



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 91/2022

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:	03.11.2022
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 555,422,788
Total number of shares:	2,777,113,940 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Sale of almost 60% of the residential units in One Herastrau Vista

The Management of One United Properties S.A. (hereinafter referred to as the “Company”) informs the market concerning the sale of almost 60% of the residential units in One Herastrau Vista, in 3 months since the building permit was granted and the construction works started.

With a Gross Development Value (GDV) of EUR 38.1 million, One Herastrau Vista development will include an 11-floor building, with 117 apartments, out of which 69 were already sold by September 30th 2022, 3 commercial areas and 179 parking spots, having a Gross Buildable Area (GBA) of 13,440 sqm.

One Herastrau Vista is a premium community-centered development abounding with sophisticated design, green spaces, and panoramic views. Given its location in a prestigious district of the city, close to Herastrau Park, the development grants access to a lot of green areas. At One Herastrau Vista, the clients can select various residential units, starting from studios and one to three-bedroom modern apartments to penthouse duplexes. The development is located close to the Baneasa commercial center, Promenada Mall business area, as well as other points of interest in the city, offering commercial services and leisure activities, restaurants, cafes, gyms.

Executive Member of the Board of Directors

Victor Capitanu