

To: Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 109/2025

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:	02.12.2025
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 120.460.126
Total number of shares:	120.460.126 shares, of which 118.937.504 are Class 'A' common shares and 1.522.622 are Class 'B' preferred shares
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

Important events to report: Completion of the Acquisition within the HILS Republica Residential Project

Meta Estate Trust S.A. (the "Company") informs its shareholders and the market about the **completion of the acquisition of a residential portfolio within the HILS Republica project**, developed in District 3 of Bucharest, as part of the Trading business line.

The acquisition process was initiated through the signing of purchase promises, during which, in April 2025, the Company paid an advance of approximately EUR 127,000.

Following the handover of the project in the fourth quarter of this year, **Meta Estate Trust completes the acquisition of the portfolio**, consisting of **9 apartments and 6 parking spaces**, with a **total value of approximately EUR 850,000**, part of the financing being secured through a bank loan from Patria Bank. The acquired units are expected to be monetized throughout 2026.

HILS Republica is the largest mixed-use urban regeneration project in the area, with units that are well compartmentalized and located on intermediate floors, which enhances their attractiveness in a zone with strong development momentum and significant infrastructure investments. The acquisition strengthens the Trading portfolio and supports Meta's strategy of capitalizing on opportunities in the residential market.

Bogdan Gramanschi, CFO and Interim CEO: *“The acquisition within the HILS project confirms the attractiveness of the Bucharest residential market at a time when the supply of projects scheduled for delivery in 2026–2027 is decreasing significantly. We remain focused on selective, fast, and efficient investments capable of generating competitive returns.”*

Bogdan Gramanschi
Chief Financial Officer

