20, Bucharest, district 1
One Floreasca Towers SRL (former One Herastrau IV SRL)	Real estate developer in Bucharest	99.99%	99.99%	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 SA	Real estate developer in Bucharest	57.25%	57.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 2 SA	Real estate developer in Bucharest	57.25%	57.25%	Maxim Gorki street 20, Bucharest, district 1
One Cotroceni Park Office Faza 3 SA (former One Verdi Park Office SA)	Real estate developer in Bucharest	80.00%	80.00%	Maxim Gorki street 20, Bucharest, district 1
One Mamaia SRL	Real estate developer in Bucharest	99.99%	99.99%	Maxim Gorki street 20, Bucharest, district 1
One High District 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	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
One Proiect 7 SRL	Real estate developer in Bucharest	100.00%	100.00%	Maxim Gorki street 20, Bucharest, district 1
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%	-	Maxim Gorki street 20, Bucharest, district 1
One Proiect 9 SRL	Real estate developer in Bucharest	100.00%	-	Maxim Gorki street 20, Bucharest, district 1
One Proiect 10 SRL	Real estate developer in Bucharest	100.00%	-	Maxim Gorki street 20, Bucharest, district 1
One United Italia SRL	Real estate developer in Bucharest	100.00%	-	Maxim Gorki street 20, Bucharest, district 1
Bo Retail Invest SRL	Real estate developer in Bucharest	100.00%	-	Maxim Gorki street 20, Bucharest, district 1
Bucur Obor SA	Lease of retail space	54.44%	-	Colentina street 2, Bucharest, district 2

In the first quarter of 2022, four new subsidiaries were established within the One group: One Proiect 8 SRL, One Proiect 9 SRL, One Proiect 10 SRL and One United Italia SRL which are 100% owned by the Company.

## 1. CORPORATE INFORMATION (continued)

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

- One Mamaia Nord SRL (former Neo Mamaia SRL) from 82.33% to 95.00%, the total consideration price for the shares acquired is RON 808,349.
- Neo Floreasca Lake SRL from 80.58% to 95.00%, the total consideration price for the shares acquired is RON 2,063,158.
- Neo Timpuri Noi SRL from 82.33% to 95.00%, the total consideration price for the shares acquired is RON 902,834.
- Neo Herastrau Park SRL from 82.00% to 95.00%, the total consideration price for the shares acquired is RON 2,042,970.

On 8 February 2022, the Company directly acquired 100% of the shares of BO Retail Invest SRL a subsidiary which has previously acquired a controlling stake of 54.4351% in Bucur Obor SA, a company listed on the Multilateral Trading System of the Bucharest Stock Exchange, under symbol BUCU. The transaction was subject to Competition Council clearance, which the Company received on 4 February 2022. The total amount paid for the transaction was of RON 65,4 million, representing the consideration of the acquisition of the shares.

## 2. BASIS OF PREPARATION

The condensed scope of reporting in these interim condensed consolidated financial statements reflects the requirements of the International Accounting Standard ("IAS") 34 "Interim Financial Reporting" adopted by the European Union. Information on the application of IFRS, on the significant accounting policies and on further disclosures is provided in the consolidated financial statements of Group as of 31 December 2021 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 2021.

The interim condensed consolidated financial statements for the three-month period ended 31 March 2022 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.

## 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 2021, except for the adoption of new standards effective as of 1 January 2022. The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective and anticipates that the adoption of these new standards and amendments to the existing standards will have no material impact on the financial statements of the Group in the period of initial application.

- **Amendments to IFRS 3: Definition of a Business** – The amendment to IFRS 3 Business Combinations clarifies that to be considered a business, an integrated set of activities and assets must include, at a minimum, an input and a substantive process that, together, significantly contribute to the ability to create output. Furthermore, it clarifies that a business can exist without including all the inputs and processes needed to create outputs. These amendments had no impact on the consolidated financial statements of the Group but may impact future periods should the Group enter into any business combinations.
- **Amendments to IFRS 7, IFRS 9 and IAS 39 Interest Rate Benchmark Reform** – The amendments to IFRS 9 and IAS 39 Financial Instruments: Recognition and Measurement provide a number of reliefs, which apply to all hedging relationships that are directly affected by interest rate benchmark reform. A hedging relationship is affected if the reform gives rise to uncertainty about the timing and/or amount of benchmark-based cash flows of the hedged item or the hedging instrument. These amendments have no impact on the consolidated financial statements of the Group as it does not have any interest rate hedge relationships.
- **Amendments to IAS 1 and IAS 8 Definition of Material** – The amendments provide a new definition of material that states, "information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity."

**3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS (CONTINUED)**

The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users. These amendments had no impact on the consolidated financial statements of, nor is there expected to be any future impact to the Group.

- **Conceptual Framework for Financial Reporting issued on 29 March 2018** – The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The purpose of the Conceptual Framework is to assist the IASB in developing standards, to help preparers develop consistent accounting policies where there is no applicable standard in place and to assist all parties to understand and interpret the standards. This will affect those entities which developed their accounting policies based on the Conceptual Framework. The revised Conceptual Framework includes some new concepts, updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts. These amendments had no impact on the consolidated financial statements of the Group.
- **Amendments to IFRS 16 Covid-19 Related Rent Concessions** - On 28 May 2020, the IASB issued Covid-19-Related Rent Concessions - amendment to IFRS 16 Leases. The amendments provide relief to lessees from applying IFRS 16 guidance on lease modification accounting for rent concessions arising as a direct consequence of the Covid-19 pandemic. As a practical expedient, a lessee may elect not to assess whether a Covid-19 related rent concession from a lessor is a lease modification. A lessee that makes this election accounts for any change in lease payments resulting from the Covid-19 related rent concession the same way it would account for the change under IFRS 16, if the change were not a lease modification. The amendment applies to annual reporting periods beginning on or after 1 June 2020. Earlier application is permitted. This amendment had no impact on the consolidated financial statements of the Group.

