



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

CURRENT REPORT NO. 73/2024

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:	05.08.2024
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 765,771,503.40
Total number of shares:	3,828,857,517 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Premium Category

Important events to report: Obtaining of building permit for One Technology District

The management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the obtaining of the building permit for One Technology District, a large-scale turn-key sustainable (zero-carbon footprint) office hub developed for Infineon Technologies. The construction works will commence immediately, with delivery expected to take place in 2026.

One Technology District will serve Infineon's needs for a 15-year period starting with 2026. The total contract value amounts to €57 million (excluding VAT).

The agreement involves the construction and leasing of office spaces with a gross leasable area of 20,595 square meters (with terraces), including 2,000 square meters of laboratories and 280 parking spaces.

The development is the first in Company's portfolio without a gas connection and will benefit from a geexchange system that will fully cover the tenant's heating and cooling needs and minimize environmental impact while maximizing efficiency. The building will also be equipped with rooftop solar panels and heat recovery units.

Executive Member of the Board of Directors

Victor Capitanu