



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 99/2022

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.

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| Report date: | 21.12.2022 |
| 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 740,563,717.20 |
| Total number of shares: | 3,702,818,586 ordinary shares |
| Symbol: | ONE |
| Market where securities are traded: | Bucharest Stock Exchange, Main Segment, Category Premium |

Important events to report: Conclusion of a sale-purchase agreement for new development, One Plaza Athénée

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the conclusion of a sale-purchase agreement for a building located in Bucharest, District 1, at no. 8-10 Georges Clemenceau Street, near the Romanian Athenaeum. The net value of the transaction is EUR 13.5 million, and the estimated Gross Development Value (GDV) is estimated at EUR 48 million. Following the reauthorization and completion, the building will represent a new development of the Company - **One Plaza Athénée**.

The total surface of the land is approximately 1,361 sqm and the gross buildable area is 10,154 sqm, out of which approximately 6,410 sqm above ground. One United Properties will entirely renovate the location, which was unfinished and abandoned, as a part of Company's strategy to regenerate downtown Bucharest. The final use of the building will be a five-star lifestyle hotel with 100 rooms and related services of the highest quality, such as swimming pool, spa, a restaurant and other facilities on the ground floor. The inauguration is estimated to take place in 2025.

Urban regeneration and protection of the cultural heritage of Bucharest is part of One United Properties' strategy. In 2021, the Company invested for the first time in restoring historical monuments following the acquisition of the Braikoff House. The historic building is undergoing a complete renovation and will be known as One Athénée. In addition, in March 2022, One United Properties acquired the former Ford factory, located within One Floreasca City, which is currently undergoing restoration and will be transformed into a retail space, One Gallery. Recently, the Company announced the purchase of



three buildings located in the center of Bucharest near the Odeon Theater and the Ion Mincu University of Architecture and Urbanism.

Executive Member of the Board of Directors

Victor Capitanu