

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 82/2025

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 regarding the issuers of financial instruments and market operations and/or the Bucharest Stock Exchange Rulebook for Multilateral Trading System.

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|-------------------------------------|---|
| Date of report: | 01.10.2025 |
| Name of the Company: | Meta Estate Trust S.A. |
| Registered office: | 4-10 Muntii Tatra Street, 4th Floor, District 1, Bucharest, Romania |
| E-mail: | investors@meta-estate.ro |
| Phone/fax: | +40 372 934 455 |
| Website: | www.metaestate.ro |
| Trade Registry No.: | J2021004004401 |
| Fiscal Code: | 43859039 |
| Subscribed and paid share capital: | RON 130.187.480,00 |
| Total number of shares: | 130.187.480,00 shares, of which 118.937.504 are Class 'A' common shares and 11,249,976 are Class 'B' preferred shares |
| Symbol: | MET |
| Market where securities are traded: | SMT AeRO Premium |

Important events to report: Transactions under Article 19 of EU Regulation 596/2014

Meta Estate Trust S.A. (the "Company") informs its shareholders and investors that, during the course of **30.09.2025**, the Company was notified, in accordance with the provisions of Article 19 of Regulation (EU) No 596/2014 on Market Abuse, by **Mr. Viman Adrian Vasile**, in his capacity as representative of **Adivi Estate SRL** and member of the **Board of Directors of Meta Estate Trust S.A.**, regarding the acquisition transactions carried out on **29.09.2025** involving the shares issued by the Company, symbol **MET**.

In accordance with the applicable legal obligations, the notifications received are attached to this current report.

The Company reiterates its commitment to complying with transparency and market disclosure requirements, for the benefit of all its shareholders and investors.

Bogdan Gramanschi
CFO

| Details of the person performing management responsibilities/person closely associated with him/her | Reason for notification | | Details of the issuer, the participant in the capital market, the auction platform, the auctioneer or the auction monitor | | 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 the transactions were carried out | | | | | | | | |
|---|---|-----------------------------|---|----------------------|---|---------------------------|------------------------|------------------|------------------------|-------------------|-------------------------|------------------------------|-----------|
| | | | | | | | Price(s) and volume(s) | | Aggregated information | | | | |
| Name | Position/function | Initial Notification/Change | Name | LEI Code | Description of the financial instrument, type of instrument Identification code | Nature of the transaction | Price (prices) | Volume (volumes) | Price | Aggregated Volume | Date of the transaction | Place of the transaction | |
| VIMAN ADRIAN VASILE | REPRESENTATIVE OF THE MEMBER OF THE BOARD OF DIRECTOR | Innitial | META ESTATE TRUST | 7872008RCGO1U014F068 | ACTIUNI/ROX9GQFJ81G8 | Purchase | 0.6300 | 224,273 | 141,291.99 | 224,273 | 29.09.2025 UTC+3 | The Bucharest Stock Exchange | AERO/XRS1 |