

**To:**  
**Bucharest Stock Exchange**  
**Romanian Financial Supervisory Authority**

## Current report 28/2024

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

Date of report:	01.07.2024
Name of the Company:	Meta Estate Trust S.A.
Registered office:	4-10 Muntii Tatra Street, 4th Floor, District 1, Bucharest, Romania
E-mail:	<a href="mailto:investors@meta-estate.ro">investors@meta-estate.ro</a>
Phone/fax:	+40 372 934 455
Website:	<a href="http://www.metaestate.ro">www.metaestate.ro</a>
Trade Registry No.:	J40/4004/2021
Fiscal Code:	43859039
Subscribed and paid share capital:	RON 93,491,736
Total number of shares:	93,491,736 shares, of which 82,241,760 ordinary class "A" shares and 11,249,976 class "B" preferred shares
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

**Important events to report:** Investment restructuring in two real estate projects

The management of Meta Estate Trust S.A. informs the shareholders and the market about the optimization of the portfolio by restructuring the investments in two residential real estate projects - Phase II of ONE66 and Phase II of Avrig Residence, following the analysis of the project portfolio, in order to maintain the assumed targets for the portfolio return.

**Alexandru Bonea, Managing Director Meta Estate Trust:** *The second quarter of this year was, as we planned and announced at the beginning of the year, a period designed to restructure the Meta Estate Trust portfolio with the objective of improving the company's position from a performance and risk perspective. The two agreements concluded are proof of our high adaptability. We are therefore reducing our off-balance sheet exposure and delivering even higher investment margins as compared to what initially planned.*



*Our strategy is to constantly review the projects in which we are involved, both in terms of opportunities and progress. We will continue to take the necessary steps to generate value for our shareholders.*

For the investment in **Phase II of the ONE66 project**, realized in February 2023 through an advance payment of 586,301 euro for a total of 24 apartments with an initial completion date of August 2025, the company has signed an agreement with the developer for restructuring as follows: the amount of 745,989 euro consisting of the amount initially paid and the related penalties is used as a 97% advance payment for 6 apartments and 7 parking spaces in Phase I of the project, already completed. Thus the initial investment earns a return of 20% p.a. and the new agreement secures a package of completed apartments that Meta Estate Trust will be able to sell towards the end of 2024 and beginning of 2025, with a potential continued return of 20%;

For the investment in **Phase II of the Avrig Residence project**, realized in 2022 through an advance of 50% of the price, amounting to € 1,634,340 for a total of 27 apartments, the company signed an agreement with the developer for restructuring as follows: the amount of € 2,037,500 consisting of the amount initially paid together with penalties to constitute an advance of 80% for 22 apartments and 8 parking spaces. We estimate that the properties could be sold in the year 2026 at an estimated annualized yield of over 20%.

Alexandru Bonea  
Managing Director

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**Meta Estate Trust S.A.**

4-10 Muntii Tatra St., 4<sup>th</sup> Floor, Bucharest, Romania  
Trade Register no.: J40/4004/2021; Sole Registration Code: 43859039  
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