



TO: The Bucharest Stock Exchange
The Romanian Financial Supervisory Authority
Financial Instruments and Investments Sector

Bucharest, 26.07.2021

CURRENT REPORT

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:	July 26, 2021
Name of the issuer:	One United Properties S.A. (the " Company ")
Registered office:	20 Maxim Gorki Street, District 1, Bucharest, Romania
Registration number with the Bucharest	J40/21705/2007
Trade Registry Office:	
Sole registration code:	22767862
Share Capital:	RON 286,015,588.20
Number of shares in issue:	1,430,077,941 ordinary shares
Number of listed shares:	1,430,077,941 ordinary shares
Regulated market on which the issued	Bucharest Stock Exchange, Main Segment, Category
financial instruments are traded:	Premium (Shares)

Important events to be reported: One United Properties entered into a financing agreement of EUR 78 million for One Cotroceni Park project

One United Properties S.A., one of the leading green developers of residential, mixed use and office real estate in Bucharest, announces entering into a financing agreement for up to EUR 78 million for the office component at One Cotroceni Park project. The financing is provided to One Cotroceni Park Office S.A. (c. EUR 40 million) and One Cotroceni Park Office Phase 2 S.A. (c. EUR 28 million) as borrowers. A VAT facility of EUR 9 million also part of the agreement.

The financing banks are Banca Comerciala Română, BRD Group Société Générale and Erste Bank A.G., and the loan maturity is 7 years.

Developed on a 5.8 hectares land, on the site of the former Ventilatorul platform, One Cotroceni Park is one of the largest urban regeneration projects in Bucharest, designed in a Live / Work / Play holistic approach. The mixed-use project includes an office component with two large Class A office buildings with approximately 75,000 sqm GLA, a residential compound with over 850 units and a commercial one, which will provide the future tenants and residents with access to numerous facilities, such as food (canteen, cafes, wine bar, bistro, restaurants), fitness and various services (pharmacy, dry cleaning, bank), outdoor running tracks, swimming, and cycling. The office component has LEED Platinum certification, which confirms the sustainability of the development and the minimal impact on the environment, and is being WELL Health and Safety certified, the most precise certification for the well-being of its occupants and the best work conditions.

Managing Director,
Victor Căpitanu

