



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 113/2024

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:	26.11.2024
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 1,105,831,020
Total number of shares:	110,583,102 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Transactions concluded with affiliated party CCT&ONE PROPERTIES S.A.

Pursuant to art. 108 of Law no. 24/2017 regarding issuers of financial instruments and market operations, the management of One United Properties S.A. (the "**Company**") informs the market about the transactions concluded by its subsidiaries with the affiliated party CCT&ONE Properties S.A. during the financial year 2024, with details included in Annex 1.

The transactions were concluded by the subsidiaries One Cotroceni Park S.R.L. and One Lake District S.R.L. and were for the acquisition of residential units to be sold, in the One Cotroceni Park and One Lake District developments, as well as parking spaces.

The conclusion of the transactions took place as the result of high market demand for units in the One Cotroceni Park and One Lake District developments, as well as the profitability of these transactions for One United Properties.

In the case of One Cotroceni Park, the units bought so far from CCT&One Properties SA have so far generated a gross profit of EUR 4,042,433 for One United Properties, and the Company estimates that it will exceed EUR 4.7 million, a 19% profit margin. Regarding One Lake District, the Company estimates a gross profit of over EUR 1.7 million from the acquired units, with a profit margin of 24%, that is expected to be obtained as a result of the sale of these units.

Executive member of the Board of Directors

Victor Căpitanu

Annex 1 – Transactions concluded with the affiliated party CCT&ONE PROPERTIES S.A. during the financial year 2024

No.	Contracting Entity	Name of affiliated party	Nature of relationship	Date	Nature of transaction	Agreement value (EUR)	Object of the transaction	Constituted guarantees	Terms and payment methods	Other information
1	One Cotroceni Park S.R.L.	CCT&ONE Properties S.A.	Associated entity	13.02.2024	Partial termination of pre-sale agreement	EUR 6,160,830 + VAT	The purchase of 28 units with a total built area of 3,049.80 sq.m. and 39 parking spaces within the One Cotroceni Park development, via partial termination by mutual agreement of the Pre-sale Agreement dated 19.05.2021 and the payment by One Cotroceni Park S.R.L. of the amount of EUR 6,160,830 plus VAT according to applicable law.	Payment of the amount of EUR 6,160,830 was initially guaranteed by a corporate guarantee issued by One United Properties S.A.	The payment term of 22.05.2024 was met and the payment was made by bank transfer.	N/A
2	One Cotroceni Park S.R.L.	CCT&ONE Properties S.A.	Associated entity	24.04.2024	Partial termination of real estate pre-sale agreement	EUR 6,724,609.28 + VAT	The purchase of 18 units with a total built area of 2,679.20 sq.m. and 50 parking spaces within the One Cotroceni Park development, via partial termination by mutual agreement of the Pre-sale Agreement dated 19.05.2021 and the payment by One Cotroceni Park S.R.L. of the amount of EUR 6,724,609.28 plus VAT according to applicable law.	N/A	The payment term of 22.05.2024 was met and the payment was made bank transfer.	N/A
3	One Lake District S.R.L.	CCT&ONE Properties S.A.	Associated entity	25.11.2025	Partial termination of real estate pre-sale agreement	EUR 7,201,403.57 + VAT	The purchase of units with a total built area of 3,895.59 sq.m. and 45 parking spaces within the One Lake District development, via partial termination by mutual agreement of the Pre-sale Agreement dated 19.05.2021 and the payment by ONE LAKE DISTRICT S.R.L. of the amount of EUR 7,201,403.57 to which VAT applied, according to the applicable law	N/A	The payment term is 25.11.2024 was met and the payment was made by bank transfer.	N/A