

CORRESPONDENCE VOTING BALLOT
FOR THE ORDINARY GENERAL SHAREHOLDERS' MEETING OF META ESTATE TRUST S.A.
convened for 28/29.04.2025

The undersigned citizen, born on, in the city of, residing in, identified with CI/BI/Passport series number issued by on, valid until, personal identification number,

or

The undersigned, legal entity, with registered office in, registered with the Trade Register Office under no., CUI, legally represented by, in the capacity of

In person/ represented with full powers by

..... residing in, identified with ID/ID/Passport series number issued by on, valid until, personal identification number.....,

or

..... legal entity, with registered office in, registered with the Trade Register Office under no., CUI, legally represented by, in the capacity of, in the capacity of conventional representative of the shareholder Meta Estate Trust S.A.based on general/special power of attorney/declaration on own responsibility no., dated

Shareholder on the reference date, namely 16.04.2024, of the company Meta Estate Trust S.A. (the "Company"), a company established and operating under Romanian law, registered with the Trade Register under no. J2021004004401, CUI 43859039, headquartered in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor,

holder of a number of ordinary, registered, dematerialized shares, issued by the Company, which confer the right to a number ofvoting rights in the Ordinary General Meeting of Shareholders, representing% of the total voting rights,

having knowledge of the agenda of the Ordinary General Meeting of Shareholders of Meta Estate Trust S.A. convened for **28.04.2025, starting at 10:00** or on **29.04.2025, starting at 10:00** (in case of failure to meet the quorum at the first convening), at the address in Bucharest, District 1, 4-10 Munții Tatra St., 4th floor and of the documentation made available by the Company in relation to the respective agenda,

in accordance with the provisions of Regulation no. 5/2018, regarding issuers of financial instruments and market operations, as subsequently amended and supplemented, through this form I exercise my right to vote by correspondence, as follows:

Meta Estate Trust S.A.

4-10 Muntii Tatra St., 4th Floor, Bucharest, Romania
 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



1. Election of the meeting secretary, from the proposals of the shareholders present at the OGMS.

IN FAVOUR	AGAINST	ABSTENTION

2. Approval of the annual financial statements for the financial year 2024, prepared in accordance with the applicable law, supported by the Financial Auditor's Report and the Report of the Board of Directors of the Company for the year 2024.

IN FAVOUR	AGAINST	ABSTENTION

3. Approval of the Report of the Board of Directors for the year 2024.

IN FAVOUR	AGAINST	ABSTENTION

4. Approval of the Financial Auditor's Report for the year 2024.

IN FAVOUR	AGAINST	ABSTENTION

5. Approval of the Annual Report for the year 2024 prepared in accordance with Financial Supervisory Agency Regulation No. 5/2018 on issuers of financial instruments and market operations, as amended and supplemented.

IN FAVOUR	AGAINST	ABSTENTION

6. Approval of the income and expenditure budget of the Company for the financial year 2025.

IN FAVOUR	AGAINST	ABSTENTION

7. Approval of the extension of the mandate of the financial auditor of the Company, namely Mazars Romania - S.R.L., with registered office in 4B and 2-4 Ing. George Constantinescu St., room 2, 5th floor, District 2, Bucharest, registered with the Trade Register under no. J40/756/1995, sole registration no. 6970597, represented by Mr. Adrian Vasile, for an additional period ending on 31.05.2026 and empowerment of the executive directors to conclude the audit contract, in the above sense.

IN FAVOUR	AGAINST	ABSTENTION

8. To approve the distribution of the Company's net profit as registered in 2024, in the amount of RON 10,873,939.34, as follows:

8.1. Distribution of the amount of RON 629.235,94 to reserves representing the legal reserve constituted in accordance with the legislation in force.

8.2. Distribution of the total gross dividend in the amount of RON 578,596.36, respectively of a gross dividend per share in the amount of RON 0.38 (and calculated at par value) for the preference shares remaining after the repurchase process (class B shares) in a number of 1,522,622 preference shares, in accordance with art. c) of the Articles of Incorporation of the Company, also capped at a maximum of 33% of the distributable annual profit for the year 2024, to the shareholders holding preferred shares with priority dividend, in proportion to their shareholding in the class of preferred shares (class B).

