



To: the Bucharest Stock Exchange
the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 107/2024

Pursuant to Law no. 24/2017 on issuers of financial instruments and market operations and to the Romanian Financial Supervisory Authority Regulation no. 5/2018 on issuers and operations with securities, as subsequently amended and supplemented and the provisions of Article 99 of the Bucharest Stock Exchange Code, Title II, Issuers and Financial Instruments.

Report date:	11.11.2024
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 1,105,831,012.8
Total number of shares:	5,529,155,064 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Q3 2024 results

One United Properties (hereinafter referred to as the "**Company**"), Romania's leading green developer of residential, mixed-use, and office real estate, recorded turnover of RON 1 billion (EUR 208.5 million) in the first nine months of 2024, a 10% year-on-year decrease. This marks the second time in the Company's history that turnover has surpassed RON 1 billion (EUR 200 million) already within the first three quarters, reaffirming One United Properties strong position in the Romanian real estate market. Gross profit for the period was RON 352.1 million (EUR 70.8 million), while net profit reached RON 298.6 million (EUR 60 million).

Revenue from the residential segment reached RON 816.6 million (EUR 164.2 million), a 7% YoY decrease reflecting the transition of many construction sites into their final stages, where revenue is recognized more gradually. However, net income from residential properties increased by 12% YoY to RON 282.8 million (EUR 56.9 million). Notably, the net margin from residential sales rose from 28.7% in 9M 2023 to 34.6% in 9M 2024, reflecting the impact of ongoing construction progress.

Rental income, which includes revenue from the commercial division and tenant services, increased by 15% YoY to RON 113.6 million (EUR 22.8 million) in 9M 2024. Net rental income saw a 19% YoY rise, reaching RON 81.1 million (EUR 16.3 million). In the first nine months of 2024, One



United Properties successfully leased and pre-leased 12,100 square meters of office and retail spaces and signed multiple contract extensions totaling 6,770 square meters. The financial impact of these new leases will be reflected in future revenues.

Despite significant development activities, the Company's cash position increased by 47% since the beginning of the year, reaching RON 617.6 million (EUR 124.1 million) at the end of Q3 2024, supported by the share capital increase. The gross loan-to-value ratio remained stable at 30% as of September 30, 2024, indicating a solid financial foundation and low leverage compared to European peers. Net debt improved, decreasing to RON 554.2 million (EUR 111.4 million), which represents 10% of total assets.

As of September 30, 2024, One United Properties had 14 developments under construction, encompassing 4,041 units, 22,000 sqm of office spaces and 21,000 sqm of commercial spaces with a total Gross Development Value (GDV) of EUR 1.5 billion. As of the end of the period, 70% of the units available for sale, either under development or delivered, were sold out. Amounts to be received under contracts concluded with customers as of September 30, 2024, are EUR 353 million in additional cash by 2026.

Report Availability

One United Properties' interim consolidated results for Q3 2024, accompanied by the Director's Report, are available on the company's website, www.one.ro, in the Investor Relations section, on the website of the Bucharest Stock Exchange, www.bvb.ro, as well as are attached to this Report.

Investor Call

The conference call in Romanian, organized for local investors, will take place on November 12th, at 10:00AM, Bucharest time. The conference call in English, organized for international analysts, retail, and institutional investors, will take place on November 12th, at 11:00AM, Bucharest time. Both calls will be hosted by Victor Capitanu, Executive Member of the Board of Directors, Cosmin Samoila, CFO, and Zuzanna Kurek, IR Manager.

To participate in the Q3 2024 results call, the interested parties are invited to register at: <https://www.one.ro/en/investor-relations/>.

Executive Member of the Board of Directors

Victor Capitanu