



Presentation **Financial Results** 31.12.2024



META ESTATE TRUST S.A. Company listed on the
SMT - AeRO of the Bucharest Stock Exchange
Symbol: MET

 **up** grade
your wealth





About META Estate Trust

Meta Estate Trust offers investors an innovative solution for accessing the real estate sector, combining industry expertise with capital market transparency and accessibility. Through flexible and innovative strategies, it responds to economic challenges and provides a stable long-term investment.



Founded in March 2021 by experienced Romanian entrepreneurs.



Listed on the Bucharest Stock Exchange (AeRO) from August 29, 2022, under the symbol MET.



20

Proiecte
finalizate



peste **35** mil.€

Total investiții
realizate



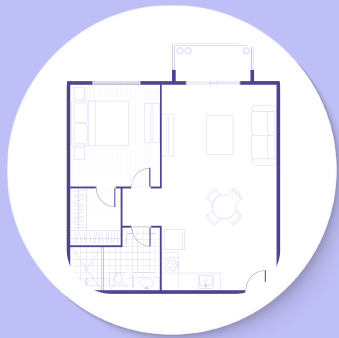
12%-42%

IRR

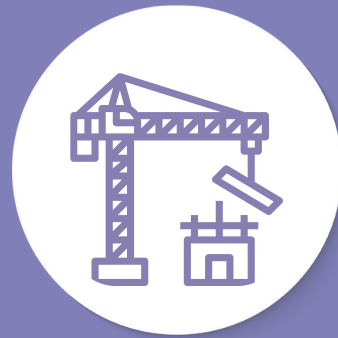


Business models

The company's investment model includes three main lines: strategic partnerships with real estate developers through capital contribution (Co-Development), acquisition and resale of apartments in the early stages of residential projects (Trading) and investments in commercial real estate assets with recurring income, in Bucharest and in the main cities in Romania.



