



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

CURRENT REPORT NO. 29/2024

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:	17.04.2024
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 the transactions carried out that fall under art. 19 of EU Regulation 596/2014 on market abuse.

The transactions were carried out on 12.04.2024 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), 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), CC Trust Group (legal entity closely related to the Company through Claudio Cisullo - chairman and non-executive member of the Company's Board of Directors) and Altius S.A. (legal entity closely related to the Company, through Deacon Marius Mihail – non-executive member of the Company's Board of Directors).

The transactions have been notified to the Company in accordance with the applicable capital markets legislation. 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	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	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	Sale of shares in a private placement	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.9/share	63,776,076 shares
d)	Aggregated information - Aggregated volume - Price	- 63,776,076 shares - RON 57,398,468.4	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	POF market	
g)	Additional Information	-	

Date: 16.04.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

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”)

Address: 20 Maxim Gorki Street,
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Romania

Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

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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	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	Sale of ordinary shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.985/share	31,406,160 shares
		RON 0.9/share	7,380,000 shares
d)	Aggregated information - Aggregated volume - Price	- 38,786,160 shares - RON 37,577,067.60	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	DEAL market	
g)	Additional Information	-	

Date: 16.04.2024

VINCI VER HOLDING S.R.L.

Represented by Victor Căpitanu

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”)

Address: 20 Maxim Gorki Street,
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Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

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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.
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	Sale of shares in a private placement	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.9/share	63,776,076 shares
d)	Aggregated information - Aggregated volume - Price	- 63,776,076 shares - RON 57,398,468.4	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	POF market	
g)	Additional Information	-	

Date: 16.04.2024

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”)

Address: 20 Maxim Gorki Street,
District 1, Bucharest
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Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

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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.
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	Sale of ordinary shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.985/share	31,406,160 shares
		RON 0.9/share	7,380,000 shares
d)	Aggregated information - Aggregated volume - Price	- 38,786,160 shares - RON 37,577,067.60	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	DEAL market	
g)	Additional Information	-	

Date: 16.04.2024

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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Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

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1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	CC Trust Group AG
2 Reason for the notification		
a)	Position/status	CC Trust Group AG is a person closely associated with Mr. Claudio Cisullo, as Mr. Claudio Cisullo is the founder and executive chairman of CC Trust Group AG. Mr. Claudio Cisullo is the Chairman and a non-executive member of the Board of Directors 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	Sale of shares in a private placement	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.9/share	12,645,708 shares
d)	Aggregated information - Aggregated volume - Price	- 12,645,708 shares - RON 11,381,137.2	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	POF market	
g)	Additional Information	-	

Date: 16.04.2024

CC TRUST GROUP AG

Represented by Claudio Cisullo

In capacity as Founder & Executive Chairman

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

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1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	CC Trust Group AG
2 Reason for the notification		
a)	Position/status	CC Trust Group AG is a person closely associated with Mr. Claudio Cisullo, as Mr. Claudio Cisullo is the founder and executive chairman of CC Trust Group AG. Mr. Claudio Cisullo is the Chairman and a non-executive member of the Board of Directors 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	Sale of ordinary shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.985/share	6,227,345 shares
d)	Aggregated information - Aggregated volume - Price	- 6,227,345 shares - RON 6,133,934.825	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	DEAL market	
g)	Additional Information	-	

Date: 16.04.2024

CC TRUST GROUP AG

Represented by Claudio Cisullo

In capacity as Founder & Executive Chairman

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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Notification of Transactions by Persons Discharging Managerial Responsibilities and Persons Closely Associated with them

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1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	Altius S.A.
2 Reason for the notification		
a)	Position/status	Altius S.A. is a person closely associated with Mr. Marius-Mihail Diaconu, as Mr. Marius-Mihail Diaconu is a shareholder and director of Altius S.A. Mr. Marius-Mihail Diaconu is a non-executive member of the Board of Directors 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	Sale of shares in a private placement	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.9/share	6,839,625 shares
d)	Aggregated information - Aggregated volume - Price	- 6,839,625 shares - RON 6,155,662.5	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	POF market	
g)	Additional Information	-	

Date: 16.04.2024

ALTIUS S.A.

Represented by Marius-Mihail Diaconu

In capacity as director

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

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1 Details of the person discharging managerial responsibilities/person closely associated		
a)	Name	Altius S.A.
2 Reason for the notification		
a)	Position/status	Altius S.A. is a person closely associated with Mr. Marius-Mihail Diaconu, as Mr. Marius-Mihail Diaconu is a shareholder and director of Altius S.A. Mr. Marius-Mihail Diaconu is a non-executive member of the Board of Directors 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	Sale of ordinary shares	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		RON 0.985/share	3,368,135 shares
d)	Aggregated information - Aggregated volume - Price	- 3,368,135 shares - RON 3,317,612.975	
e)	Date of the transaction	12.04.2024	
f)	Place of the transaction	DEAL market	
g)	Additional Information	-	

Date: 16.04.2024

ALTIUS S.A.

Represented by Marius-Mihail Diaconu

In capacity as director
