



Către: Bursa de Valori București

Autoritatea de Supraveghere Financiară, Sectorul Instrumente și Investiții Financiare

RAPORT CURENT NR. 15/2025

Conform prevederilor Legii nr. 24/2017 privind emitenții de instrumente financiare și operațiuni de piață și Regulamentului Autorității de Supraveghere Financiară nr. 5/2018 privind emitenții și operațiunile cu valori mobiliare, cu modificările și completările ulterioare, precum și prevederile art. 99 din Codul Bursei de Valori București, Titlul II, Emitenți și Instrumente Financiare.

Data raportului:	12.02.2025
Denumirea entității emitente:	One United Properties S.A.
Sediul social:	București Sectorul 1, Strada Maxim Gorki, Nr. 20
Nr. Reg. Com.:	J40/21705/2007
Cod unic de înregistrare:	22767862
Capital social:	1.105.831.020 RON
Număr de acțiuni emise:	110.583.102 acțiuni ordinare
Simbol	ONE
Piața de tranzacționare:	Bursa de Valori București, Segmentul Principal, Categoria Premium

Evenimente importante de raportat: Structura capitalului social ulterior consolidării valorii nominale a acțiunilor și notificare deținere semnificativă

Conducerea One United Properties S.A. (denumită în continuare „**Compania**”) informează piața cu privire la structura capitalului social ulterior implementării operațiunii de consolidare a valorii nominale a unei acțiuni emise de Companie de la valoarea nominală de 0,2 RON/acțiune la valoarea nominală de 10 RON/acțiune („**Consolidarea Valorii Nominale**”), în vederea determinării numărului de acțiuni liber tranzacționabile. În acest sens, structura emisă de Depozitarul Central care arată deținerile care depășesc 5% este atașată prezentului raport curent (direct sau în mod concertat, după caz).

În vederea determinării deținerii fiecărui acționar, în conformitate cu art. 71 alin. (4) din Legea 24/2017, menționăm că capitalul social al Companiei ulterior Consolidării Valorii Nominale este în valoare de 1.105.831.020 RON, divizat în 110.583.102 acțiuni ordinare, nominative, cu o valoare nominală de 10 RON pe acțiune, cărora le corespunde un număr de 110.583.102 drepturi de vot.

De asemenea, Societatea informează piața în legătură cu primirea, în data de 11 februarie 2024, a unei notificări privind o deținere peste pragul de 5% din partea CC TRUST GROUP AG. Notificarea poate fi consultată în anexa la prezentul raport curent.

Membru Executiv al Consiliului de Administrație
Victor Căpitanu

**SITUATIA STATISTICA A DETINATORILOR
DE INSTRUMENTE FINANCIARE
la data: 05 Februarie 2025**

Emitent: ONE UNITED PROPERTIES S.A., BUCURESTI SECTOR 1
C.U.I. (C.I.F.): 22767862
ISIN: ROJ8YZPDHWW8
Sediu social: STR. MAXIM GORKI NR. 20 Loc. BUCURESTI Jud. SECTOR 1

Simbol: ONE **Numar detinatori:** 10,638
Capital social: 1,105,831,020.00 lei **Valoare nominala:** 10.0000 lei

Denumire detinator	Numar detineri	Procent (%)
VINCI VER HOLDING S.R.L.	27.766.117	25.1088
OA LIVIU HOLDING INVEST S.R.L.	27.766.117	25.1088
CAPITANU VICTOR	454.647	0.4111
DIACONESCU ANDREI-LIVIU	454.647	0.4111
DIACONU MARIUS-MIHAIL-ION	5.459.059	4.9366
ALTIUS SA	159.000	0.1438
CC TRUST GROUP AG	5.531.868	5.0024
MATEIU DORIN MIREL	7.086.555	6.4083
Pers.Fizice	15.321.849	13.8556
Pers.Juridice	20.583.243	18.6135
TOTAL	110.583.102	100

Semnatura:
Stampila:



Data emiterii: 11.02.2025

TO: ONE UNITED PROPERTIES S.A.

20 Maxim Gorki Street, District 1, Bucharest, Romania

Sole identification code: 22767862

Registration number: J40/21705/2007, EUID: ROONRC J40/21705/2007

(hereinafter referred to as the „**Company**”)

FROM: CC TRUST GROUP AG

Notification of the major holdings pursuant to Article 71 of Law no. 24/2017 on issuers of financial instruments and market operations and Article 131 of the Romanian Financial Supervisory Authority Regulation no. 5/2018 on issuers and operations with securities

1. Identity of the issuer or issuer of the existing underlying shares to which voting rights are attached:

ONE UNITED PROPERTIES S.A.

