

PRESS RELEASE  
JULY 12<sup>TH</sup>, 2021

## ONE UNITED PROPERTIES, A ROMANIAN PREMIUM REAL ESTATE DEVELOPER, WENT PUBLIC ON THE BUCHAREST STOCK EXCHANGE

- One United Properties, one of the most active real estate developers of premium residential projects, offices and mixed buildings in Bucharest and Constanta, went public on the Bucharest Stock Exchange Main Market, under the ticker ONE.
- The company carried out a primary initial public offering which attracted RON 260mn from the capital market investors. The funds will support One United Properties' development strategy.
- One United Properties becomes the third largest Romanian entrepreneurial company listed on the Bucharest Stock Exchange and enters the top 10 listed companies, after the anticipated market capitalization.

[One United Properties](#), one of the most active real estate developers of premium residential projects, offices and mixed-use buildings in Bucharest and Constanta, went public today, July 12<sup>th</sup>, on the Bucharest Stock Exchange Main Market. The company's shares are traded under the ticker [ONE](#). The listing comes after the company attracted RON 260mn (EUR 52,8mn) through the first primary initial public offering on the stock exchange in the last seven years.

*'The success of the IPO and the One United Properties listing show us once again the capital market growth potential and the capacity of the stock exchange to support Romanian entrepreneurial companies. Today, One team begins a new chapter in the development of the company, a journey that has been remarkable so far. We are glad that One chose the stock exchange and the investors from the capital market to finance itself, after an IPO that brought in the company of RON 260mn. Every amount of money invested by the institutional or retail investors is like a confidence vote in your team, in your plans, in the One strategy. Respect it and continue to build. Welcome to the listed companies' community!'*, said Radu Hanga, Bucharest Stock Exchange President.

*'The dynamics of the stock market in the last period, both in the equity and bonds segment, bring not only financing to the companies that choose to come to the stock exchange. This dynamic translates, on the long run, into more transparency for the entire business environment, but also into more stock market investors. Through these 13 companies that have been listed since the beginning of the year, with a cumulative capitalization of EUR 911.6mn, Bucharest Stock Exchange has significantly expanded its representation. We are confident that the presence of One United Properties on the stock exchange will open the investors' appetite for new transactions and will encourage other Romanian entrepreneurs to finance themselves through the capital market'*, said Adrian Tanase, Bucharest Stock Exchange CEO.

**BUCHAREST STOCK EXCHANGE (BVB)** runs markets for shares, bonds and other instruments, through regulated platforms and alternative systems, and provides a wide range of services to participants of financial markets. Bucharest Stock Exchange is a public company, listed on its own market since 2010. The global index provider FTSE Russell announced, in September 2019, the promotion of the Romanian capital market to the Secondary Emerging Market status. As of September 21, 2020, Romania is effectively included in the FTSE Russell indices for Emerging Markets. For more information on the Bucharest Stock Exchange, please refer to [WWW.BVB.RO](http://WWW.BVB.RO)

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Unique Reg.No. 17777754/2005  
Share Capital 80.492.460 LEI  
R.N.S.C. Decision No.369/31.01.2006

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*'We enter a new chapter for our company, after a great IPO which we successfully completed with remarkable results and with the confirmation of the investors' trust in our future plans. We thank them one more time. Over the years, we have developed a dynamic and transparent relationship with local and international investors, who have confirmed the potential that our company has in the Romanian real estate industry. We now mark a new beginning for One United Properties on the capital market, a new step that honors us and, at the same time, makes us continue the efficient development of the company. Our goal is to further deliver results, but also to be a liquid issuer and remain open to new investors as well. The Bucharest Stock Exchange has proven to be an excellent financing support for local companies. We believe in the potential of our capital market, and we want to take the opportunities of the listing in order to accelerate the Group's strategy investments in sustainable premium developments in exclusive areas of Bucharest and other regions',* said Victor Capitanu, co-founder of One United Properties.