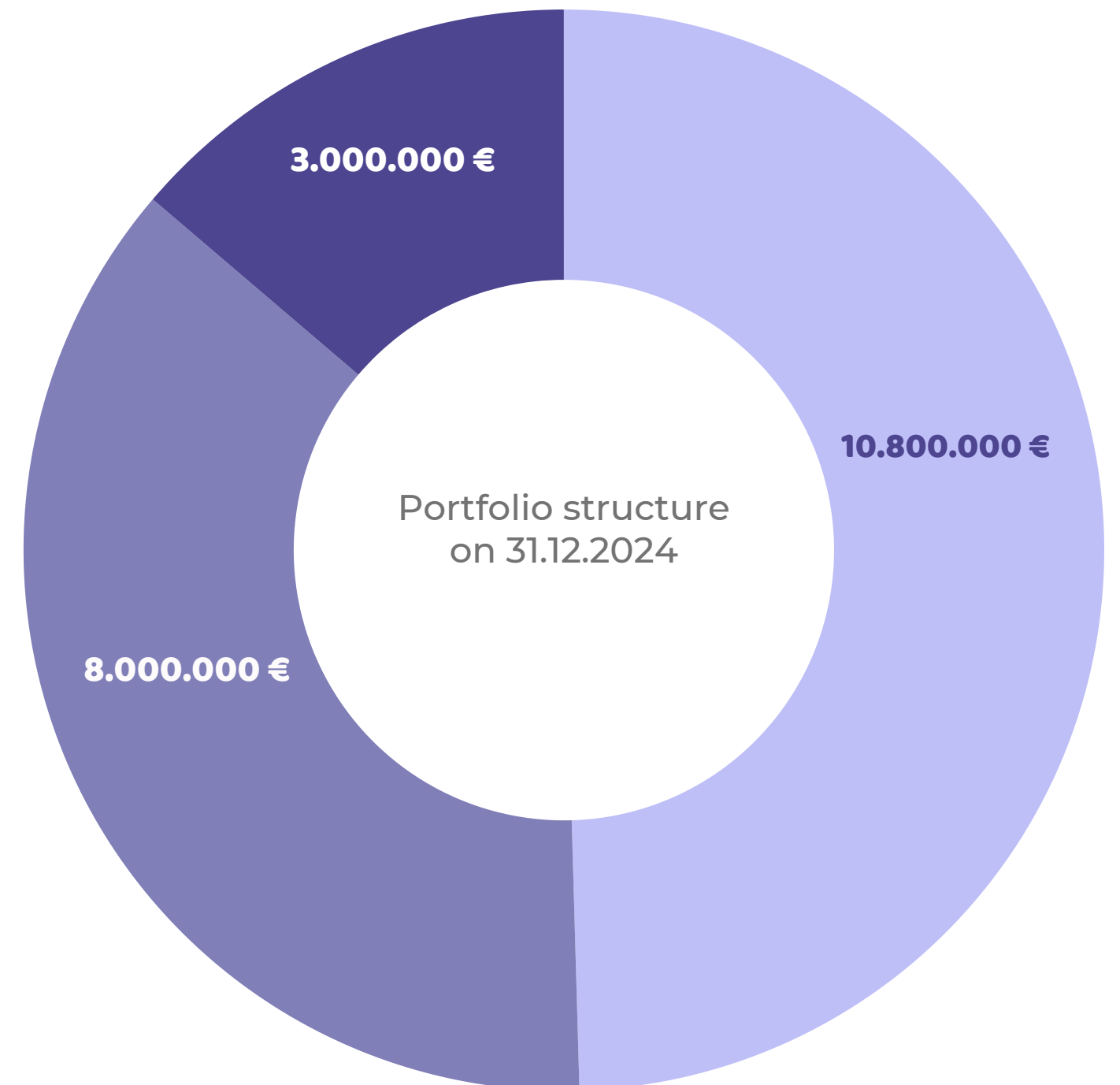
TRADING



CO-DEVELOPMENT

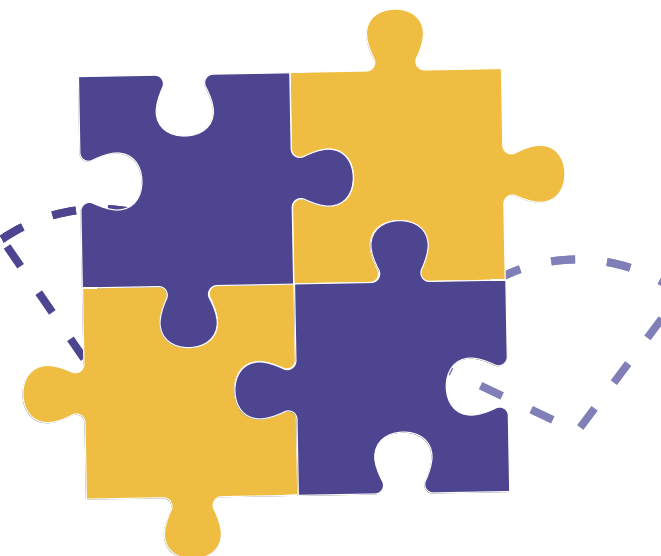


**INCOME
PRODUCING**





Strategy



Portfolio

**A bridge between the capital market and
the local real estate investment market**

The real estate markets we invest in:



Residential Market



Retail



Hospitality



Healthcare



Advantages of META Estate Trust

Investing in Meta Estate Trust (MET) offers investors the opportunity to gain direct exposure to the real estate market in a simple, transparent and affordable way.

MET combines the advantages of a direct investment in real estate with the liquidity and transparency of a publicly traded company.

Key benefits include:



Accessibility and Liquidity:

As a publicly listed company, MET shares can be purchased easily, quickly and at affordable prices, offering investors the possibility to enter or exit their investment quickly and without significant barriers.



Risk Diversification:

MET invests in a diversified and balanced portfolio comprising real estate projects with varying risk and return profiles, which significantly reduces the risks associated with an individual direct investment in real estate.



Professional and Transparent Management:

Investors benefit from the expertise of a professional management team with solid experience in the real estate market, as well as the transparency of a listed company, which regularly provides detailed and clear reporting on investment performance.



