



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 33/2023

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:	03.07.2023
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: Favorable ruling by the Bucharest Tribunal related to One Peninsula

The Management of One United Properties S.A. (hereinafter referred to as the "Company") informs the market that the Bucharest Tribunal has rejected the claim filed by the plaintiffs in case file no. 34643/3/2020, whereby the building permit issued for the development of One Peninsula (together with the decision of the classification stage, town planning certificates, the deforestation permit and several zoning plans) were contested by several individuals who live in the surrounding area, requesting their annulment. The Bucharest Tribunal has rejected the claim for being without merits and has ordered the plaintiffs to pay the legal costs incurred by One Peninsula S.R.L. as a result of such case file. The court's ruling is not final, it being subject to higher appeal (in Romanian, *recurs*).

The Company welcomes the favourable decision issued by the Bucharest Tribunal, which maintains the validity of the permits underlying the development of One Peninsula. One Peninsula is a low-rise, exclusivist residential club, which represents a premiere on the local real estate market. Located on 15 Navigatorilor Street, One Peninsula development enjoys all the advantages of Floreasca neighbourhood, offering its residents views over Lake Floreasca, but also the peace and privacy specific to areas outside the cities, right in the heart of the Capital.

One Peninsula is the first residential club in Bucharest with implemented geexchange solution, which is among the most energy-efficient, environmentally clean, and cost-effective space conditioning systems available. Geexchange solution does not emit carbon dioxide, carbon monoxide, or other greenhouse gases that contribute to air pollution. In addition, since the geexchange systems do not burn significant amounts of fuel such as gas, oil, propane, or coal, they operate at a



lower cost and are much cleaner. Consequently, the costs for heating and cooling with geexchange solution are lower than traditional solution and it will be predictable and long-term consumption autonomy.

Executive Member of the Board of Directors

Victor Capitanu