**4. PROPERTY, PLANT AND EQUIPMENT**

Description	Land, Buildings, barracks	Technological equipment	Measurement apparatus and devices	Vehicles	Furniture and other non-current assets	Total
<b>Cost</b>						
<b>31 December 2021</b>	<b>15,791,459</b>	<b>758,632</b>	<b>809,577</b>	<b>1,175,717</b>	<b>3,165,923</b>	<b>21,701,308</b>
Additions	-	3,208,611	89,768	115,551	2,433,131	5,847,061
Disposals	-	-	(24,931)	-	(4,866)	(29,797)
<b>31 March 2022</b>	<b>15,791,459</b>	<b>3,967,243</b>	<b>874,414</b>	<b>1,291,268</b>	<b>5,594,188</b>	<b>27,518,572</b>
<b>Depreciation and impairment</b>						
<b>31 December 2021</b>	<b>2,309,430</b>	<b>425,316</b>	<b>654,918</b>	<b>685,855</b>	<b>585,779</b>	<b>4,661,298</b>
Depreciation charge for the year	169,791	3,208,611	88,632	148,655	494,356	4,110,045
Disposals	-	-	-	(16,859)	(2,072)	(18,931)
<b>31 March 2022</b>	<b>2,479,221</b>	<b>3,633,927</b>	<b>743,550</b>	<b>817,651</b>	<b>1,078,063</b>	<b>8,752,412</b>
<b>Net book value</b>						
<b>31 December 2021</b>	<b>13,482,029</b>	<b>333,316</b>	<b>154,659</b>	<b>489,862</b>	<b>2,580,144</b>	<b>17,040,010</b>
<b>31 March 2022</b>	<b>13,312,238</b>	<b>333,316</b>	<b>130,864</b>	<b>473,617</b>	<b>4,516,125</b>	<b>18,766,160</b>

**4. PROPERTY, PLANT AND EQUIPMENT (CONTINUED)**

The Group performed its annual impairment test in December or more frequently if there are indications that property, plant and equipment might be impaired. At 31 December 2021, the impairment in value registered was of kRON 954 and as at 31 March 2022, the Group has indications that no significant change in the value of the tangible assets was recorded.

**5. LEASES**

**Group as a lessor**

The Group has entered into leases on its office property portfolio

**Group as a lessee**

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

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

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

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

	<b>Land</b>	<b>Buildings</b>	<b>Equipment</b>	<b>Total</b>
<b>At 1 January 2022</b>	<b>30,923</b>	<b>3,426,862</b>	<b>47,667</b>	<b>3,505,452</b>
Additions	-	-	-	-
Depreciation expense	(30,922)	(155,533)	(18,118)	(204,574)
<b>At 31 March 2022</b>	<b>-</b>	<b>3,271,329</b>	<b>29,549</b>	<b>3,300,878</b>

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

	<b>2022</b>	<b>2021</b>
<b>As at 1 January</b>	<b>3,929,334</b>	<b>1,208,149</b>
Additions	-	3,566,471
Accretion of interest	4,058	82,799
Payments	(132,979)	(939,449)
Translation difference	2,947	11,364
<b>As at 31 March 2022/31 December 2021</b>	<b>3,803,360</b>	<b>3,929,334</b>

The following are the amounts recognised in profit or loss:

## 5. LEASES (CONTINUED)

	3 months ended 31 March 2022	3 months ended 31 March 2021
Depreciation expense of right-of-use assets	(120,557)	(180,451)
Interest expense on lease liabilities	(3,667)	(14,666)
Currency translation gain / (loss)	(2,947)	(11,790)
Expense relating to leases of low-value assets	(2,508)	(3,350)
Expense relating to short-term leases	(15,652)	(28,334)
<b>Total amount recognised in profit or loss</b>	<b>(145,331)</b>	<b>(238,591)</b>

## 6. INTANGIBLE ASSETS

Description	Goodwill	Concessions patents, licenses	Development costs	Other intangible assets	Total
<b>Cost</b>					
As at 31 December 2021	19,256,076	335,502	355,010	849,840	20,796,428
Additions	-	22,197	223,491	16,515	262,203
Disposals	-	-	-	-	-
As at 31 March 2022	19,256,076	357,699	578,501	866,355	21,058,631
<b>Amortization and impairment</b>					
As at 31 December 2021	-	193,706	-	749,038	942,744
Depreciation charge	-	33,018	-	70,063	103,081
Impairment	-	-	-	-	-
Disposals	-	-	-	-	-
As at 31 March 2022	-	226,724	-	819,101	1,045,825
<b>Net book value</b>					
As at 31 December 2021	19,256,076	141,796	355,010	100,802	19,853,684
As at 31 March 2022	19,256,076	130,975	578,501	47,254	20,012,806

*Goodwill*

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

As at 31 December 2021, the Group performed the assessment of the recoverable amount of goodwill allocated to One Peninsula based on a value in use calculation taking in consideration the financial budget approved by the management which comprise forecasts of revenue, construction development costs and overheads based on current and anticipated market conditions and a discount rate of 3.30%. Following the impairment test performed for One Peninsula, the Group assessed the recoverable amount of the identified CGU to which the goodwill relates to be higher than its carrying amount, therefore no impairment loss was recognized.

## 7. INVESTMENT PROPERTY

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

The fair value measurement of the investment properties was performed at 31 December 2021 and will be also done at half and year end.

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

### Completed investment property (IPC):

- Land in surface area of 12,000 sq m located at Sos Pipera Tunari, 2III, owned by subsidiary One North Gate SA;
- Office building in surface area of 34,628 sq m located at Sos Pipera Tunari, 2III, owned by subsidiary One North Gate SA; -
- 4 apartments and 6 parking spaces owned by subsidiary One Long Term Value SA;
- Land in surface area of 6,096 sqm located at Calea Floreasca, Nr. 159-165, owned by subsidiary One United Tower SA;
- Office building with a total GLA of 23,800 sqm located at Calea Floreasca, Nr. 159-165, owned by subsidiary One United Tower SA;
- Property located in Buzau County acquired during September, owned by subsidiary Carpathian Estate SRL comprising of a boutique hotel together with a 56ha of forest and land. The Group targets further investments on short and medium-term.
- 29 apartments and 35 parking spaces owned by subsidiary One Mircea Eliade Properties SRL. During Q1-2022, the Group started the activities with the view to rental of several apartments and related parking spaces owned by subsidiary One Mircea Eliade Properties SRL and therefore changes the presentation from apartments available for sale to apartments available for rental. At the date of changing the destination, 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 43,8 million.
- Retail building acquired through business combination with Bucur Obor SA. The subject property has a total leasable area of 20,868 sqm of retail and 2,386 sqm storages and is leased in proportion of 97%. The investment property was valued at fair value at 31 March 2022.

