

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 46/2024

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.

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|-------------------------------------|---|
| Date of report: | 18.09.2024 |
| 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: Securing an investment portfolio of four commercial projects

The management of Meta Estate Trust S.A. (the "Company") informs shareholders and the market about having secured an attractive portfolio of four commercial projects, developed in partnership with Penny Romania, an international food retail brand, part of the German Rewe Group.

The company has signed memorandums of understanding for the acquisition of these four commercial spaces that will be leased on a long-term (10-15 years) basis to the Penny Romania chain of stores, under an inflation-indexed contract with no early termination option.

Alexandru Bonea, Managing Director Meta Estate Trust: *"To develop this company - accelerating more than the 10% organic growth we're already delivering to our shareholders - requires an attractive pipeline of projects and raising the capital needed to complete it. These four projects give us solid revenue predictability and help reduce our exposure to market risks. At the same time, recurring revenues of € 1 million annually, plus the availability to raise over € 6 million in financing through loans, will position us to achieve our ambitious growth targets."*

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The estimated timetable foresees that the four commercial spaces will be developed with separate start and completion dates. Each transaction will be approved individually by the company's board of directors. Construction of the four commercial spaces totaling approximately 6,000 square meters will begin at different times between August and December 2025, with completion planned for December 2026. Rent collection will start upon completion of each project and will amount to € 1 million per year.

These transactions will bring a number of strategic and financial benefits for Meta Estate Trust. Long-term leases with an international brand make these assets eligible for bank financing. Net rental income exceeds financing costs, increasing return on capital. Inflation-indexed, non-cancellable leases provide stable long-term rental income in a sector that is resilient to economic change, providing predictability. In addition, efficient management of multiple assets helps keep operating costs low.

Alexandru Bonea
Managing Director

Meta Estate Trust S.A.

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