



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

CURRENT REPORT NO. 74/2024

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:	06.08.2024
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 be reported: Status of significant transactions with related parties, according to Article 108 of Law no. 24/2017:

One United Properties S.A. (the "**Company**") informs the market about the status of significant transactions, respectively the reciprocal claims with related parties, relating to the first semester of the year 2024 (reference period 1 January 2024 - 30 June 2024).

The Company draws attention to the fact that all the companies that were counterparties in the transactions covered by this report are part of the scope of consolidation of the financial statements at the level of the group to which the Company belongs. These transactions are exclusively intra-group loan agreements concluded to finance real estate development projects carried out through the Company's subsidiaries.

Details of transactions concluded/cumulative claims can be found on the following pages, attached to this report, as follows:

Schedule 1 – Transactions concluded with related parties during the reference period;

Schedule 2 – Reporting of accumulated mutual balances as at 30 June 2024; and

Schedule 3 – Reporting of the corporate guarantees.

Executive Member of the Board of Directors

Victor Căpitanu



Schedule 1 – Transactions concluded with related parties during the reference period (1 January 2024 – 30 June 2024)

No.	Name	Nature of the relationship	Contract Date	Transaction Nature	Contract Value ¹	Subject of the Transaction	Amount of loan granted/amount drawn during 01 January 2024 - 30 June 2024 ²	Reciprocal debts at 30 June 2024	Currency	Guarantees provided	Terms and payment methods
1	ONE COTROCENI PARK SRL	Subsidiary	30.09.2022 ³	Loan	15,000,000 EUR	Loan to finance developed real estate projects	RON 22,422,500 (equivalent to EUR 4.51 million)	RON 47,969,956 (equivalent to EUR 9.64 million) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the date of repayment - repayment period - 5 years
2	ONE COTROCENI PARK SRL	Subsidiary	20.04.2023 ⁴	Loan	10,000,000 EUR	Loan to finance developed real estate projects	RON 32,807,123 (equivalent to EUR 6.60 million)	RON 24,642,107 (equivalent to EUR 4.95 million) subsidiary debt to the Company (the Company has no debts to the subsidiary)	EUR	N/A	Revolving contract, repayment in EUR or RON equivalent at the BNR exchange rate valid on the date of repayment - repayment period - 5 years

¹ Represents the maximum amount available for drawing.

² Loans granted bear interest at 6%.

³ The loan agreement concluded on 30 September 2022 is also reflected under the Current Report no. 21 dated 11 April 2024.

⁴ The loan agreement concluded on 20 April 2023 is also reflected under the Current Report no. 79 dated 29 December 2023.



Schedule 2 – Reporting of accumulated mutual balances as at 30 June 2024⁵

Company		Related party		Balances as of 30.06.2024 (RON)	
Name	Relation nature	Name	Relation nature	Cumulative Balance Loans Granted	Interest Balance
ONE UNITED PROPERTIES SA	Issuing Entity	ONE COTROCENI PARK SRL	Subsidiary	72,612,064	3,212,934

⁵ These balances (claims) relate to intra-group loan agreements concluded before 2024.



Schedule 3 – Reporting of the corporate guarantees

1. On 08 February 2024, the Company, through its subsidiary One Floreasca Towers S.R.L. contracted a bank loan from First Bank S.A. for a total amount of EUR 11,000,000. The bank loan agreement is also secured by a corporate guarantee by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan. The Parent Company will bear the payment of any amount owed under the bank loan by One Floreasca Towers S.R.L. to First Bank S.A. and not paid on the due date, as well as the payment of any amount up to the maximum amount of EUR 8,042,000 which exceed the total construction budget for "One Floresca Towers: residential project, representing 20% of the budget".
2. On 26 April 2024, the Company, through its subsidiary One Lake District S.R.L. contracted a bank loan from Garanti Bank S.A. for a total amount of EUR 20,000,000. The bank loan agreement contains a surety by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan.
3. On 14 May 2024, the Company, through its subsidiary One Cotroceni Park S.R.L. contracted a bank loan from the Commercial Bank Intensa Sanpaolo Romania S.A. for a total amount of EUR 13,250,000. The bank loan agreement is also secured by a surety contract by which the Parent Company is the guarantor and which covers the period until the maturity of the underlying bank loan.
4. On 18 June 2024, the Company, through its subsidiary One United Tower S.R.L. contracted a bank loan from Banca Transilvania S.A. for a total amount of EUR 47,000,000. This financing was used to fully repay the existing loan contracted by One United Tower S.R.L. on 19 January 2021 from the Black Sea Trade and Development Bank, for the development of the sustainable office building One Tower. Additionally, this new financing also aimed the partial repayment of existing shareholder loans contracted by One United Tower S.R.L. from its shareholders and other associated costs. The bank loan agreement is also secured by a movable mortgage on the Parent company's shares in the subsidiary One United Tower SRL, respectively on a number of 6,431 shares.