On November 19th, 2021, One United Properties announced the intention to acquire (indirectly, through BO Retail Invest S.R.L.) a controlling stake in Bucur Obor SA, a company listed on the Multilateral Trading System of the Bucharest Stock Exchange, under symbol BUCU. On the same date, by means of the loan made available by the company One United Properties SA, BO Retail Invest S.R.L. acquired a 54.4351% of the share capital of Bucur Obor, against a sum of RON 64,935,000 (price per share: RON 8.918). The transaction was subject to Competition Council clearance, which the Company received on February 4th, 2022. On February 8th, 2022, One United Properties closed the transaction of the acquisition by the Company of direct sole control over BO Retail Invest S.R.L., and indirectly the control over Bucur Obor SA. 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. The shopping complex offers a multitude of stores, in a unique mix in Bucharest, a combination of family business such as haberdashery, fabrics, footage, windows & mirrors, leather goods, gold, jewelry and more, along with international brands consecrated.

### Investment property under development (IPUC):

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

**7 INVESTMENT PROPERTY (CONTINUED)****Investment property for further development (landbank) (IPFD):**

- Land in surface area of 82,734 sqm owned by subsidiary One Lake District SRL;
- Land in surface area of 5,627 sqm owned by subsidiary One Floreasca Towers SRL;
- Property acquired by subsidiary 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; The property is classified as a historical monument by local authorities.

**Changes in investment property are as follows:****Completed investment property**

	<b>31 March 2022</b>	<b>31 December 2021</b>
<b>At 1 January</b>	<b>549,398,406</b>	<b>144,581,151</b>
Capital expenditure on owned property	3,886,526	8,144,441
Acquisition of investment property	305,655,006	12,442,650
Transfer from investment property under development	-	331,527,462
Transfer from inventories	21,795,374	-
Disposals	-	(9,287,515)
Fair value adjustment during the year	2,782,956	17,625,851
Lease incentive	43,784,175	44,364,366
<b>At 31 March 2022 / 31 December 2021</b>	<b>927,302,443</b>	<b>549,398,406</b>

**Investment property under development (office buildings)**

	<b>31 March 2022</b>	<b>31 December 2021</b>
<b>At 1 January</b>	<b>650,175,262</b>	<b>720,733,992</b>
Capital expenditure	43,849,999	190,927,581
Acquisition	-	-
Interest capitalized	-	491,773
Transfer (to)/from inventories	-	(234,275,661)
Transfer to completed investment property	-	(331,527,462)
Lease incentive	5,858,507	5,188,996
Fair value adjustment during the year	-	298,636,043
<b>At 31 March 2022 / 31 December 2021</b>	<b>699,883,768</b>	<b>650,175,262</b>

**Investment property for further development (landbank)**

	<b>31 March 2022</b>	<b>31 December 2021</b>
<b>At 1 January</b>	<b>249,891,522</b>	<b>145,100,833</b>
Capital expenditure	1,857,830	11,079,774
Acquisition	-	37,523,145
Transfer (to)/from inventories	-	-
Fair value adjustment during the year	-	56,187,770
<b>At 31 March 2022 / 31 December 2021</b>	<b>251,749,352</b>	<b>249,891,522</b>
<b>Grand Total Investment Property at 31 March 2022 / 31 December 2021</b>	<b>1,878,935,563</b>	<b>1,449,465,190</b>

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

The Company’s investment properties were valued at 31 December 2021 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 - 29 apartments and 31 parking spaces owned by subsidiary One Mircea Eliade Properties SRL were valued at 31 March 2022 for change in destination from sale to lease. The new acquired building owned by the subsidiary Bucur Obor SA was also valued at fair value as at 31 March 2022.

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 31 March 2022 and 31 December 2021. 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.

**8. INVESTMENT IN ASSOCIATES**

As at 31 March 2022 and 31 December 2021, the Group has interests in a number of individually immaterial associates that are accounted for using the equity method:

Name of the entity	Place of business/ country of incorporation	% of ownership interest		Carrying amount	
		31-Mar-22	31-Dec-21	31-Mar-22	31-Dec-21
Reinvent Energy SRL	Romania	20%	20%	2,160,072	1,937,759
CCT & ONE AG	Switzerland	49.9%	49.9%	675,656	675,656
Glass Rom Invest SRL	Romania	20%	20%	425,965	269,621
One Property Support Services SRL	Romania	20%	20%	320,892	81,622
One Herastrau Office Properties S.A.	Romania	30%	30%	80,429	-
One Herastrau Office S.A.	Romania	20%	20%	-	-
Others	Romania	20%	20%	2,500	2,500
<b>Total equity-accounted investments</b>				<b>3,665,514</b>	<b>2,967,158</b>

## 8. INVESTMENT IN ASSOCIATES (CONTINUED)

	31-Mar-22	31-Mar-21
<b>Aggregate amounts of the Group’s share of:</b>		
Profit from continuing operations	698,357	130,047
<b>Total comprehensive income</b>	<b>698,357</b>	<b>130,047</b>

## 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	31 March 2022	31 December 2021
One Peninsula SRL (former One Herastrau Park Residence SRL)	One Peninsula	61,426,448	60,216,695
One Verdi Park SRL	One Verdi Park	99,212,545	105,692,534
One Mircea Eliade Properties SRL	One Floreasca City	15,510,684	45,598,156
One Herastrau Towers SRL	Herastrau Towers	23,653,224	23,737,633
Neo Floreasca Lake SRL	Neo Floreasca Lake	17,297,057	17,041,339
One Mamaia Nord SRL (former Neo Mamaia SRL)	One Mamaia Nord	2,905,727	2,793,126
Neo Timpuri Noi SRL	Neo Timpuri Noi	11,020,425	10,948,885
Neo Herastrau Park SRL (former Neo Herastrau Towers SRL)	Neo Herastrau Park	4,825,277	4,817,770
One Modrogran SRL	One Modrogran	31,858,920	29,865,921
Neo Mamaia SRL - phase 2	Neo Mamaia	7,099,557	7,151,736
One Cotroceni Park SRL	One Cotroceni	32,501,944	35,007,147
Other inventories		1,153,726	1,106,685
<b>Total</b>		<b>308,465,534</b>	<b>343,977,627</b>