SYMBOL: ONE

20 Maxim Gorki Street, District 1, Bucharest, Romania

Sole identification code: 22767862

Registration number: J40/21705/2007, EUID: ROONRC J40/21705/2007

LEI Code: 254900MLAOUEFANMAD86

2. Reasons for notification:

☐ An acquisition or transfer of voting rights

☐ An acquisition or transfer of financial instruments

☒ An event changing the distribution of voting rights

Following the share capital increase operation carried out between 19.08.2024 - 24.09.2024 for the purpose of issuing up to 1,750,000,000 new shares with a nominal value of RON 0.2 per share (the “Share Capital Increase”), by Decision of the Board of Directors no. 62 dated 25 September 2024, the results of this operation were ascertained (1,700,297,547 new shares were subscribed) and the cancellation of 49,702,453 unsubscribed shares was approved. CC Trust Group AG subscribed for 86,763,019 shares in the Share Capital Increase, reaching a total number of shares held of 276,593,444. As a result of the cancellation of the unsubscribed shares, CC Trust Group AG’s holding in the share capital and in the total number of voting rights increased from 4.95789% to 5.00245%.

Subsequently, the operation to consolidate the nominal value of the shares from RON 0.2 to RON 10 was implemented, approved by EGMS Resolution no. 74 dated 10 October 2024. As a result of this

operation, the holding of CC Trust Group AG represents 5.0024% of the share capital and the total number of voting rights (5,531,868 shares and 5,531,868 voting rights). [_] Others:				
3. Details of the person subject to the notification obligation:				
Name: CC Trust Group AG		City and country of registered office (if applicable): Baar, Switzerland		
4. Full name(s) of shareholder(s) (if different from item 3) -				
5. Date of falling below, reaching or exceeding the threshold (voting percentage): 25 September 2024				
6. 6. Total positions of persons subject to the notification obligation:				
	% of voting rights attached to shares (total of 7.A)	% of voting rights through financial instruments (total of 7.B.1 + 7.B.2)	Total of the two expressed as a percentage % (7.A + 7.B)	Total number of voting rights of the issuer
The resulting situation, on the date on which the threshold was fallen below, was exceeded or was reached	5.0024%	-	5.0024%	110,583,102
Position at the date of the previous	-	-	-	-

notification (if applicable)				
7. Information to be notified on the resulting situation at the date when the threshold was exceeded, fallen below or reached				
A: Voting rights attached to shares				
Share class/type ISIN code, as applicable	Number of voting rights		% of voting rights	
	Direct Article 71 para. (1)-(3) of Law no. 24/2017	Indirect Article 72 of Law no. 24/2017	Direct Article 71 para. (1)-(3) of Law no. 24/2017	Indirect Article 72 of Law no. 24/2017
Ordinary, ISIN Code ROJ8YZPDHWW8	5,531,868	-	5.0024%	-
SUBTOTAL A	5,531,868		5.0024%	
B 1: Financial instruments in accordance with Article 75 para. (1) letter (a) of Law no. 24/2017				
Type of financial instrument	Expiry date (due date)	Conversion/exercise period	Number of voting rights that can be acquired if the instrument is exercised/converted	% of voting rights
-	-	-	-	-
		SUBTOTAL B.1	-	-

B 2: Financial instruments with a similar economic effect in accordance with Article 75 para. (1) letter (a) of Law no. 24/2017					
Type of financial instrument	Expiry date (due date)	Conversion/exercise period	Physical or cash settlement	Number of voting rights	% of voting rights
-	-	-	-	-	-
			SUBTOTAL B.2	-	-
8. Information relating to the person subject to the notification obligation [X] The reporting person is not controlled by any natural person or legal entity and does not control any entity(ies) that has (have) direct or indirect exposure to the issuer of the underlying shares. [_] The complete chain of controlled persons through which voting rights and/or financial instruments are effectively held, starting with the ultimate controlling natural person or legal entity:					
Name	% of voting rights if this is equal to or higher than the threshold to be notified	% of voting rights through financial instruments if this is equal to or above the threshold to be notified	The total of the two, if equal to or higher than the threshold to be notified		
-	-	-			
9. In the case of voting by proxy: - 10. Additional information: -					

Executed today, 11 February 2025.

CC TRUST GROUP AG

By representative: Claudio Cisullo

In capacity as Founder and Executive Chairman

Signature: