

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 55/2024

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:	04.11.2024
Name of the Company:	Meta Estate Trust S.A.
Registered office:	4-10 Muntii Tatra Street, 4th Floor, District 1, Bucharest, Romania
E-mail:	investors@meta-estate.ro
Phone/fax:	+40 372 934 455
Website:	www.metaestate.ro
Trade Registry No.:	J40/4004/2021
Fiscal Code:	43859039
Subscribed and paid share capital:	RON 102.424.339
Total number of shares:	102.424.339 shares, of which 91.174.363 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:

Alexandru Bonea, Managing Director Meta Estate Trust: Securing a new real estate investment in the center of Bucharest that will bring exposure to the healthcare market

The management of Meta Estate Trust S.A. (the "Company") informs the shareholders and the market about the signing of a sale and purchase agreement for the acquisition of a plot of land, located in an ultra-central area of Bucharest. The purpose of the acquisition is the long-term exploitation of the land through the development of a real estate to be leased to a renowned chain of private medical clinics. In this way, the company secures exposure to a new consumer market, that of private medical services.

The land, located near Victoriei Square in Bucharest, has an urban planning certificate and is in the process of obtaining the building permit and the development of the clinic-type office building to be leased to a renowned chain of private medical clinics will start in 2025. Thus, according to the requirements that the Company has in the lease agreement with the chain of clinics, we estimate that the project will be ready in early 2027 and the value of the entire asset upon completion will be approximately EUR 5.5 million.

Meta Estate Trust S.A.

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Trade Register no.: J40/4004/2021; Sole Registration Code: 43859039
Social paid-up capital: RON 102.424.339,00
Phone no.: +40 372 93 44 55 | office@meta-estate.ro | metaestate.ro



Alexandru Bonea, Managing Director Meta Estate Trust: "The investment in the Victoriei Square site, through which we are obtaining exposure to a new segment, private healthcare services, is part of a recently announced strategic development strategy. We aim to weight the portfolio's investment risk by increasing recurring revenues. By investing in commercial assets that generate recurring income, we obtain solid predictability of financial results and reduce exposure to real estate market cycles. This project, along with the four that we will develop for Penny, will provide these long-term growth prospects. We will begin to develop the property, as required under the existing lease, and in early 2027 we estimate completion of the building."

Meta Estate Trust is in the process of identifying and contracting a general entrepreneur for the realization of the project, the estimated construction costs are around 2 million euro. The company is also exploring the possibility of attracting bank financing to cover the costs for the construction phase.

Meta Estate Trust will be able to provide detailed information when the sale and purchase contract is signed. Completion of the transaction is subject to certain conditions precedent, including the favorable outcome of a thorough legal analysis and the obtaining of a building permit.

In this new transaction, which is part of its recurring revenue-generating business line, Meta Estate's management team capitalized on the growth of the private healthcare sector and the business track record of the prospective tenant.

Alexandru Bonea
Managing Director

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