## 10. ADVANCE PAYMENTS TO SUPPLIERS

As at 31 March 2022 and 31 December 2021, advances to suppliers are detailed as follows:

Description	31 March 2022	31 December 2021
Advances to suppliers for acquisition of goods	54,595,975	35,921,773
Advances to suppliers for acquisition of services	76,444,365	57,344,675
<b>Total</b>	<b>131,040,340</b>	<b>93,266,448</b>

On 21 March 2022 the Company, through its subsidiary One Mircea Eliade Properties SRL signed a presale purchase agreement for acquiring 10,880 sqm of land and construction erected on it, located in Bucharest, 159-165 Calea Floreasca, adjacent to the existing development One Floreasca City. The subsidiary paid for securing the transaction an advance of of RON 9,4 million, the rest of the amount being payable the latest on 15 December 2023.

**11. TRADE AND OTHER RECEIVABLES**

As at 31 March 2022 and 31 December 2021 trade and other receivables are detailed as follows:

Description	31 March 2022	31 December 2021
Trade receivables – customers	118,967,215	65,072,007
Loss allowances for trade receivables	(1,991,683)	(220,608)
Accrued receivables	677,405	247,640
Contract assets	147,328,691	136,270,504
<b>Total trade receivables</b>	<b>264,981,628</b>	<b>201,369,543</b>
VAT receivable	59,404,435	44,446,223
Various debtors	2,021,820	2,542,296
Loans granted to related parties	12,821,963	11,453,361
Loans granted to others	7,019,488	68,811,377
Income tax receivables	935,348	935,348
Interest receivable	134,073	-
Other receivables	1,571,430	459,032
Loss allowances for other receivables	(407,460)	(206,608)
<b>Total other receivables</b>	<b>83,501,097</b>	<b>128,441,029</b>
<b>Total</b>	<b>348,482,725</b>	<b>329,810,572</b>

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

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

Developer	Project Name	31 March 2022	31 December 2021
One Modrogan SRL	One Modrogan	5,944,855	17,968,612
One Herastrau Towers SRL	One Herastrau Towers	32,452,774	36,770,981
One Peninsula SRL	One Peninsula	-	-
One Mircea Eliade Properties SRL	One Mircea Eliade	13,941,815	27,696,205
One Verdi Park SRL	One Verdi Park	45,467,586	18,634,074
Neo Floreasca Lake SRL	Neo Floreasca Lake	10,320,086	2,034,029
One Mamaia Nord SRL (former Neo Mamaia SRL)	One Mamaia Nord	10,176,583	10,176,583
Neo Timpuri Noi SRL	Neo Timpuri Noi	29,024,992	22,990,020
<b>Total</b>		<b>147,328,691</b>	<b>136,270,504</b>

As at 31 March 2022 and 31 December 2021, 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.

**12. CASH AND CASH EQUIVALENTS**

Cash and cash equivalents are detailed as follows:

Description	31 March 2022	31 December 2021
Bank deposits in EUR	274,617,183	235,613,850
Bank deposits in RON	71,776,749	51,138,976
Bank accounts in EUR	198,394,349	204,701,288
Bank accounts in USD	3,256	647,998
Other cash items	137	-
Bank accounts in RON	21,196,168	16,061,810
Petty cash – RON	203,559	183,239
<b>Total</b>	<b>566,191,401</b>	<b>508,347,161</b>

Also, the maturity of bank deposits is as follows:

Description	31 March 2022	Maturity	31 December 2021	Maturity
Bank deposits in EUR	274,617,183	2022	235,613,850	2022
Bank deposits in RON	71,776,749	2022	51,138,976	2022
<b>Total</b>	<b>346,393,932</b>		<b>286,752,826</b>	

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

The 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**

The Group's current profit tax for the years 2021-2022 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 31 March 2022 and 31 December 2021 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	31 March 2022	31 December 2021
Current profit tax liabilities	(8,345,009)	(2,023,447)
Deferred tax liabilities	(232,412,583)	(179,974,080)
<b>Total assets /(liabilities)</b>	<b>(240,757,592)</b>	<b>(181,997,527)</b>

**13 PROFIT TAX (CONTINUED)**

The profit tax expense for the years ended 31 March 2022 and 31 March 2021 is detailed as follows:

Description	31 March 2022	31 March 2021
Current profit tax expenses	5,658,982	2,670,499
Deferred profit tax expenses	35,932,069	10,517,287
<b>Income tax expense recognised in statement of profit or loss</b>	<b>41,591,051</b>	<b>13,187,786</b>

**Deferred tax balance movements**

As at 31 March 2022 and 31 December 2021, the net deferred tax assets or liabilities related to taxable differences are as follows:

	Consolidated statement of financial position		Consolidated profit or loss	
	31 March 2022	31 December 2021	3 months 2022	3 months 2021
Construction contracts – IFRS15 effect	(62,060,915)	(54,692,419)	7,368,496	6,725,624
Fair value increase of investment property and effect of amortization	(129,813,677)	(122,374,775)	7,438,902	(10,595,061)
Inventories	(21,200,949)	(21,388,653)	(187,705)	14,399,272
Trade and other receivables	(5,746)	(5,746)	-	-
Fiscal losses	8,736,916	12,195,781	3,458,865	-
Sponsorship	3,771,590	6,115,959	2,344,369	-
Leases	(9,122)	(21,747)	(12,625)	(2,217)
Prepayments	115,496	129,756	14,260	-
Gain on the bargain purchase	(15,517,838)	-	15,517,838	-
Acquisition of Bucur Obor – recognized in retained earnings	(16,506,434)	-	-	-
Property, plant and equipment	78,096	67,764	(10,331)	(10,331)
<b>Deferred tax expenses / (income)</b>			<b>35,932,069</b>	<b>10,517,287</b>
<b>Deferred tax assets / (liabilities) net</b>	<b>(232,412,583)</b>	<b>(179,974,080)</b>		

**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 31 March 2022 the Group's share capital is RON 514,828,058.8 (31 December 2021: RON 514,828,058.8) divided into 2,574,140,294 shares (31 December 2021: 2,574,140,294 shares) at a nominal value of RON 0.2 each (31 December 2021: RON 0.2 each). All issued shares are fully paid.

