



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 27/2022

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:	15.04.2022
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 514,828,058.80
Total number of shares:	2,574,140,294 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Favorable decision by Bucharest Court of Appeal related to One Floreasca City

The management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market that on 14.04.2022, the Bucharest Court of Appeal rejected the higher appeal (in Romanian, *recurs*) filed by Salvați Bucureștiul Association and by Mișcarea Civică Miliția Spirituală Association in case file no. 25248/3/2018, whereby the plaintiffs requested, among others, the invalidation of the environmental agreement related to the One Floreasca City project located in Bucharest, District 1, 159 – 165 Calea Floreasca, and has also ordered the plaintiffs to pay One Mircea Eliade Properties S.R.L. the litigation costs incurred in the file. The court’s ruling is final.

According to previous information communicated in the [current report no. 33](#) dated 18.11.2021, pursuant to the court’s ruling on the merits, the plaintiffs’ claim was rejected in its entirety, and the plaintiffs were ordered to pay One Mircea Eliade Properties S.R.L. the litigation costs incurred in relation to their claim. Today’s court ruling comes to reconfirm the legality of the project, already proved by the court’s ruling rejecting the claim in case file no. 4858/3/2019, which had subject matter the invalidation of the zonal urbanistic plan (PUZ) and of the building permit for the abovementioned project, as previously communicated in the [current report no. 22](#) dated 01.04.2022.

The Company thus expects favorable solutions in favor of its subsidiary to be also issued in the case files no. 32311/3/2019, respectively no. 31627/3/2018 (more details regarding these files are included in current report no. 33 from 18.11.2021), the litigation proceedings in these files having been suspended until a final court ruling in relation to case files no. 25248/3/2018 and no. 4858/3/2019.

The Company welcomes the favorable ruling issued by the Bucharest Court of Appeal, which yet again confirms the validity of the documentation and actions that constituted the basis for the development of One Floreasca City project. One Floreasca City is one of the most important urban regeneration projects developed in the last decade in Bucharest,





returning abandoned area of the former Ford car factory to the public circuit. It is a testimony to the Company's dedication to sustainability and regeneration of cities' landmarks and protecting Romania's cultural heritage.

One Floreasca City was developed according to the sustainability and urban regeneration strategy adopted by One United Properties. Built on the site of the former Automatica platform, One Floreasca City is the first sustainable development with mixed-use function in Romania awarded internationally at International Property Awards 2019-2020 in London, which combines in a contemporary architectural ensemble a residential component – One Mircea Eliade, an office building – One Tower, and a shared commercial area.

Executive Member of the Board of Directors,

Victor Capitanu