Exposure to Returns

By implementing well-defined investment strategies - Co-Development, Trading and Recurring Income Assets -MET aims to generate attractive and steady returns in a sustainable and balanced way over the long term.



Capital protection:

MET applies a rigorous policy of investment risk analysis and management, ensuring that every investment made is soundly based and geared towards the protection of shareholders' capital.



Key figures 2024

ROE

10,04%

The amounts are expressed in million lei.



the book value of the share
on 31.12.2024

1,11

Net Profit

10,87 mil.

+15% vs. 2023

Turnover

13,26 mil.

+7% vs. 2023

Operating income

25,49 mil.

+32% vs. 2023

Total Revenues

34,49 mil.

+22% vs. 2023

P/E

6,22

Debt ratio

6,87%

Investment portfolio

110 mil.

+9% vs. 2023

Total Assets

121,72 mil.

+11% vs. 2023

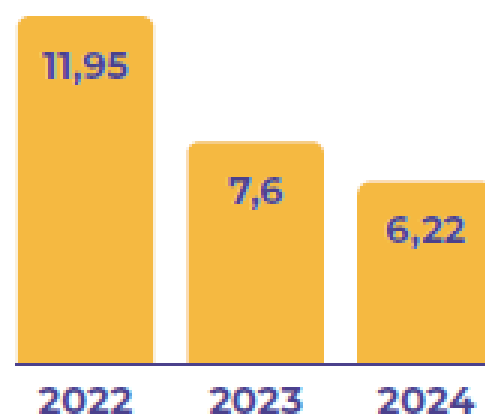


META in figures 2022-2024

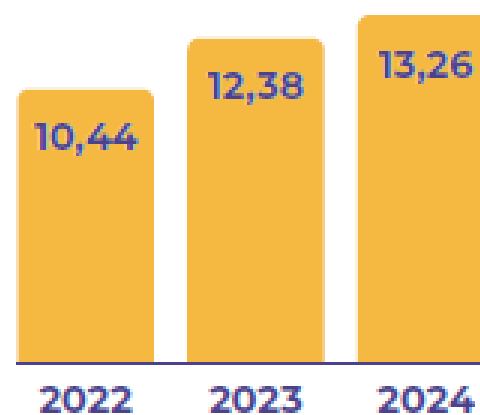
The amounts are expressed in million lei.



