



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 63/2024

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.

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| Report date: | 05.07.2024 |
| 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: Conclusion of a significant contract

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the conclusion of a significant contract, which value exceeds 10% of the total income as per the latest annual financial statements. The details of the contract are provided below:

Landlord: ONE Gallery Floreasca S.A. (daughter company of One United Properties S.A.);

Tenant: Tomcat Comserv SRL, operator of the brands Treevi, Elephante, Sagakura, BaoHouse and others;

Type of contract: lease agreement

Total value of the contract: EUR 40,147,461.12 million (VAT excluded)

Subject of the contract: lease of a retail space with a GLA of 3,600 sqm, on the ground floor of ONE Gallery, plus terraces and storage, to operate a modern food market concept, which will house over 40 different operators, with premium products, in various formats integrated under the same roof;

Duration of the contract: 17 years, starting September 2025.

Executive Member of the Board of Directors

Victor Capitanu