



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

CURRENT REPORT NO. 50/2024

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:	29.05.2024
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 759,530,863
Total number of shares:	3,797,654,315 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Launch of pre-sales at One Lake District Phase 2

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the sales evolution of the One Lake District development. During the first year since the launch of sales at One Lake District until the release of this report, a total of 620 apartments and corresponding parking spaces have been pre-sold to clients, amounting to 80% of the units available at Phase 1. One Lake District Phase 1 has a gross development value of over EUR 138 million, with completion estimated for Q2 2025.

Following reaching this milestone, the Company announces the launch of sales for Phase 2 of One Lake District, which will comprise over 860 residential units and corresponding parking spaces, with a gross development value of over EUR 150 million. Phase 2 of the One Lake District development is scheduled for completion in Q3 2026.

To enhance the quality of life and comfort for the new community and local residents, the Company has acquired four additional plots of land – covering areas of 1,461 sqm, 9,017 sqm, 1,713 sqm, and 6,994 sqm (a total of 19,185 sqm) – to invest in the efficient development of access areas, infrastructure, and services providers. Thus, the total area of the land that will host One Lake District and the facilities is 100,458 sqm.

One Lake District will benefit from the geoexchange system, operated in partnership with Veolia Romania, designed to provide renewable energy to all residents. By implementing this technological solution that uses thermal energy as the source for the buildings' heating,



ventilation, and cooling system, approximately 2,000 tons of CO2 emissions per year will be avoided, the equivalent of emissions from 2,000 cars per year, compared to traditional systems. The investment in the geoexchange system amounts to EUR 6.4 million for the first two phases of One Lake District development.

Executive Member of the Board of Directors □

Victor Capitanu