



To: the Bucharest Stock Exchange
the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 47/2024

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:	23.05.2024
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 759,530,863
Total number of shares:	3,797,654,315 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

The management of 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 were carried out on 20.05.2024 and 21.05.2024 by Horia Dragos Manda – non-executive member 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 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 Mr. Dragoș-Horia Manda

2 Reason for the notification

a) Position/status Mr. Dragoș-Horia Manda is a non-executive member of the Board of Directors of the Issuer.

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 254900MLAOUEFANMAD86

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 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
Identification code

b) Nature of the transaction Purchase

c) Price(s) and volume(s)	and	Price(s)	Volume(s)
		RON 0.8800/share	100,000 shares
		RON 0.8800/share	100,000 shares
		RON 0.8800/share	100,000 shares
		RON 0.8800/share	200,000 shares
		RON 0.8850/share	17,638 shares
		RON 0.8850/share	10,000 shares
		RON 0.8850/share	746 shares
		RON 0.8850/share	1,185 shares
		RON 0.8850/share	70,431 shares
		RON 0.8850/share	100,000 shares
		RON 0.8830/share	89,524 shares

d) Aggregated information
- 789,524 shares
- RON 696,049.70 (RON 0.8816/share)
- Aggregated volume
- Price

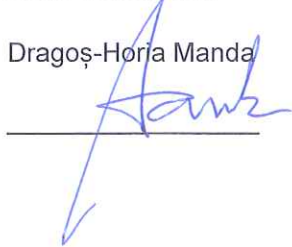
e) Date of the transaction 20.05.2024

f) Place of the transaction Regular Market of the Bucharest Stock Exchange

g) Additional Information -

Date: 23.05.2024

Dragoş-Horia Manda



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ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8

- b) Nature of the Purchase transaction
- c) Price(s) and volume(s) Price(s) Volume(s)
RON 0.8880/share 23,374 shares
- d) Aggregated information
- 23,374 shares
- RON 20,756.11
- Aggregated volume
- Price
- e) Date of the transaction 21.05.2024
- f) Place of the transaction Regular Market of the Bucharest Stock Exchange
- g) Additional Information -

Date: 23.05.2024

Dragoş-Horia Manda