## 14. EQUITY (CONTINUED)

Name of shareholder	31 March 2022			31 December 2021		
	Number of shares	Nominal value [RON]	Holding [%]	Number of shares	Nominal value [RON]	Holding [%]
OA Liviu Holding Invest SRL (represented by Mr. Andrei Diaconescu)	766,012,669	153,202,534	29.7580%	766,012,669	153,202,534	29.7580%
Vinci Ver Holding SRL (represented by Mr. Victor Capitanu)	766,012,669	153,202,534	29.7580%	766,012,669	153,202,534	29.7580%
Others	1,042,114,956	208,422,991	40.4840%	1,042,114,956	208,422,991	40.4840%
<b>Total</b>	<b>2,574,140,294</b>	<b>514,828,059</b>	<b>100.00%</b>	<b>2,574,140,294</b>	<b>514,828,059</b>	<b>100.00%</b>

## (ii) Structure of share capital

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

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

On 16 July 2021, the Board of Directors have approved to increase the share capital of the Company up to the amount of RON 286,015,588 by issuing of a number of 130,007,085 new ordinary, nominative, dematerialized shares at a nominal value of 0.2/share. The share capital increase took place in the context of listing the Company on the regulated market operated by the Bucharest Stock Exchange, as approved by the EGMS Resolution no 55/19 April 2021.

The amount of RON 233,111,060 representing the difference between the total amount of the subscription price paid for all new shares and the total nominal value of all new shares subscribed in the share capital increase was recognized as share premium.

On 6 December 2021, the Board of Directors have approved to increase the Company's share capital with the amount of up to RON 228,812,471 by issuance of a number of 1,144,062,353 new ordinary shares with a nominal value of RON 0.2 per share by incorporating approximately 80% of the share premiums resulted from the public offering conducted between 22 June and 2 July 2021.

## (iii) Legal reserve

The legal reserve of RON 11,437,359 as at 31 March 2022 (2021: RON 11,437,359) 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.

**14 EQUITY (CONTINUED)****(iv) Own shares**

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

**(v) Other reserves – share based payments**

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

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

**15. LOANS AND BORROWINGS**

The loans outstanding as at 31 March 2022 and 31 December 2021 are detailed as follows:

Description	Original Currency	31 March 2022	31 December 2021
<i>Secured loans</i>			
Bank loans due in one year	EUR	43,268,460	34,225,549
Bank loans due in more than one year	EUR	486,316,693	378,766,739
<i>Unsecured loans</i>			
Loans received from minority shareholders due in one year	EUR	15,937	103,812
Loans received from minority shareholders due in more than one year	EUR	7,310,388	7,228,487
Loans received from minority shareholders due in one year	RON	31,949	(16,784)
Loans received from minority shareholders due in more than one year	RON	243,720	243,720
Loans received from related parties due in one year	EUR	187,414	35,205
Loans received from related parties due in more than one year	EUR	12,564,364	11,380,630
Loans received from related parties due in more than one year	RON	368,083	194,952
<b>Total</b>		<b>550,307,008</b>	<b>432,162,310</b>
<i>Of which:</i>			
<b>Long-term</b>		<b>506,803,248</b>	<b>397,814,528</b>
<b>Short-term</b>		<b>43,503,760</b>	<b>34,347,782</b>

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

Interest rates for bank loans are based on EURIBOR plus margins that vary from 2% to 4%.

**15 LOANS AND BORROWINGS (CONTINUED)**

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. In addition, in the subsidiary One Verdi Park bank loan there is a pledge on the holding company’s shares in the subsidiary One North Gate SA for a number of 5,104 shares before the issuing of new shares in One North Gate SA.

On 19 January 2021, the subsidiary One United Towers SA has signed the loan agreement with Black Sea Trade and Development Bank for an amount of maximum EUR 50,000,000. As at 31 March 2022, the subsidiary have withdrawn the amount of EUR 43.6 million. The loan agreement requires the observance of some financial indicators such as: financial debt less restricted cash to value ratio, forward-looking debt service coverage ratio, debt service coverage ratio, loan-to-value. The Group has complied with the financial covenants of its borrowing facility as at 31 March 2022.

In March 2021, the subsidiary One Verdi Park SRL has obtained the re-authorization for change in destination from a mixt development, including office to a residential development. As a consequence, the subsidiary has signed an addendum to the existing bank loan contract in order to accommodate the change in destination of the development. The credit facility period was reduced from 144 to 28 months. The subsidiary performs withdrawals from the credit line in order to finance the development of the residential project which construction is in progress, the balance of the loan as of 31 March 2022 is of RON 68,85 million (31 December 2021: RON 53,07 million).

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

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 31 March 2022 is of RON 19,291,740 (31 December 2021: RON 19,297,590). The bank loan contract contains pledges on land and construction in progress, as well as receivables from customers and bank accounts. Also, the loan has attached a corporate guarantee issued by the holding Company which will cover costs differences or cash flows deficit related to project completion for 15% of total development costs (EUR 7,47 million).

On September 2021, the subsidiary Neo Timpuri Noi SRL have obtained a new credit facility for a maximum amount of EUR 4,049,314. The loan balance as at 31 March 2022 is of RON 11,262,669 (31 December 2021: RON 8,480,498). The bank loan contract contains pledges on land and construction in progress, as well as receivables from customers and insurance policies and bank accounts.

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 EUR 9,000,000 and fully utilized this amount. The loan has a maturity of 10 years. The bank loan contract contains pledges over 29 apartments and 35 parking places, as well as bank accounts and a corporate guarantee issued by the holding Company.

