



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 71/2023

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:	21.11.2023
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 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, Category Premium

Important events to report: PDMR transactions reporting according to art. 19 of the Market Abuse Regulation

One United Properties S.A. (hereinafter referred to as the "**Company**") informs the market about transactions that fall under Art. 19 of EU Regulation 596/2014 on Market Abuse. The transactions reported by Victor Capitanu and Andrei-Liviu Diaconescu, executive members of the Board of Directors of the Company, represent in-kind contributions of shares received by them under the "stock option plan" approved by the Ordinary General Meeting of Shareholders of the Company dated 19 April 2021, respectively by decision of the Ordinary General Meeting of Shareholders of the Company no. 61 of 26 April 2022, to the share capital of companies wholly owned by each of them, Vinci Ver Holding S.R.L. and OA Liviu Holding Invest S.R.L., respectively.

The details regarding the transactions can be consulted on the following pages attached to this report.

Executive Member of the Board of Directors

Victor Capitanu

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	Victor Căpitanu Vinci Ver Holding S.R.L.
2 Reason for the notification		
a)	Position/status	Victor Căpitanu is an executive member of the board of directors and manager Vinci Ver Holding S.R.L. is a person closely associated with Victor Căpitanu
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
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	In-kind contribution of shares to the share capital of Vinci Ver Holding S.R.L.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	46,804,803
d)	Aggregated information - Aggregated volume - Price	- 46,804,803 - N/A	
e)	Date of the transaction	10.11.2023	
f)	Place of the transaction	Outside a trading venue.	
g)	Additional Information	-	

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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	Andrei-Liviu Diaconescu OA Liviu Holding Invest S.R.L.
2 Reason for the notification		
a)	Position/status	Andrei-Liviu Diaconescu is an executive member of the board of directors and manager OA Liviu Holding Invest S.R.L. is a person closely associated with Andrei-Liviu Diaconescu
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
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	In-kind contribution of shares to the share capital of OA Liviu Holding Invest S.R.L.	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	46,804,803
d)	Aggregated information - Aggregated volume - Price	- 46,804,803 - N/A	
e)	Date of the transaction	10.11.2023	
f)	Place of the transaction	Outside a trading venue.	
g)	Additional Information	-	