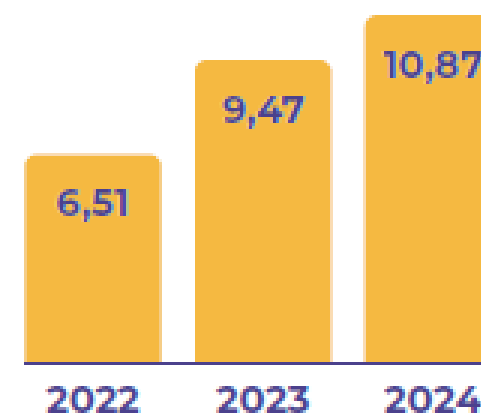
P/E



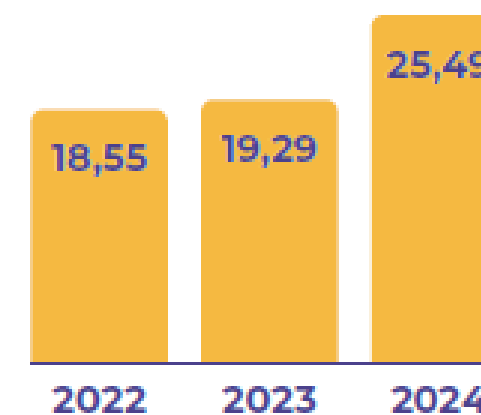
Turnover



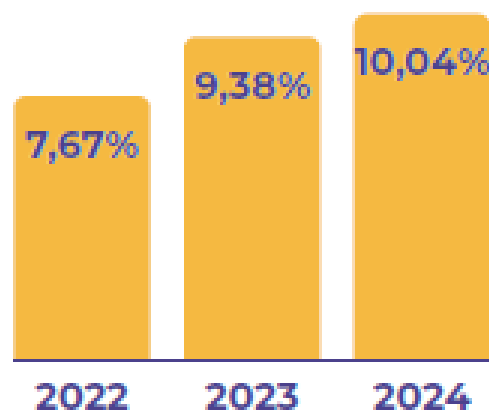
Net Profit



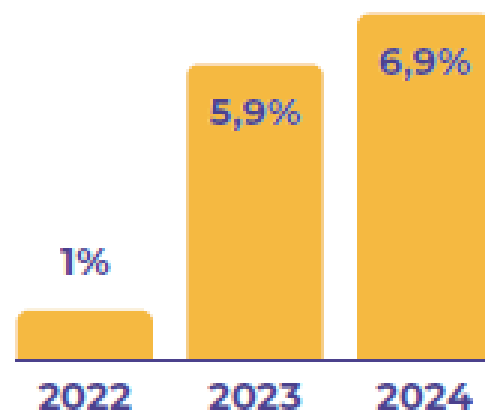
Operating income



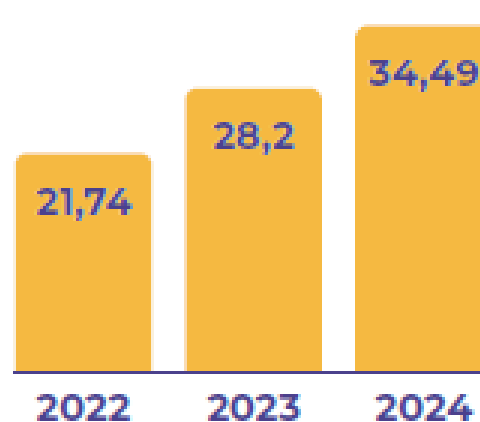
ROE



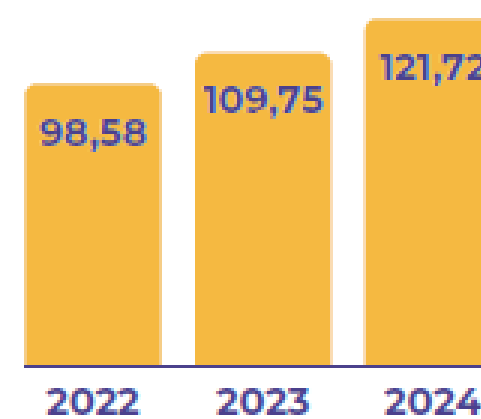
Debt ratio



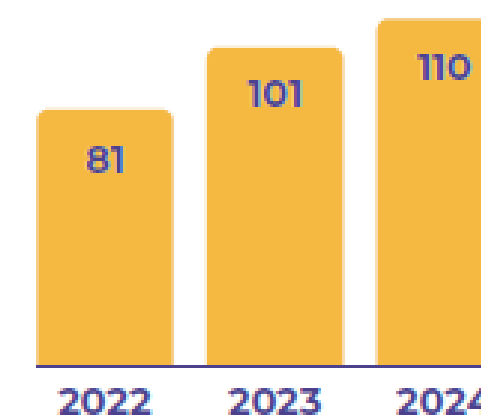
