

To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 27/2021

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:	28.10.2021
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 286,015,588.20
Total number of shares:	1,430,077,941 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

Important events to report: Update on lease agreements for One Cotroceni Park Office Phase I

The management of One United Properties S.A. (hereinafter referred to as “the Company”) informs the market that Phase I of the One Cotroceni Park office building, currently under development, has reached the 75% lease threshold for both office and commercial spaces. Phase I of One Cotroceni Park, which has Gross Leasable Area (GLA) of 46K sqm, is currently at the last stage of development – fit-out construction, and it will be delivered in December 2021. Attached to this current report are photos of the development as of October 28th, 2021.

One Cotroceni Park is the largest urban regeneration project in Bucharest, with mixed functions, consisting of a residential area with over 850 apartment units, as well as two office buildings, which will be delivered in two phases. Phase II with GLA of 35K sqm, will be delivered in 2022. Phase II is also currently under construction, with works having reached the fifth level. One Cotroceni Park development has LEED Platinum v4 pre-certification, which attests sustainable operation and minimal environmental impact, and is in the process of WELL Health and Safety certification, which assesses the health and well-being at work.

Upon completion of One Cotroceni Park Phase I and II, One United Properties will hold office portfolio with a GLA of 136K. Currently, the company’s portfolio includes 55K sqm of office space, and it includes One Tower, One North Gate and One Herăstrău Office.

Executive Member of the Board of Directors,

Victor Căpitanu



