

To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

## CURRENT REPORT NO. 47/2025

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:	13.06.2025
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**

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 transaction, respectively the exercise of the Options under the "stock option plan" approved by the Ordinary General Meeting of Shareholders of the Company dated 25 April 2025, was reported by Dirk Pahlke, non-executive member of the Board of Directors of the Company.

The transaction was notified to the Company in line with the capital markets law in force. The details regarding 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	Dirk Pahlke
2 Reason for the notification		
a)	Position/status	Mr. Dirk Pahlke 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	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	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.



	instrument, type of instrument Identification code	ISIN Code of the shares involved in the transaction: ROJ8YZPDHWW8	
b)	Nature of the transaction	Allocation of shares under the stock option plan approved at the level of the Company.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	6,600 shares
d)	Aggregated information - Aggregated volume - Price	- 6,600 shares - N/A	
e)	Date of the transaction	13.06.2025	
f)	Place of the transaction	Outside a trading venue	
g)	Additional Information	-	

Date: 13 June 2025

**Dirk Pahlke**

---