



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

## CURRENT REPORT NO. 53/2024

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:	04.06.2024
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 30.05.2024, 31.05.2024 and 03.06.2024 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)

<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	OA Liviu Holding Invest S.R.L.
<b>2 Reason for the notification</b>		
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.
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	One United Properties S.A. (the “Issuer”)
b)	LEI	254900MLAOUFANMAD86
<b>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</b>		
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

	Price(s) and volume(s)	Price(s)	Volume(s)
c)		0.8750	46,376
		0.8800	3,822
		0.8820	31
		0.8820	50,000
		0.8810	2,322
		0.8820	72,450
		0.8800	2,394
		0.8800	49,500
		0.8870	2,000
		0.8870	85
		0.8870	12,500
		0.8870	15,000
		0.8870	550
		0.8880	75
		0.8880	138,889
		0.8880	10,000
		0.8880	44,007
		0.8900	7,930
		0.8900	9,887
		0.8900	1,845
		0.8900	24,954
		0.8900	1,000
		0.8900	1,250
		0.8900	650
		0.8900	450
		0.8900	1,000
	0.8900	648	
	0.8900	385	
	0.8900	34,887	
	0.8900	25,113	
d)	Aggregated information - Aggregated volume - Price	- 560,000 shares - RON 0.8851 /share	
e)	Date of the transaction	30.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

**Date:** 03.06.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director

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**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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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)

<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	Vinci Ver Holding S.R.L.
<b>2 Reason for the notification</b>		
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.
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	One United Properties S.A. (the “Issuer”)
b)	LEI	254900MLAOUUEFANMAD86
<b>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</b>		
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)
		0.8750	46,375
		0.8800	3,822
		0.8820	31
		0.8820	50,000
		0.8810	2,321
		0.8820	72,450
		0.8800	2,394
		0.8800	49,500
		0.8870	2,000
		0.8870	85
		0.8870	12,500
		0.8870	15,000
		0.8870	550
		0.8880	75
		0.8880	138,889
		0.8880	10,000
		0.8880	44,007
		0.8900	7,929
		0.8900	9,887
		0.8900	1,845
		0.8900	24,953
		0.8900	1,000
		0.8900	1,250
		0.8900	650
		0.8900	450
		0.8900	1,000
		0.8900	652
		0.8900	385
		0.8900	34,887
		0.8900	25,113
d)	Aggregated information - Aggregated volume - Price	- 560,000 shares - RON 0.8851/share	
e)	Date of the transaction	30.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

**Date:** 03.06.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director

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**To: Financial Supervisory Authority**

**Address:** 15 Splaiul Independenței  
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**To: One United Properties S.A. (the “Issuer”)**

**Address:** 20 Maxim Gorki Street,  
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Romania

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<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	OA Liviu Holding Invest S.R.L.
<b>2 Reason for the notification</b>		
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.
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	One United Properties S.A. (the “Issuer”)
b)	LEI	254900MLAOUFANMAD86
<b>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</b>		
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)
		0.8820	5,000
		0.8840	5,000
		0.8830	12,500
		0.8820	7,385
		0.8810	7,312
		0.8870	12,500
		0.8850	904
		0.8890	25,000
		0.8890	311
		0.8890	1,303
		0.8890	22,787
		0.8890	27,214
		0.8930	62,503
		0.8910	146
		0.8910	650
		0.8920	37,930
		0.8920	250
		0.8900	1,312
		0.8910	1,667
		0.8910	12,500
		0.8930	133,039
		0.8920	77,500
		0.8920	45,287
		0.8920	3,500
		0.8930	55,500
d)	Aggregated information - Aggregated volume - Price	- 559,000 shares - RON 0,8912 /share	
e)	Date of the transaction	31.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

**Date:** 03.06.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director

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**To:** Financial Supervisory Authority

