



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 87/2024

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:	11.09.2024
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 6 September 2024 by Mrs. Cristina Vasilica Căpitanu (person closely related to the Company through Mr. Victor Căpitanu - executive member of the Company's Board of Directors), as well as by Mrs. Andreea-Nicoleta Diaconescu (person closely related to the Company through Mr. Andrei Diaconescu - 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	Mrs. Cristina Vasilica Căpitanu	
2 Reason for the notification			
a)	Position/status	Mrs. Cristina Vasilica Căpitanu is a person closely associated with Mr. Victor Căpitanu, as Mrs. Cristina Vasilica Căpitanu is the wife of Mr. Victor Căpitanu. 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	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 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	Subscription of shares under the share capital increase.	
c)	Price(s) and volume(s)	Price(s)	
		Volume(s)	
		RON 0.20/share	575,563 shares
d)	Aggregated information	- 575,563 shares - RON 115,112.60	



	- Aggregated volume - Price	
e)	Date of the transaction	06.09.2024
f)	Place of the transaction	POF market.
g)	Additional Information	-

Date: 11.09.2024
Cristina Vasilica 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	Mrs. Andreea-Nicoleta Diaconescu				
2 Reason for the notification					
a) Position/status	Mrs. Andreea-Nicoleta Diaconescu is a person closely associated with Mr. Andrei-Liviu Diaconescu, as Mrs. Andreea-Nicoleta Diaconescu is the wife of Mr. Andrei-Liviu Diaconescu. 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	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 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	Subscription of shares under the share capital increase.				
c) Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>RON 0.20/share</td> <td>575,563 shares</td> </tr> </tbody> </table>	Price(s)	Volume(s)	RON 0.20/share	575,563 shares
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RON 0.20/share	575,563 shares				



d)	Aggregated information - Aggregated volume - Price	- 575,563 shares - RON 115,112.60
e)	Date of the transaction	06.09.2024
f)	Place of the transaction	POF market.
g)	Additional Information	-

Date: 11.09.2024
Andreea-Nicoleta Diaconescu
