



To: the Bucharest Stock Exchange

the Financial Supervisory Authority, Financial Instruments and Investments Sector

CURRENT REPORT NO. 51/2024

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:	29.05.2024
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 27.05.2024, 28.05.2024 and 29.05.2024 by Vinci VER Holding S.R.L., legal entity closely related to the Company through Victor Capitanu - executive member of the Company's Board of Directors and OA Liviu Holding Invest S.R.L., legal entity closely related to the Company through Andrei Diaconescu - executive member of the Company's Board of Directors.

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	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 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 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	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8570	50,000
		0.8520	16,485
		0.8540	15,891
		0.8560	8,627
		0.8510	8,059
		0.8530	7,500
		0.8570	5,000
		0.8540	2,947
		0.8570	1,594
		0.8530	1,017
		0.8570	5,000
		0.8570	50,000
		0.8570	2,880
		0.8580	7,500
		0.8580	79,000
		0.8580	12,500
		0.8580	1,000
		0.8570	10,495
		0.8570	1,000
		0.8570	1,390
		0.8590	2,115
d)	Aggregated information - Aggregated volume - Price	- 290,000 shares - RON 0.859136/share	
e)	Date of the transaction	27.05.2024	

f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange
g)	Additional Information	-

Date: 29.05.2024

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”)

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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 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	254900MLAOUUEFANMAD86
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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	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8570	50,000
		0.8520	16,484
		0.8540	15,891
		0.8560	8,627
		0.8510	8,062
		0.8530	7,500
		0.8570	5,000
		0.8540	2,946
		0.8570	1,594
		0.8530	1,017
		0.8570	5,000
		0.8570	50,000
		0.8570	2,879
		0.8580	7,500
		0.8580	79,000
		0.8580	12,500
		0.8580	1,000
		0.8570	10,495
		0.8570	1,000
		0.8570	1,390
		0.8590	2,115
d)	Aggregated information - Aggregated volume - Price	- 290,000 shares - RON 0.859136/share	
e)	Date of the transaction	27.05.2024	

f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange
g)	Additional Information	-

Date: 29.05.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director

To: Financial Supervisory Authority

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5th District, postal code 050092
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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 an executive member of the Board of Directors and manager of the Issuer.
b)	Initial Notification/ Amendment	This is an initial notification.
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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	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8810	369
		0.8790	10,000
		0.8800	325
		0.8820	500
		0.8830	56,950
		0.8820	295
		0.8790	7,000
		0.8830	24,561
		0.8800	42,779
		0.8820	1,000
		0.8820	56,221
		0.8790	50,000
		0.8810	22,500
		0.8810	27,500
		0.8800	325
		0.8700	37,175
d)	Aggregated information - Aggregated volume - Price	- 337,500 shares - RON 0,8799 /share	
e)	Date of the transaction	28.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

Date: 29.05.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director

To: Financial Supervisory Authority

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a)	Name	Vinci Ver Holding S.R.L.
2 Reason for the notification		
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b)	Initial Notification/ Amendment	This is an initial notification.
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b)	Nature of the transaction	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8810	370
		0.8790	10,000
		0.8800	325
		0.8820	500
		0.8830	56,949
		0.8820	295
		0.8790	7,000
		0.8830	24,561
		0.8800	42,779
		0.8820	1,000
		0.8820	56,221
		0.8790	50,000
		0.8810	22,500
		0.8810	27,500
		0.8800	325
		0.8700	37,175
d)	Aggregated information - Aggregated volume - Price	- 337,500 shares - RON 0.8799/share	
e)	Date of the transaction	28.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
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b)	Nature of the transaction	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8720	49,900
		0.8720	50,100
		0.8720	49,900
		0.8720	625
		0.8790	4,000
		0.8780	6
		0.8800	7,500
		0.8770	3,610
		0.8780	650
		0.8800	1,217
		0.8800	5,000
		0.8800	22,495
		0.8830	7,500
		0.8820	719
		0.8820	1,676
		0.8830	1,000
		0.8820	5,000
		0.8830	715
		0.8830	10,000
		0.8830	10,000
		0.8830	13,390
		0.8800	50,000
		0.8800	25,000
		0.8800	1,415
		0.8800	500
		0.8800	2,500

		0.8820	580
		0.8830	49,145
		0.8830	2,755
		0.8830	5,471
		0.8830	653
		0.8830	16,978
		0.8830	25,000
d)	Aggregated information - Aggregated volume - Price	- 425,000 shares - RON 0,8782 /share	
e)	Date of the transaction	29.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

Date: 30.05.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director

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b)	Nature of the transaction	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8720	49,900
		0.8720	50,100
		0.8720	49,900
		0.8720	625
		0.8790	4,000
		0.8780	6
		0.8800	7,500
		0.8770	3,610
		0.8780	650
		0.8800	1,217
		0.8800	5,000
		0.8800	22,495
		0.8830	7,500
		0.8820	719
		0.8820	1,676
		0.8830	1,000
		0.8820	5,000
		0.8830	715
		0.8830	10,000
		0.8830	10,000
		0.8830	13,390
		0.8800	50,000
		0.8800	25,000
		0.8800	1,415
		0.8800	500
		0.8800	2,500

		0.8820	580
		0.8830	49,145
		0.8830	2,755
		0.8830	5,471
		0.8830	653
		0.8830	16,978
		0.8830	25,000
d)	Aggregated information - Aggregated volume - Price	- 425,000 shares - RON 0.8782/share	
e)	Date of the transaction	29.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

Date: 30.05.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director