Total Revenues



Total Assets



Investment portfolio



Net Profit in 2024: +15% vs 2023

Net Profit / Total Revenue Ratio: 32%

Operating Income: +32% vs 2023

Net financial income: 8,1 mil RON, in line with 2023

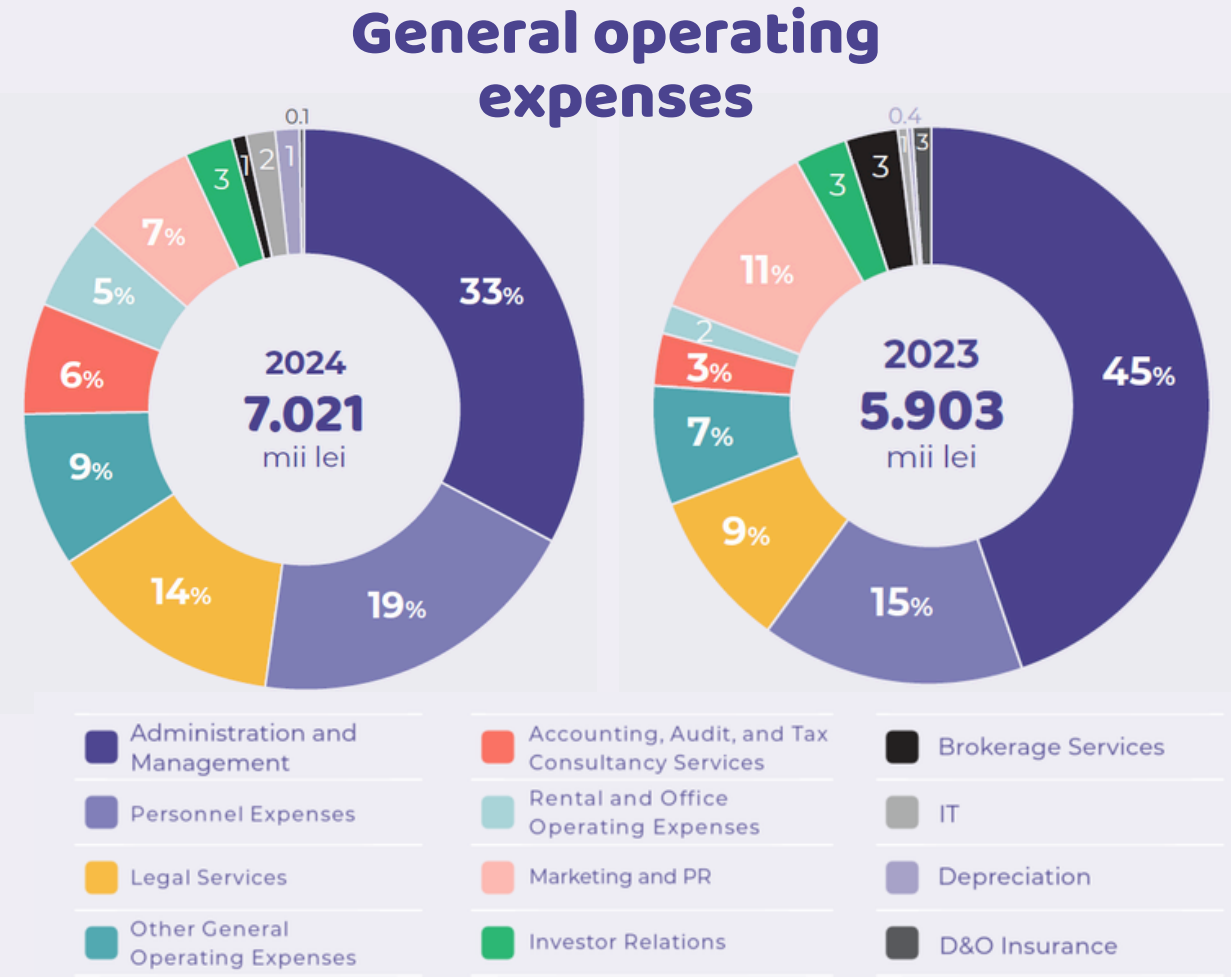
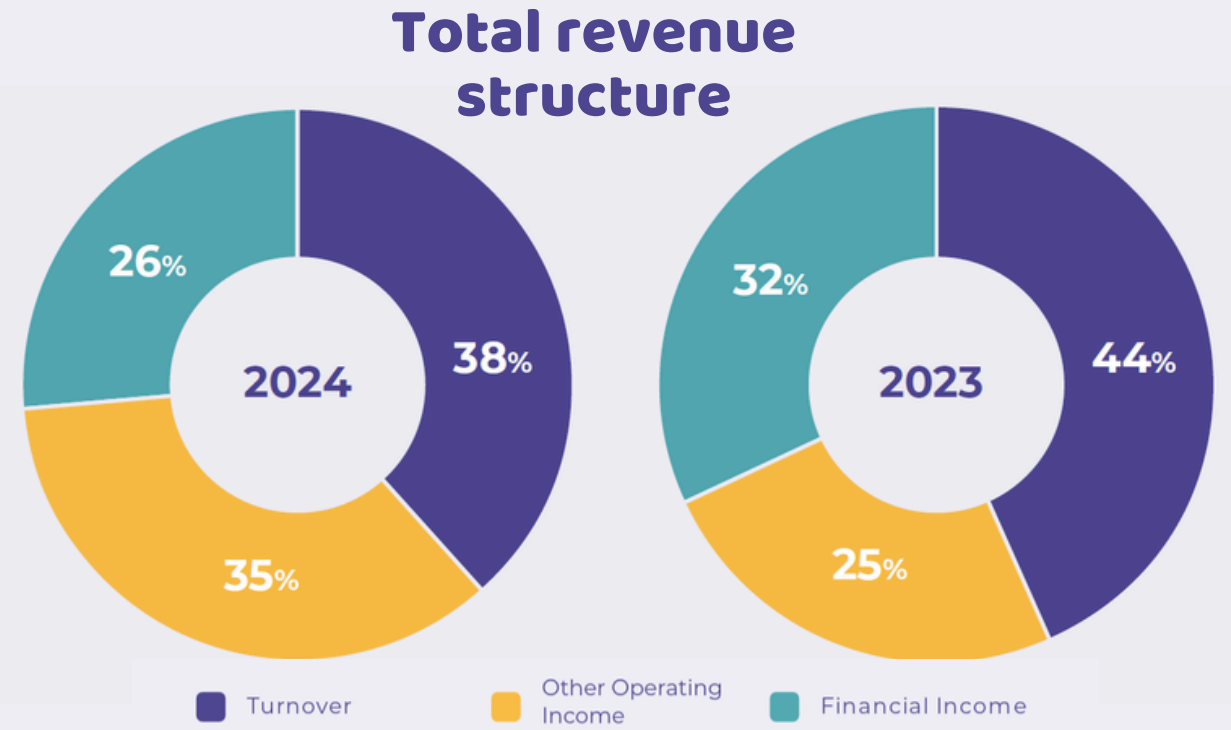
Expenses directly related to operating income: +27% vs 2023

