

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

Current report 72/2024

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:	19.12.2024
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: Signing a bank financing agreement with Patria Bank

The management of Meta Estate Trust S.A. (the "Company") informs the shareholders and the market about the conclusion of a bank financing agreement with Patria Bank for the amount of 939,057 euro for a period of 120 months, repayable in annuities. The amount obtained represents the **refinancing of 60% of the investment realized in the Swissôtel Poiana Brasov Poiana Brasov project in October 2024.**

Alexandru Bonea, CEO of Meta Estate Trust: *"The financing provided by Patria Bank, a Romanian bank listed on the Bucharest Stock Exchange, reflects our confidence in the quality of the assets in Meta Estate Trust's portfolio and in the company's strategy to develop real estate investments with recurring income. Currently, bank loans are the most competitive financing instruments for such assets, offering the possibility to realize positive leverage when the net return on the asset exceeds the interest cost of the loan. This financing mechanism helps maximize return on equity."*

The investment in the Swissôtel project represented the Company's entry into the hotel market. Meta Estate Trust currently owns 4 apartments and 5 parking lots in the project, which are operated by Swiss Management Company.

Alexandru Bonea
Managing Director