



To: the Bucharest Stock Exchange
the Romanian Financial Supervisory Authority

CURRENT REPORT NO. 29/2023

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:	22.05.2023
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 740,563,717.20
Total number of shares:	3,702,818,586 ordinary shares
Symbol:	ONE
Market where securities are traded:	Bucharest Stock Exchange, Main Segment, Category Premium

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 reported by VINCI VER HOLDING S.R.L. and OA LIVIU HOLDING INVEST S.R.L., entities closely associated with Victor Căpitanu and Andrei-Liviu Diaconescu, executive members of the Board of Directors of the Company.

The transactions were notified to the Company in line with the capital markets law in force. The details regarding the transactions can be consulted on the following pages attached to this report.

Chairman of the Board of Directors
Claudio Cisullo

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	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 Victor Căpitanu, which is an executive member of the board of directors and manager of the Issuer. Victor Capitanu is the sole shareholder and director of VINCI VER HOLDING S.R.L.
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	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		- RON 0.718/share	15,600,852
d)	Aggregated information - Aggregated volume - Price	- 15,600,852 - RON 11,201,411.7	
e)	Date of the transaction	22 May 2023	
f)	Place of the transaction	Outside a trading venue.	
g)	Additional Information	The sale of shares was completed in order to comply with the call option right granted to Icevulcan Properties Ltd. in accordance with the shares purchase agreement dated 31 May 2021, disclosed under the prospectus published in June 2021 in connection with the Issuer's IPO.	

Date: 22 May 2023

VINCI VER HOLDING S.R.L.

Represented by: Victor 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	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 Andrei – Liviu Diaconescu, which is an executive member of the board of directors and manager of the Issuer. Andrei-Liviu Diaconescu is the sole shareholder and director of OA LIVIU HOLDING INVEST S.R.L.
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	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		- RON 0.718/share	15,600,852
d)	Aggregated information - Aggregated volume - Price	- 15,600,852 - RON 11,201,411.7	
e)	Date of the transaction	22 May 2023	
f)	Place of the transaction	Outside a trading venue.	
g)	Additional Information	The sale of shares was completed in order to comply with the call option right granted to Icevulcan Properties Ltd. in accordance with the shares purchase agreement dated 31 May 2021, disclosed under the prospectus published in June 2021 in connection with the Issuer's IPO.	

Date: 22 May 2023

OA LIVIU HOLDING INVEST S.R.L.

Represented by: Andrei-Liviu Diaconescu