**16. TRADE AND OTHER PAYABLES**

Trade and other payables are detailed as follows:

Description	31 March 2022	31 December 2021
Suppliers	69,831,304	58,659,711
Accrued payables	52,484,666	16,565,766
Performance guarantees retained from suppliers	42,590,785	41,852,148
Dividends	2,537,428	679,899
Other taxes and duties	1,043,034	16,789
Other creditors	5,411,927	5,810,614
<b>Total trade and other payables</b>	<b>173,899,144</b>	<b>123,584,927</b>

**16. TRADE AND OTHER PAYABLES (CONTINUED)**

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

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

**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.

<b>Developer</b>	<b>Project Name</b>	<b>31-Mar-22</b>	<b>31-Dec-21</b>
One Floreasca Towers	One Floreasca Towers	29,711,635	29,711,635
One Modrogan SRL	One Modrogan	-	-
One Herastrau Plaza SRL	One Herastrau Plaza	79,394	79,393
One Peninsula SRL	One Peninsula	62,423,169	61,126,149
One Mircea Eliade Properties SRL	One Mircea Eliade	-	-
One Verdi Park SRL	One Verdi Park	-	-
One Cotroceni Park SRL	One Cotroceni Park	149,030,065	158,125,865
One Lake District SRL	One District Properties	115,360,327	115,360,327
One Plaza Athenee SRL (former One Proiect 3 SRL)	One Proiect 3	9,896,600	9,896,600
One Lake Club SRL (former One Proiect 6 SRL)	One Lake Club SRL	34,414,705	16,841,955
Neo Floreasca Lake SRL	Neo Floreasca Lake	-	-
One Mamaia Nord SRL (former Neo Mamaia SRL)	One Mamaia Nord	7,230,279	7,251,338
Neo Timpuri Noi SRL	Neo Timpuri Noi	-	876
Neo Herastrau Park SRL	Neo Herastrau Park	7,851,996	7,869,428
Bucur Obor SA	Bucur Obor	1,000	-
<b>Total</b>		<b>415,999,170</b>	<b>406,263,566</b>

<b>Description</b>	<b>31 March 2022</b>	<b>31 December 2021</b>
Advances received from clients in relation to residential portfolio (contract liabilities)	226,614,903	76,327,184
Advances received from clients in relation to investment property	189,384,267	329,936,382
<b>Total</b>	<b>415,999,170</b>	<b>406,263,566</b>

**ONE UNITED PROPERTIES SA AND SUBSIDIARIES**

**INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 3 months ended 31 March 2022**

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

**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	31 March 2022	31 March 2021
<b>Sales of completed inventory property</b>		
<i>Sales – One Mircea Eliade Properties</i>	14,518,702	40,396,282
<i>Sales – One Mamaia Nord (former Neo Mamaia)</i>	-	-
<b>Sales of residential property under development from which:</b>		
<i>Contract revenues – One Herastrau Towers</i>	43,653	13,580,035
<i>Contract revenues - One Peninsula</i>	25,205,296	23,682,226
<i>Contract revenues - One Verdi Park</i>	58,626,097	15,572,998
<i>Contract revenues - Neo Floreasca Lake</i>	11,387,041	8,263,931
<i>Contract revenues - Neo Timpuri Noi</i>	6,902,323	9,668,330
<i>Contract revenues - Neo Herastrau Park</i>	17,432	-
<i>Contract revenues – One Modrogan</i>	33,295,647	8,683,700
<i>Contract revenues – One Cotroceni Park</i>	47,160,223	46,012,725
<i>Contract revenues - Neo Mamaia - faza 2</i>	21,059	-
<b>Total revenues from contracts with customers</b>	<b>197,177,473</b>	<b>165,860,227</b>

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.

As at 31 March 2022, the construction at One Mircea Eliade Properties and One Mamaia Nord (former Neo Mamaia )were completed and therefore the residential property under development was transferred in completed inventory property.

The cost of sales of residential property are detailed below:

	31 March 2022	31 March 2021
<b>Cost of sales of completed inventory property</b>		
<i>Cost of sales – One Mircea Eliade</i>	11,343,173	17,953,406
<i>Cost of sales – One Mamaia Nord (former Neo Mamaia)</i>	29,492	3,707,719
<b>Cost of sales of residential property under development from which:</b>		
<i>Contract cost - One Herastrau Towers</i>	29,133	7,550,608
<i>Contract cost - One Peninsula</i>	12,213,509	15,281,853
<i>Contract cost - One Verdi Park</i>	31,990,353	15,270,769
<i>Contract cost - Neo Floreasca Lake</i>	5,350,203	5,876,671
<i>Contract cost - Neo Timpuri Noi</i>	4,388,797	7,077,508
<i>Contract cost - Neo Herastrau Park</i>	16,379	79,005
<i>Contract cost – One Modrogan</i>	12,608,974	5,000,430
<i>Contract cost – One Cotroceni Park</i>	35,340,243	46,027,108
<i>Contract cost - Neo Mama - faza 2</i>	52,179	-
<b>Total cost of sales</b>	<b>113,362,435</b>	<b>123,825,077</b>

**19. SALES BROKERAGE EXPENSES AND OVERHEAD EXPENSES**

Description	3 months ended	
	31 March 2022	31 March 2021
Sales brokerage commissions	1,129,533	269,041
<b>Total</b>	<b>1,129,533</b>	<b>269,041</b>

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

**20. GENERAL AND ADMINISTRATIVE EXPENSES**

The overheads are detailed as follows:

Description	31 March 2022	31 March 2021
Bank commissions and similar charges	521,962	121,409
Commissions, fees and legal consultancy	1,752,895	684,687
Repairs and maintenance	127,331	207,762
Fuel, office equipment and similar	505,269	287,794
Amortization of fixed assets	423,985	377,332
Marketing, advertising and publicity	1,912,379	738,983
Owner expenses related to properties which are available for lease	-	1,115,134
Power and water	-	43,514
Taxes and duties	239,139	453,655
Accounting, audit and consultancy services	257,508	90,351
Consultancy in intermediation of purchase and rent of investment property	275,781	420,126
Other consultancy services	493,827	368,758
Administration services	113,715	330,330
Other expenses with third party services	159,550	12,945
Salaries and similar contributions	2,588,975	1,025,318
Share based payment transactions	-	463,393
Postage and telecommunication expenses	23,119	27,971
Transport and travels	550,326	5,216
Sundry rentals	184,408	56,000
Depreciation of right of use assets	120,557	180,451
Insurance	107,002	41,992
Fit out expenses not included in cost of sales	-	41,753
Valuation services	77,044	114,696
Recruitment	11,128	46,533
<b>Total</b>	<b>10,445,900</b>	<b>7,256,103</b>

**21. OTHER OPERATING EXPENSES**

Other operating expenses are detailed as follows:

Description	3 months ended	
	31 March 2022	31 March 2021
Donations and sponsorships	2,850,358	118,228
Movement in provisions and allowance for impairment	(73,599)	-
Bad debts written off	28,324	-
Power and water	1,276,369	-
Fit out expenses not included in cost of sales	183,244	-
Property and asset management	1,583,488	192,910
Other operating expenses	1,016,080	280,390
<b>Total</b>	<b>6,864,264</b>	<b>591,528</b>

Donations and sponsorships expenses are planned to be deducted from future profit tax expenses of the Group or it's subsidiaries according to the fiscal legislation applicable.

