



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 90/2024

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:	20.09.2024
Name of the issuer:	One United Properties S.A.
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration no. with Trade Registry:	J40/21705/2007
Sole registration code:	22767862
Share Capital:	RON 765,771,503.4
Total number of shares:	3,828,857,517 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Closing of Stage 1 of capital increase operation

The management of One United Properties S.A. (hereinafter referred to as the “**Company**”) informs the market about the closing of the first phase of the share capital increase operation (exercise of preference rights) (hereinafter referred to as “**Stage 1**”), which took place between 19.08.2024 and 19.09.2024, in accordance with the prospectus for the share capital increase approved by FSA decision no. 816/07.08.2024. The share capital increase operation was approved by Resolution of the Extraordinary General Meeting of Shareholders no. 72 issued on 28.05.2024 and the trading of the preference rights was approved by Decision of the Board of Directors no. 59 issued on 30.07.2024.

During stage 1, investors subscribed to newly issued shares based on ONER03 preference rights, the subscription price being RON 0.2 per share. In Stage 1, investors have subscribed a total of 1,700,293,317 ONE shares, out of 1,750,000,000 offered shares.

The remaining and unsubscribed shares following Stage 1, i.e. up to 49,706,683 shares will be offered via a private placement addressed to investors from the European Union in reliance on the exceptions allowed from the publication of a prospectus, including those provided in Article 1 paragraph (4), letters (a)-(d) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published in the case of a public offering of securities or the admission of securities to trading on a regulated market, and repealing Directive 2003/71/EC and/or to investors to whom such private placements may be otherwise lawfully addressed to and directed, pursuant to the exceptions from Regulation S under the



U.S. Securities Act of 1933, as amended, and without the need to undertake any other formalities whatsoever under any applicable law, to the extent, and only provided that, an investment in New Shares does not constitute a violation of any applicable law by such investor.

Chairman of the Board of Directors

Claudio Cisullo