**Address:** 15 Splaiul Independenței  
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<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>		
a)	Name	Vinci Ver Holding S.R.L.
<b>2 Reason for the notification</b>		
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.
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		
a)	Name	One United Properties S.A. (the “Issuer”)
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<b>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</b>		
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b)	Nature of the transaction	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8820	5,000
		0.8840	5,000
		0.8830	12,500
		0.8820	7,385
		0.8810	7,311
		0.8870	12,500
		0.8850	903
		0.8890	25,000
		0.8890	311
		0.8890	1,302
		0.8890	22,786
		0.8890	27,213
		0.8930	62,503
		0.8910	154
		0.8910	650
		0.8920	37,930
		0.8920	250
		0.8900	1,312
		0.8910	1,666
		0.8910	12,500
		0.8930	133,038
		0.8920	77,500
		0.8920	45,286
		0.8920	3,500
		0.8930	55,500
d)	Aggregated information - Aggregated volume - Price	- 559,000 shares - RON 0.8912/share	
e)	Date of the transaction	31.05.2024	
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange	
g)	Additional Information	-	

**Date:** 03.06.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director

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**To: Financial Supervisory Authority**

**Address:** 15 Splaiul Independenței  
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<b>1 Details of the person discharging managerial responsibilities/person closely associated</b>		
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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)
		0.8750	5,000
		0.8750	1,066
		0.8760	19,300
		0.8760	75,000
		0.8780	2,763
		0.8780	500
		0.8780	77
		0.8810	1,400
		0.8810	205
		0.8810	514
		0.8830	2,688
		0.8850	75
		0.8850	650
		0.8900	5,000
		0.8900	10,000
		0.8900	25,762
		0.8900	24,238
		0.8900	75,760
		0.8900	3
		0.8900	49,997
		0.8900	50,000
		0.8900	2
		0.8900	4,998
		0.8900	45,000
		0.8900	3
		0.8900	4,997
		0.8900	45,003
		0.8900	1,321
		0.8900	48,678
		0.8900	1,303
		0.8900	48,695
		0.8910	137
		0.8910	10,000
		0.8910	10,711
		0.8910	275
		0.8910	3,877
		0.8910	25,000
		0.8920	1
		0.8910	5,000
		0.8910	20,000
		0.8910	10,000
		0.8910	15,000
		0.8920	715
		0.8920	1,066
		0.8920	650
		0.8920	570
d)	Aggregated information		

	- Aggregated volume - Price	- 653,000 shares - RON 0.8879 /share
e)	Date of the transaction	03.06.2024
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange
g)	Additional Information	-

**Date:** 04.06.2024

OA LIVIU HOLDING INVEST S.R.L.

Represented by Andrei-Liviu Diaconescu

In capacity as sole director

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**To: Financial Supervisory Authority**

**Address:** 15 Splaiul Independenței  
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a)	Name	Vinci Ver Holding S.R.L.
<b>2 Reason for the notification</b>		
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.
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a)	Name	One United Properties S.A. (the “Issuer”)
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<b>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</b>		
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b)	Nature of the transaction	Purchase

c)	Price(s) and volume(s)	Price(s)	Volume(s)
		0.8750	5,000
		0.8750	1,067
		0.8760	19,300
		0.8760	75,000
		0.8780	2,762
		0.8780	500
		0.8780	77
		0.8810	1,399
		0.8810	205
		0.8810	515
		0.8830	2,687
		0.8850	75
		0.8850	650
		0.8900	5,000
		0.8900	10,000
		0.8900	25,763
		0.8900	24,237
		0.8900	75,760
		0.8900	2
		0.8900	49,998
		0.8900	50,000
		0.8900	3
		0.8900	4,997
		0.8900	45,000
		0.8900	2
		0.8900	4,998
		0.8900	45,002
		0.8900	1,322
		0.8900	48,679
		0.8900	1,303
		0.8900	48,695
		0.8910	136
		0.8910	10,000
		0.8910	10,711
		0.8910	275
		0.8910	3,878
		0.8910	25,000
		0.8920	3
		0.8910	5,000
		0.8910	20,000
		0.8910	10,000
		0.8910	15,000
		0.8920	715
		0.8920	1,065
		0.8920	650
		0.8920	569
d)	Aggregated information		

	- Aggregated volume - Price	- 653,000 shares - RON 0.8879/share
e)	Date of the transaction	03.06.2024
f)	Place of the transaction	Regular Market of the Bucharest Stock Exchange
g)	Additional Information	-

**Date:** 04.06.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

In capacity as sole director

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