**22. NET FINANCIAL RESULT**

The financial income and expenses are detailed as follows:

Description	3 months ended	
	31 March 2022	31 March 2021
Interest income	434,342	328,198
Foreign exchange income	1,133,422	4,407,429
Other financial income	14,113	-
<b>Total financial income</b>	<b>1,581,877</b>	<b>4,735,627</b>
Interest expenses	3,892,782	2,417,546
Foreign exchange expenses	3,081,789	8,639,705
<b>Total financial expenses</b>	<b>6,974,571</b>	<b>11,057,251</b>
<b>Total net financial result – gain/(loss)</b>	<b>(5,392,694)</b>	<b>(6,321,624)</b>

**23. RELATED PARTIES**

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

Key management personnel compensation	31 March 2022	31 March 2021
Short - term employee benefits	161,889	218,973

The Group’s related parties at 31 March 2022 are:

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

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

The following table provides the total amount of transactions that have been entered into with related parties during the three months ended 31 March 2022 and 31 March 2021, as well as balances with related parties as at 31 March 2022 and 31 December 2021:

Nature of balances	Related party categories	Statement of financial position (Amounts owing (to)/from)	
		31 March 2022	31 December 2021
Receivables and other receivables related to goods and services sold	Key management personnel of the Group	2,482	2,482
	Associates	4,231,894	4,135,900
	Other related parties	10,902,571	11,171,879
Advances paid for purchases of goods and services	Key management personnel of the Group	-	-
	Associates	9,443,054	12,266,422
	Other related parties	27,983,223	24,677,386
Payables related to goods and services paid	Key management personnel of the Group	3,305	3,305
	Associates	12,612,952	6,681,849
	Other related parties	6,114,915	4,042,747
Dividends paid during the year, net of tax	Key management personnel of the Group	-	35,064,786
	Other related parties	-	2,841,692
Advance payments received	Other related parties	14,068,869	15,950,589
	Associates	154,872,483	161,854,758

Nature of transactions	Related party categories	Income statement (Income/(expense))	
		3 months 2022	3 months 2021
Sales of goods and services	Key management personnel of the Group	-	86
	Associates	7,502,830	4,020,334
	Other related parties	1,940,557	16,972,917
Purchases of various goods and services	Key management personnel of the Group	-	-
	Associates	22,441,190	8,756,861
	Other related parties	2,463,765	484,434

Loans from related parties		Amounts owed to related parties	
		Interest expenses	
	2022	152,220	13,119,861
Companies – Other related parties	2021	64,334	11,610,787

**23 RELATED PARTIES (CONTINUED)**

Loans granted related parties		Amounts granted to related parties	
		Interest income	
	2022	29,886	12,821,963
Loans granted to associates	2021	39,986	11,453,361
	2022	-	-
Loans granted to other related parties	2021	-	-
<b>Total loans from related parties</b>	<b>2022</b>	<b>29,886</b>	<b>12,821,963</b>
	<b>2021</b>	<b>39,986</b>	<b>11,453,361</b>

**24. EARNING PER SHARE**

The calculation of earnings per share at 31 March 2022 and 31 March 2021 was based on the profit attributable to equity holders of RON 166,381,576 (31 March 2021: RON 39,651,202) and the weighted average ordinary shares in issue during the year.

RON	31 March 2022	31 March 2021
Profit for the year attributable to equity holders	166,381,576	39,651,202
Weighted average number of shares in issue	647,837,366	984,084
Basic/diluted earnings per share attributable to equity holders	0.26	40.29

**25. SEGMENT REPORTING**

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

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

**Segment results resulted from transactions with external customers - 31 March 2022**

RON	Residential	Office	Corporate	Total
Revenues from sales of inventory property	197,177,473			197,177,473
Revenues from rentals, service charge and similar		8,628,951		8,628,951
Cost of sales of inventory property	(113,362,435)			(113,362,435)
Cost of rental revenues, service charge and similar		(4,244,946)		(4,244,946)
<b>Net income</b>	<b>83,815,038</b>	<b>4,384,005</b>	<b>-</b>	<b>88,199,043</b>

**Segment results resulted from transactions with external customers 31 March 2021**

RON	Residential	Office	Corporate	Total
Revenues from sales of inventory property	165,860,227			165,860,227
Revenues from rentals, service charge and similar		742,946		742,946
Cost of sales of inventory property	(123,825,077)			(123,825,077)
Cost of rental revenues, service charge and similar		(140,467)		(140,467)
<b>Net income</b>	<b>42,035,150</b>	<b>602,479</b>	<b>-</b>	<b>42,637,629</b>

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 3 months ended 31 March 2022