*'We operate in an industry where excellence is achieved through determination, precision, principles. Our approach is based on a new vision on the idea of living, on emblematic and sustainable real estate concepts integrating the latest technologies and an exceptional interior design, with a focus on quality, but also on cultural elements, and this helped us grow fast but organically and keep up with international trends. One United Properties still has a lot to say on the Romanian real estate market and our intention is to continue to innovate and develop sustainable concepts. We have a solid team of professionals in the field that is able to further continue the company's development plans, and the market is indeed attractive and has a high potential',* added Andrei Diaconescu, co-founder of One United Properties.

One United Properties carried out the first primary initial public offering in the last seven years through which the company has issued new shares for the capital increase. The funds attracted following the offer, of approximately RON 260mn (EUR 52,8mn), will support the development strategy of One United Properties. The shares were sold at a price of RON 2 per share. The anticipated market capitalization amounts to RON 2.86bn (EUR 580mn). One United Properties thus becomes the third largest Romanian entrepreneurial company listed on the Bucharest Stock Exchange and enters the top 10 listed companies, after the anticipated market capitalization. The IPO was carried out between June 22<sup>nd</sup> and July 2<sup>nd</sup> and was oversubscribed in both tranches, for institutional and retail investors. Investors proved a considerable interest for the company from the first day of subscription, when the retail segment with allocation guaranteed was subscribed within the first 40 seconds. The IPO and the listing were assisted by [BRK Financial Group](#), while Swiss Capital was part of the distribution group. Filip & Company was the legal advisor for the public offering and listing.

*'As we have all seen, One United Properties has attracted huge interest from both institutional and retail investors. For the latter, the guaranteed allocation tranche was subscribed in less than 40 seconds after the opening, and the pro-rata allocation tranche was subscribed more than 9 times, provided that the retailer was allocated a very generous 37% share of the entire offer. I hope I'm not wrong, but this is the first IPO in which retail investors receive more than a third of the offer. Basically, the premises are created for ONE to become a Blue Chip type share. This listing is the culmination of*

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*an intensive collaboration that we conducted with One United Properties team, both in terms of drafting the prospectus and in terms of meetings with institutional investors. I can say that the road-shows were very important, and Mr. Căpitanu and Mr. Diaconescu not only convinced the investors, but turned some of them into enthusiastic investors in this success story', mentioned Monica Ivan, General Manager of BRK Financial Group.*

*'Today, we, the consultants, end the road that brings One United Properties to the capital market. But the story of One as a listed issuer is just beginning. It is an excellent time for the stock market, which today adds a dynamic sector leader and is thus actively pursuing the transformation of its market. One is also an eminently entrepreneurial company, with founders and a management team that fit in perfectly with the capital market and who will certainly continue to identify the opportunities it offers, in addition to those created by the real estate market. I am happy that I was able to contribute to this beginning, I thank them for their trust and I can't wait to see how One United Properties will continue to grow', said Alexandru Birsan, Partner Filip & Company.*

One United Properties is one of the most important developers on the real estate market in Romania in the residential segment, being present in Bucharest and Constanta, including Mamaia. The residential segment is the main field of activity, along with the construction of offices and projects with mixed use, residential-commercial, as well as the real estate investments in land and buildings, but also office rental. One United Properties obtained a net profit in 2020 of RON 176.9mn, down with 10.4% compared to 2019 when it registered a net profit of RON 197.4mn.

At the end of last year, One United Properties had a portfolio of completed residential projects with a gross development value of over EUR 222.6mn and other projects under development or planned of EUR 939.4mn. According to the prospectus, the company has completed residential projects that include 687 housing units and has another 1,000 units under development. The company announces that it has also an important portfolio of land in the planning phase, all properties being in Bucharest and on the Black Sea coast. Through its strategy, the Group aims to maintain its leading position in the market of premium real estate projects, residential and mixed functions, to continue the evolution of the office projects market and to invest in sustainable premium development opportunities in exclusive areas of Bucharest, but also in other regions of the country.

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