



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 75/2024

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:	07.08.2024
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: Trading update H1 2024

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") provides the market general and provisional information on the Company's key performance indicators for the six-month period ended June 30th, 2024. One United Properties will publish the H1 2024 financial results on August 28th, 2024, at 8:00 AM. The information provided in this trading update may be subject to change and may differ from the final numbers that will be presented in the financial report.

Residential sales and pre-sales

452 apartments and commercial units with a total surface of 43,809 sqm, 624 parking spaces and other unit types were sold and pre-sold for a total of EUR 123.3 million in H1 2024. A year prior, in H1 2023, the Group sold and pre-sold 481 apartments and commercial units with a total surface of 42,600 sqm, 779 parking spaces and other units for a total of EUR 120.8 million.

The sales evolution in H1 2024 versus H1 2023 showcases a year-on-year increase in the value of the units sold, due to most of the developments progressing to advanced stages of construction and this being reflected in the appreciation of the sales price, in line with the Company's sales strategy. In practice, this indicates an increase in the sales margin year-over-year.

The total value of the residential sales as presented above does not include the pre-sales to early clients, which are lower margin sales that help finance land acquisition. These are units that the Group pre-sold to early clients at developments where construction did not begin. The total value of these sales in H1 2024 was EUR 4.8 million, vs EUR 31.6 million for H1 2023.



The H1 2024 sales for key developments, together with the total number of units sold from the launch of the sales until June 30th, 2024, are as follows:

Development	Status	Delivery	Units sold in H1 2024	Total units sold from project start	Total units developed
One Lake District Phase 2	In Development	Q3 2026	165	165	867
One Lake District Phase 1	In Development	Q2 2025	101	623	790
One Lake Club	In Development	Q4 2025	67	334	738
One High District	In Development	Q4 2025	47	575	840
One Cotroceni Park	Finalized	Q4 2023	21	924	993
One Herastrau Vista	In Development	Q4 2024	10	93	121
Other developments	-	-	41	1,488	2,027
TOTAL UNITS			452	4,202	6,376

At the end of May 2024, the pre-sales started at the second phase of One Lake District, where 867 units will be built. Consequently, as of June 30th, 2024, 66% of the available units under development and delivered were sold out. Amounts to be received under contracts concluded with customers as of June 30th, 2024, are EUR 331 million in additional cash by 2026 (EUR 99 million in 2024, EUR 189 million in 2025 and EUR 43 million in 2026); EUR 79 million were collected in H1 2024 alone.

As of June 30th, 2024, One United Properties had under construction a total of 4,041 units with a total Gross Development Value (GDV) of EUR 1.3 billion.

Commercial lease status

The headline rent for the rental portfolio for H1 2024 was EUR 14 million, a 21% increase compared to H1 2023. The lease status across the commercial portfolio as of June 30th, 2024, is presented below:

Development	Status	Delivery/ Acquisition	GLA	% Leased / Pre-leased	% Tenants moved
One Tower	Developed	2020	24,039	100%	100%
One Cotroceni Park 1	Developed	2022	46,252	94%	89%
Bucur Obor	Acquired	2022	25,582	94% ¹	94%
One Victoriei Plaza	Acquired	2022	12,000	100%	100%
One Cotroceni Park 2	Developed	2023	34,456	90%	59%
TOTAL CURRENT LEASE PORTFOLIO			142,329	95%	85%
One Technology District	In development	2026	22,289	100%	0%
One Gallery	In development	2025	14,845	65%	0%
Mondrian Hotel	In development	2026	6,447	n/a	n/a

NOTE: ¹Due to the refurbishment process at Bucur Obor, some spaces are intentionally left unoccupied to allow the temporary relocation of certain essential operators while necessary renovations are being conducted inside the building.

In H1 2024, One United Properties leased and pre-leased 8,100 sqm of office and retail spaces at Phase 1 and 2 of One Cotroceni Park. Moreover, the Company signed multiple lease extensions for a total area of 6,770 sqm.

Landbank

As of June 30th, 2024, One United Properties had in ownership or under pre-SPA 285,100 sqm of land locations for further development, with total above-ground gross building rights (GBA) of approximately 988,000 sqm. All these land plots are currently in the planning phase. The Group estimates the construction of 7,000 apartments, services for communities, and 146,000 sqm of rental commercial buildings. Out of the commercial buildings, 121,000 sqm will host offices and the remaining 25,000 sqm are located within buildings that will undergo restoration.



The gross development value of the restoration portfolio currently under development by One United Properties is estimated at EUR 277.5 million.

Executive Member of the Board of Directors

Victor Capitanu