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

25. SEGMENT REPORTING (CONTINUED)

Segment assets and liabilities 31 March 2022	Residential	Office & landbank	Corporate	Total
<i>RON</i>				
Goodwill	19,256,076	-	-	19,256,076
Intangible assets	489	8,209	748,032	756,730
Investment properties	-	1,878,935,563	-	1,878,935,563
Investments in associates	-	-	3,665,514	3,665,514
Right of use assets	2,843,633	457,245	-	3,300,878
Property, plant and equipment	2,718,905	1,314,365	14,732,890	18,766,160
<b>Total non-current assets</b>	<b>24,819,103</b>	<b>1,880,715,382</b>	<b>19,146,436</b>	<b>1,924,680,921</b>
Inventories	308,366,135	99,399	-	308,465,534
Advance payments to suppliers	87,714,837	37,086,848	6,238,655	131,040,340
Trade receivables	238,766,880	25,900,969	313,779	264,981,628
Other receivables	2,389,866	36,067,124	45,044,107	83,501,097
Prepayments	1,792,159	43,357,092	-	45,149,251
Other financial assets	-	-	9,408,917	9,408,917
Cash and cash equivalents	303,805,185	128,906,743	133,479,473	566,191,401
<b>Total current assets</b>	<b>942,835,062</b>	<b>271,418,175</b>	<b>194,484,931</b>	<b>1,408,738,168</b>
<b>Total assets</b>	<b>967,654,165</b>	<b>2,152,133,557</b>	<b>213,631,367</b>	<b>3,333,419,089</b>
Loans and borrowings - long term	130,632,938	376,170,310	-	506,803,248
Provisions	564,912	346,182	-	911,094
Lease liabilities - long term portion	2,646,947	-	-	2,646,947
Deferred tax liabilities	70,574,634	161,837,949	-	232,412,583
<b>Total non-current liabilities</b>	<b>204,419,431</b>	<b>538,354,441</b>	<b>-</b>	<b>742,773,872</b>
Employee benefits	47,552	195,316	475,424	718,292
Loans and borrowings - short term	15,648,484	27,855,276	-	43,503,760
Trade and other payables	92,278,820	79,635,020	1,985,304	173,899,144
Accrued income	249,336	3,308,575	-	3,557,911
Lease liabilities	710,913	445,500	-	1,156,413
Current tax liabilities	2,761,179	1,625,863	3,957,967	8,345,009
Advance payments from customers	226,614,903	189,384,268	-	415,999,170
<b>Total current liabilities</b>	<b>338,311,187</b>	<b>302,449,818</b>	<b>6,418,695</b>	<b>647,179,699</b>
<b>Total liabilities</b>	<b>542,730,617</b>	<b>840,804,258</b>	<b>6,418,695</b>	<b>1,389,953,571</b>

ONE UNITED PROPERTIES SA AND SUBSIDIARIES

INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS – 3 months ended 31 March 2022

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

25 SEGMENT REPORTING (CONTINUED)

Segment assets and liabilities 31 December 2021	Residential	Office & landbank	Corporate	Total
<i>RON</i>				
Goodwill	19,256,076	-	-	19,256,076
Intangible assets	1,698	1,568	594,342	597,608
Investment properties	-	1,449,465,190	-	1,449,465,190
Investments in associates	-	-	2,967,158	2,967,158
Right of use assets	3,048,207	457,245	-	3,505,452
Property, plant and equipment	2,738,225	1,107,589	13,194,196	17,040,010
<b>Total non-current assets</b>	<b>25,044,206</b>	<b>1,451,031,592</b>	<b>16,755,696</b>	<b>1,492,831,494</b>
Inventories	343,439,523	-	538,104	343,977,627
Advance payments to suppliers	60,958,349	25,040,780	7,267,319	93,266,448
Trade receivables	195,777,677	4,377,652	1,214,214	201,369,543
Other receivables	2,846,770	25,292,932	100,301,327	128,441,029
Prepayments	779,589	18,737,680	-	19,517,269
Other financial assets	-	-	9,408,917	9,408,917
Cash and cash equivalents	257,181,313	123,684,667	127,481,181	508,347,161
<b>Total current assets</b>	<b>860,983,221</b>	<b>197,133,711</b>	<b>246,211,062</b>	<b>1,304,327,994</b>
<b>Total assets</b>	<b>886,027,426</b>	<b>1,648,165,304</b>	<b>262,966,758</b>	<b>2,797,159,488</b>
Loans and borrowings - long term	74,637,587	323,176,941	-	397,814,528
Provisions	564,912	-	-	564,912
Lease liabilities - long term portion	2,646,947	-	-	2,646,947
Deferred tax liabilities	51,166,157	129,669,782	(861,859)	179,974,080
<b>Total non-current liabilities</b>	<b>129,015,603</b>	<b>452,846,723</b>	<b>(861,859)</b>	<b>581,000,467</b>
Employee benefits	77,392	83,077	393,372	553,841
Loans and borrowings - short term	8,526,478	25,821,304	-	34,347,782
Trade and other payables	69,521,266	50,383,601	3,680,060	123,584,927
Accrued income	263,449	882,406	-	1,145,855
Lease liabilities	836,887	445,500	-	1,282,387
Current tax liabilities	2,760,093	2,839	(739,485)	2,023,447
Advance payments from customers	234,453,049	171,810,517	-	406,263,566
<b>Total current liabilities</b>	<b>316,438,614</b>	<b>249,429,245</b>	<b>3,333,947</b>	<b>569,201,805</b>
<b>Total liabilities</b>	<b>445,454,217</b>	<b>702,275,967</b>	<b>2,472,088</b>	<b>1,150,202,272</b>

**26. COMMITMENTS**

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

**27. CONTINGENCIES**

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

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

**28. SUBSEQUENT EVENTS**

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 will be paid on May 30th, 2022. One United Properties’ dividend policy includes the payment of dividends on a semi-annual basis. The GMS also approved the buyback of shares for treasury purposes with a total limit of RON 10 million, at a maximum acquisition price of RON 1.75 per share, a share capital increase operation with cash contributions or through the issuance of convertible bonds.

During the same GMS, the shareholders approved, update of the stock options plan for the benefit of the executive members of the Board of Directors (the “SOP”), which sets out the rules regarding the grant, accessing and exercising stock options by the eligible participants to the SOP, for adjusting it to the share split and, respectively, share capital increase operations which took place at the level of the Company during 2021. The SOP effects will be included in the financial statements reported for H1-2022.

On May 5th, 2022, following the delegation of the powers by the GSM, the Board of Directors of One United Properties approved the share capital increase operation with the amount of up to RON 66,003,597.2 by issuing up to 330,017,986 new shares having a nominal value of RON 0.2 per share.

The interim condensed consolidated financial statements were approved by the Management of the Company, authorised for issue on 13 May 2022 and signed on its behalf by:

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**VICTOR CAPITANU**  
Administrator

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**VALENTIN-COSMIN SAMOILA**  
Chief Financial Officer