Pursuant to Article 5.4.1. let. h) of the Company's Articles of Incorporation, the priority dividend is paid by allotment of free ordinary shares. The allotments will be made within the framework of the share capital increase operation, under conditions of granting of preferential rights, through the issuance of ordinary shares in exchange for the cash contribution, where the claim of the entitled shareholders against the Company (which will arise on the dividend payment date), will be converted into ordinary shares.

The share capital increase operation described above will be carried out in accordance with the decisions of the Company's Board of Directors, which will be made based on the exercise of the powers delegated to it by resolution EGMS no. 4/11.12.2024, and will be finalized within a period not exceeding 6 months from the date of this OGMS.

8.3. The amount of RON 9,666,107.04, part of the distributable net result, will be transferred to reserves, at the Company's disposal, and the Company's Board of Directors will decide on the increase of the share capital by incorporation of reserves, with the issuance and allocation of free ordinary shares to the shareholders holding ordinary shares, in accordance with the powers delegated by the resolution of the EGMS no. 4/11.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

9. To approve the discharge of the Administrator Ilinca von Derenthall for the activity corresponding to the period as of the date of her appointment as a member of the Board of Directors until 31.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

10. To approve the discharge of the Administrator Alexandru Voicu for the activity corresponding to the period as of the date of his appointment as a member of the Board of Directors until 31.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

11. To approve the discharge of the Administrator Cert Master Standard S.R.L. for the activity corresponding to the period as of the date of its appointment as a member of the Board of Directors until 31.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

12. To approve the discharge of the Administrator Adivi Estate S.R.L. for the activity corresponding to the period as of the date of its appointment as a member of the Board of Directors until 31.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

13. To approve the discharge of the Administrator Dumitru Daniel Popa for the activity corresponding to the period as of the date of his appointment as a member of the Board of Directors until 31.12.2024.

IN FAVOUR	AGAINST	ABSTENTION

14. Approve the empowerment of the Chairman of the Board of Directors and the secretary of the meeting to jointly sign the resolutions of the OGMS.

IN FAVOUR	AGAINST	ABSTENTION

15. To approve the empowerment Mr. Alexandru-Mihai Bonea, as General Manager of Meta Estate Trust S.A., to carry out all necessary formalities and procedures in order to implement the adopted resolutions and to sign all necessary documents in relation with the competent Trade Register Office, the Official Gazette, the Financial Supervisory Authority, the Bucharest Stock Exchange and any other institutions. Also, Mr. Alexandru-Mihai Bonea may delegate, in his turn, the task of carrying out the publicity and registration formalities to another person or to a lawyer.

IN FAVOUR	AGAINST	ABSTENTION

16. Approval of the date of 01.07.2025 as the "Record Date" for the identification of shareholders, in accordance with the provisions of Article 87 of Law 24/2017 on issuers of financial instruments and market operations, republished, with subsequent amendments and additions.

IN FAVOUR	AGAINST	ABSTENTION

17. Approval of the date of 30.06.2025 as "Ex-date", in accordance with the provisions of art. 187 item 11 of Regulation no. 5/2018 on issuers of financial instruments and market operations, with subsequent amendments and additions, issued by the Financial Supervisory Authority.

IN FAVOUR	AGAINST	ABSTENTION

18. Approval of the date of 02.07.2025 as the Dividend Payment Date for the preferred shares, in accordance with the provisions of Art. 2 paragraph (2) letter h) and Art. 178 paragraph (4) of Regulation no. 5/2018, i.e. the date on which the claim of the shareholders entitled to the dividend related to the preference shares against the Company shall be constituted and shall be converted into ordinary shares in their favor, as provided for by item 8.2. of the agenda.

IN FAVOUR	AGAINST	ABSTENTION

We hereby attach a copy of the valid identity document (e.g. identity card/passport in the case of natural persons, or in the case of legal persons/entities without legal personality, identity card/passport of the legal representative).

Notes:

1. Please indicate your vote by checking with an „X” one of the boxes corresponding to „IN FAVOUR”, „AGAINST” or „ABSTENTION”. If more than one box is checked with an "X" or none at all, the respective vote is considered null/not having been exercised.
2. Please fill in this ballot in its entirety.

Date...../...../.....

Name of Shareholder,

.....

[last and first name of natural person shareholder, or of the legal representative of the legal person shareholder]

Signature _____