

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 60/2024

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:	14.11.2024
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: Availability of the report for the third quarter of 2024

The management of Meta Estate Trust S.A. ("**Company**") informs the shareholders and the market about the availability of the financial results for the third quarter of 2024.

Meta Estate Trust reports a substantial advance in total revenues, above budgeted levels for the first 9 months of the year. As of September 30, 2024, the company had total revenues of 25.49 million lei (9 months 2023: 15.27 million lei), up 65% from the same period last year, and a net profit of 7.36 million lei (9 months 2023: 7.06 million lei). The company's total assets amounted to RON 114.6 million, registering a slight increase compared to year-end 2023, while the investment portfolio reached the RON 106 million mark, up 5% over the financial year 2024.

Alexandru Bonea, CEO of Meta Estate Trust: *"Meta Estate Trust's financial results delivered in a dynamic and challenging economic environment demonstrate the resilience and adaptability of our business model. Our investment portfolio has seen moderate changes in these 9 months of 2024, driven by exits from our early stage line of business and disinvestment in residential projects such as the restructurings completed*



in the One 66 and Avrig Phase II projects. We also focused on investments in the recurring income line of business, essential to balance and strengthen the portfolio exposure.

We are aiming for a healthy maturing of the investments started in late 2022 and early 2023 in the coming period. Despite a difficult economic backdrop, we are observing a downward trend in interest rates, usually a precursor to increased liquidity in the real estate market and the value of recurring income generating assets. However, recent events in the local real estate market will most likely lead to difficulties in financing development projects in their early stages. This context, however, brings opportunities for experienced equity investors such as MET by increasing bargaining power in this market as capital becomes a less available resource."

The company forecasts to achieve budgeted net profit by the end of 2024 and is targeting a 10% return on equity in line with its financial objectives.

The report for the third quarter of 2024 is available on the [Company's website](#), in the "Investors" section, as well as on the issuer's profile on the [Bucharest Stock Exchange website](#), MET symbol. It is also attached to this current report.

On November 19th, 2024, starting at 10:00 am (Romanian time), the company will organize a teleconference for the presentation of the third quarter of 2024 financial results. The teleconference will be held via the ZOOM platform, in Romanian language, with simultaneous translation into English. The investors interested in joining the teleconference are asked to confirm their participation by registering on the following [link](#).

Chairman of the Board of Directors
Cert Master Standard S.R.L.
By Mr. Laurențiu Mihai Dinu

Meta Estate Trust S.A.

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