



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 43/2025

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: | 13.05.2025 |
| Name of the issuer: | One United Properties S.A. |
| Registered office: | 20 Maxim Gorki Street, District 1, Bucharest, Romania |
| Registration no. Trade Registry: | J40/21705/2007 |
| Sole registration code: | 22767862 |
| Share Capital: | RON 1,105,831,020 |
| Total number of shares: | 110,583,102 ordinary shares |
| Symbol: | ONE |
| Market where securities are traded: | Bucharest Stock Exchange, Main Segment, Premium Category |

Important events to report: Transactions according to Art. 19 MAR

One United Properties S.A. (hereinafter referred to as the "Company") informs the market about transactions carried out that fall under Art. 19 of EU Regulation 596/2014 on Market Abuse. The transactions, namely:

- (i) the in-kind contribution, with the Company's shares, to the share capital of **Vinci VER Holding S.R.L.**, a limited liability company, incorporated in accordance with the Romanian laws, headquartered at 20 Maxim Gorki Street, district 1, Bucharest, Romania, registered with the Trade Registry under number J2021014243407, sole registration code 44759402 ("**Vinci**"); and
- (ii) the in-kind contribution, with the Company's shares, to the share capital of **OA Liviu Holding Invest S.R.L.**, a limited liability company, incorporated in accordance with the Romanian laws, headquartered at 20 Maxim Gorki Street, district 1, Bucharest, Romania, registered with the Trade Registry under number J2021014248402, sole registration code 44759623 ("**OA**").

were carried out by Mr. Victor Capitanu (sole shareholder and sole director of Vinci) and Andrei-Liviu Diaconescu (sole shareholder and sole director of OA), executive members of the Board of Directors of the Company.

The transactions have been notified to the Company in line with the capital markets law in force. The transactions can be consulted on the following pages attached to this current report.

Chairman of the Board of Directors
Claudio Cisullo



To: Financial Supervisory Authority

Address: 15 Splaiul Independenței
5th District, postal code 050092
Bucharest, Romania

To: One United Properties S.A. (the “Issuer”)

Address: 20 Maxim Gorki Street,
District 1, Bucharest
Romania

Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

(for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation) and article 10 para. (2), b) of Delegated Regulation (EU) No 522/2016 supplementing Regulation (EU) No 596/2014)

1 Details of the person discharging managerial responsibilities/person closely associated

a) Name Victor Căpitanu
Vinci VER Holding S.R.L.

2 Reason for the notification

a) Position/status Mr. Victor Căpitanu is an executive member of the Board of Directors and manager of the Issuer.
Vinci VER Holding S.R.L. is a person closely associated with Mr. Victor Căpitanu, as Mr. Victor Căpitanu is the sole shareholder and sole director of Vinci VER Holding S.R.L.

b) Initial Notification/ Amendment This is an initial notification.

3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor

a) Name One United Properties S.A. (the “Issuer”)

b) LEI 254900MLAOUFANMAD86



4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted

| | | | |
|----|--|--|----------------|
| a) | Description of the financial instrument, type of instrument Identification code | Ordinary shares in the Issuer's share capital, together with all the rights attached thereto in accordance with the provisions of applicable laws and regulations and the Issuer's articles of association. ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8 | |
| b) | Nature of the transaction | In-kind contribution of shares to the share capital of Vinci VER Holding S.R.L. by Resolution of the Sole Shareholder of Vinci VER Holding S.R.L. no. 17 dated 31 March 2025. | |
| c) | Price(s) and volume(s) | Price(s) | Volume(s) |
| | | N/A | 454,647 shares |
| d) | Aggregated information - Aggregated volume - Price | - 454,647 shares - N/A | |
| e) | Date of the transaction | 12.05.2025 | |
| f) | Place of the transaction | Outside a trading venue | |
| g) | Additional Information | - | |



To: Financial Supervisory Authority

Address: 15 Splaiul Independenței
5th District, postal code 050092
Bucharest, Romania

To: One United Properties S.A. (the “Issuer”)

Address: 20 Maxim Gorki Street,
District 1, Bucharest
Romania

Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

(for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation) and article 10 para. (2), b) of Delegated Regulation (EU) No 522/2016 supplementing Regulation (EU) No 596/2014)

1 Details of the person discharging managerial responsibilities/person closely associated

| | | |
|----|------|---|
| a) | Name | Andrei-Liviu Diaconescu OA Liviu Holding Invest S.R.L. |
|----|------|---|

2 Reason for the notification

| | | |
|----|-----------------|---|
| a) | Position/status | Mr. Andrei-Liviu Diaconescu is an executive member of the Board of Directors and manager of the Issuer. OA Liviu Holding Invest S.R.L. is a person closely associated with Mr. Andrei-Liviu Diaconescu, as Mr. Andrei-Liviu Diaconescu is the sole shareholder and sole director of OA Liviu Holding Invest S.R.L. |
|----|-----------------|---|

| | | |
|----|------------------------------------|----------------------------------|
| b) | Initial Notification/ Amendment | This is an initial notification. |
|----|------------------------------------|----------------------------------|

3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor

| | | |
|----|------|---|
| a) | Name | One United Properties S.A. (the “Issuer”) |
| b) | LEI | 254900MLAOUFANMAD86 |



4 Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted

| | | | |
|----|--|---|----------------|
| a) | Description of the financial instrument, type of instrument Identification code | <p>Ordinary shares in the Issuer's share capital, together with all the rights attached thereto in accordance with the provisions of applicable laws and regulations and the Issuer's articles of association.</p> <p>ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8</p> | |
| b) | Nature of the transaction | In-kind contribution of shares to the share capital of OA Liviu Holding Invest S.R.L. by Resolution of the Sole Shareholder of OA Liviu Holding Invest S.R.L. no. 14 dated 31 March 2025. | |
| c) | Price(s) and volume(s) | Price(s) | Volume(s) |
| | | N/A | 454,647 shares |
| d) | Aggregated information - Aggregated volume - Price | <p>- 454,647 shares</p> <p>- N/A</p> | |
| e) | Date of the transaction | 09.05.2025 | |
| f) | Place of the transaction | Outside a trading venue | |
| g) | Additional Information | - | |