

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 51/2025

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.

Date of report:	02.07.2025
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 129.665.940
Total number of shares:	129.665.940 shares, of which 118.415.964 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

The management of Meta Estate Trust S.A. (hereinafter referred to as the "Company") informs the market about the transactions carried out by members of the Board of Directors of MET on June 30, 2025, which fall under the scope of Article 19 of EU Regulation 596/2014 on market abuse.

On June 30, 2025, the Central Depository processed the share capital increase of the Company through the conversion of receivables resulting from the preferred shares buyback program. The share capital increase of Meta Estate Trust S.A. was carried out as a result of the conversion of shareholder receivables arising from the buyback of preferred shares, in accordance with Resolutions No. 3 and 4 of the Extraordinary General Meeting of Shareholders ("EGMS") dated December 11, 2024, as well as the Resolutions of the Board of Directors dated March 11, 2025, June 19, 2025, and June 20, 2025.

The transactions were notified to the Company in accordance with the applicable capital market legislation and can be consulted in Annex 1, attached to this current report.

Bogdan Gramanschi
Chief Financial Officer

Meta Estate Trust S.A.

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Annex to Current Report No. 52/2025

Details of the person discharging managerial responsibilities / person closely associated with them	Reason for the notification		Details of the issuer, emission allowance market participant, auction platform, auctioneer, or auction monitor		Transaction details Section to be repeated for: (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each trading venue where the transactions were carried out							
					Description of the financial instrument, type of. Identification code instrument	Natura tranzacției vanzare/cumparare	Price(s) and volume(s)		Aggregated information		Transaction date	Place of transaction
Name	Poziție/funcțiePosition/role	Initial notification/Amendment	Name	RON Code			Price (s)	Volume (s)	Price	Aggregated volume		
VIMAN ADRIAN VASILE	REPREZENTANT MEMBRU AL CONSILIULUI DE ADMINISTRATIE	Initială	META ESTATE TRUST	7872008RCGO1U014F068	ACTIUNI/ROX9GQFJ81G8	Purchase	1,0000	2.600.052	1,0000	2.600.052	30.06.2025	N/A
DUMITRU DANIEL POPA	MEMBRU AL CONSILIULUI DE ADMINISTRATIE	Initială	META ESTATE TRUST	7872008RCGO1U014F068	ACTIUNI/ROX9GQFJ81G8	Purchase	1,0000	658.322	1,0000	658.322	30.06.2025	N/A
VOICU ALEXANDRU	MEMBRU AL CONSILIULUI DE ADMINISTRATIE	Initială	META ESTATE TRUST	7872008RCGO1U014F068	ACTIUNI/ROX9GQFJ81G8	Purchase	1,0000	126.000	1,0000	126.000	30.06.2025	N/A
VON DERENTHALL ILINCA	MEMBRU AL CONSILIULUI DE ADMINISTRATIE	Initială	META ESTATE TRUST	7872008RCGO1U014F068	ACTIUNI/ROX9GQFJ81G8	Purchase	1,0000	105.000	1,0000	105.000	30.06.2025	N/A

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Chief Financial Officer

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