



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 110/2024

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:	18.11.2024
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. with 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, Category Premium

Important events to report: Contracting a credit facility for One Technology District

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market regarding the conclusion by One Technology District S.R.L., subsidiary of the Company, of a credit facility agreement with Erste Group Bank AG and Banca Comerciala Romana S.A..

The loan was contracted in order to finance the construction of One Technology District and consists of a construction loan in the amount of EUR 28.5 million, which, after the construction of the development will be converted into an investment loan with a total value of EUR 37.5 million. The agreement also includes a VAT credit facility of up to EUR 4 million for the purpose of prefinancing/ refinancing the VAT, related to the One Technology District development. The loan has a maturity until June 2033.

The conclusion of the credit facility was previously approved in the Extraordinary General Meeting of Shareholders of the Company ("**EGMS**") dated 25.04.2024. The EGMS Decision is available **HERE**.

Upon completion, One Technology District will have a Gross Leasable Area of 22,289 square meters. The building has been fully leased to Infineon Technologies for a 15-year term starting from its delivery. Infineon's future headquarters at One Technology District will serve as the largest semiconductor R&D center in Southeast Europe. The contract between One United



Properties and Infineon, valued at 57 million euros (excluding VAT), marks one of the largest pre-lease agreements ever recorded in the Romanian office market.

Executive Member of the Board of Directors

Victor Capitanu