



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 89/2024

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:	19.09.2024
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 765,771,503.4
Total number of shares:	3,828,857,517 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

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

The management of One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about the transactions carried out which fall under Article 19 of the EU Regulation 596/2014 on market abuse.

The transactions were carried out on 17 and 18 September 2024 by Mr. Victor Căpitanu (executive member of the Company's Board of Directors), Mr. Andrei-Liviu Diaconescu (executive member of the Company's Board of Directors), Mr. Horia Manda (non-executive member of the Company's Board of Directors), Mr. Marius Mihail Diaconu (non-executive member of the Company's Board of Directors), Vinci Ver Holding S.R.L. (legal person closely related to the Company through Mr. Victor Căpitanu - executive member of the Company's Board of Directors), OA Liviu Holding Invest S.R.L. (legal person closely related to the Company through Mr. Andrei-Liviu Diaconescu - executive member of the Company's Board of Directors), CC Trust Group AG (legal person closely related to the Company through Mr. Claudio Cisullo, chairman and non-executive member of the Company's Board of Directors) and Altius S.A. (legal person closely related to the Company through Mr. Marius Mihail Diaconu - non-executive member of the Company's Board of Directors).

The transactions have been notified to the Company in accordance with applicable capital market legislation. The transactions can be consulted in 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. Victor Căpitanu
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.
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	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.
	Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	7,130,795 shares
d)	Aggregated information - Aggregated volume - Price	- 7,130,795 shares - RON 1,426,159	
e)	Date of the transaction	18.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

Victor Căpitanu



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. Andrei-Liviu Diaconescu
2 Reason for the notification	
a) Position/status	Mr. Andrei-Liviu Diaconescu is an executive member of the Board of Directors and the general manager 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	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	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.
Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	7,130,795 shares
d)	Aggregated information - Aggregated volume - Price	- 7,130,795 shares - RON 1,426,159	
e)	Date of the transaction	18.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

Andrei-Liviu Diaconescu



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. Horia Manda
2 Reason for the notification		
a)	Position/status	Mr. Horia Manda is a non-executive independent 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	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	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.
	Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	13,391,698 shares
d)	Aggregated information - Aggregated volume - Price	- 13,391,698 shares - RON 2,678,339.60	
e)	Date of the transaction	17.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

Horia Manda



To: Financial Supervisory Authority

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

Fax: + 40 21 659 60 51/40 21 659 64 36

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))

1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	<i>Diaconu Marius Mihail</i>
2 Reason for the notification		
a)	Position/status	<i>Director of One United Properties S.A.</i>
b)	Initial Notification/ Amendment	<i>This is an initial notification.</i>
3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	<i>One United Properties S.A. (the “Issuer”)</i>
b)	LEI	<i>254900MLAOUEFANMAD86</i>
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	<i>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.</i>
	Identification code	<i>ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8</i>
b)	Nature of the transaction	<i>Subscription of shares under the share capital increase.</i>



c)	Price(s) and volume(s)	0.2000	85,621,058
d)	Aggregated information		
	- Aggregated volume	85,621,058	
	- Price	0.2000	
e)	Date of the transaction	17.09.2024	
f)	Place of the transaction	POF market of the Bucharest Stock Exchange.	
g)	Additional Information	N/A	

Date: 17.09.2024

Diaconu Marius Mihail



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	Vinci Ver Holding S.R.L.
2 Reason for the notification		
a)	Position/status	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. Mr. Victor Căpitanu is the executive member of the Board of Directors and manager 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.
	Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	435,489,747 shares
d)	Aggregated information - Aggregated volume - Price	- 435,489,747 shares - RON 87,097,949.40	
e)	Date of the transaction	18.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director



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	OA Liviu Holding Invest S.R.L.
2 Reason for the notification		
a)	Position/status	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. Mr. Andrei-Liviu Diaconescu is the executive member of the Board of Directors and the general manager 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.
	Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	435,489,747 shares
d)	Aggregated information - Aggregated volume - Price	- 435,489,747 shares - RON 87,097,949.40	
e)	Date of the transaction	18.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director



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	CC Trust Group AG
2 Reason for the notification		
a)	Position/status	CC Trust Group AG is a person closely associated with Mr. Claudio Cisullo, as Mr. Claudio Cisullo is the founder and executive chairman of CC Trust Group AG. Mr. Claudio Cisullo is the Chairman and non-executive – independent 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.
	Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8



b)	Nature of the transaction	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.20/share	86,763,019 shares
d)	Aggregated information - Aggregated volume - Price	- 86,763,019 shares - RON 17,352,603.80	
e)	Date of the transaction	19.09.2024	
f)	Place of the transaction	POF market.	
g)	Additional Information	-	

Date: 19.09.2024

CC TRUST GROUP AG

Represented by Claudio Cisullo

In capacity as founder & executive chairman



To: Financial Supervisory Authority
Address: 15 Splaiul Independenței
 5th District, postal code 050092
 Bucharest, Romania
Fax: + 40 21 659 60 51/40 21 659 64 36
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))

1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	<i>Altius SA</i>
2 Reason for the notification		
a)	Position/status	<i>Legal person closely associated with the Issuer, through Diaconu Marius Mihail – Director of One United Properties S.A.</i>
b)	Initial Notification/ Amendment	<i>This is an initial notification.</i>
3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a)	Name	<i>One United Properties S.A. (the “Issuer”)</i>
b)	LEI	<i>254900MLAOUEFANMAD86</i>
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	<i>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.</i>
	Identification code	<i>ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8</i>



b)	Nature of the transaction	<i>Subscription of shares under the share capital increase.</i>	
c)	Price(s) and volume(s)	0.2000	1,901,350
d)	Aggregated information		
	- Aggregated volume	1,901,350	
	- Price	0.2000	
e)	Date of the transaction	17.09.2024	
f)	Place of the transaction	<i>POF market of the Bucharest Stock Exchange.</i>	
g)	Additional Information	N/A	

Date: 17.09.2024

Altius S.A.

Through: *Diaconu Marius Mihail*