



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 30/2023

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:	23.05.2023
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: Sale of One North Gate office building

The Management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market about the signing of an asset sale agreement for an office building owned by One North Gate S.A., an entity in which the Company holds a 76.395% stake. The transaction, valued at EUR 6 million, represents roughly 20% of all assets held by One North Gate SRL. The buyer is Element Investiții Imobiliare S.R.L., company owned by a local group of investors.

The asset sold to Element Investiții Imobiliare S.R.L. represents an office building with Gross Leasable Area (GLA) of 4,500 sqm, spread across 4 floors, and 131 parking spaces. The building, known as One North Gate, is currently leased out in proportion of 80%.

Following this transaction, One North Gate S.A. retains a second building within the development, which will be transformed into a residential development called One North Lofts. The capital obtained from the asset sale will be reinvested in the development of One North Lofts, which will host 137 apartments over 20,000 sqm of Gross Buildable Area (GBA) and 237 underground and aboveground parking spaces. The Gross Development Value (GDV) of One North Lofts is EUR 30 million. As of March 31st, 2023, 50 of the 137 residential units at One North Lofts were pre-sold since the reconversion announcement in October 2022. The delivery of One North Lofts is estimated for Q2 2024.

The sale of One North Gate office building aligns with the Company's strategy to consolidate its office portfolio around large, landmark mixed-use and urban regeneration developments, such as One Floreasca City and One Cotroceni City. After the sale of One North Gate office building, the Company's office portfolio GLA totals 118,000 sqm, and it includes One Tower, One Cotroceni Park Office Phase 1 and Phase 2, and One Victoriei Plaza. Together with the retail component, One United



Properties' commercial portfolio, which also includes Bucur Obor and One Gallery, will reach a GLA of approximately 160,000 sqm.

Executive Member of the Board of Directors

Victor Capitanu