General operating expenses: +19% vs 2023

Financial Analysis

INCOME AND EXPENDITURE	2024	2023	Var	Var%
Turnover	13,256	12,375	881	7%
Other operating income	12,239	6,915	5,324	77%
Expenses directly related to operating income	-13,963	-11,027	-2,936	27%
Operating profit before general operating expenses	11,532	8,263	3,269	40%
General operating expenses	-7,025	-5,927	-1,098	19%
Operating result	4,507	2,336	2,171	93%
Financial result - profit	8,077	8,302	-225	-3%
Gross profit	12,584	10,638	1,946	18%
Profit tax	-1,719	-1,164	-555	48%
NET PROFIT FOR THE FINANCIAL YEAR	10,865	9,474	1,391	15%

The amounts are expressed in million lei.





Breakdown of total revenues by real estate project as of December 31, 2024

Turnover	
Project name	
Noa Pajura	4,800
MobExpert Homes	2,881
Park 20	2,268
Avrig Park phase I	2,154
Greenfield Baneasa	582
The Level phase II	517
others	54
Total Turnover	13,256

Other operating revenue	
Project name	
Land Matasari	4,734
Bliss Estate	2,285
Avrig Park phase II	2,084
One 66	790
Aviatiei Park	576
City Lake	519
Other	1,252
Total Other operating income	12,239

Financial revenue	
Project name	
Novarion Living Experience	3,077
Rock Mountain	2,880
Ion Dragalina 21 by APX	1,154
The Level phase III	1,013
Other	81
Total financial income	8,205

The amounts are expressed in million lei..



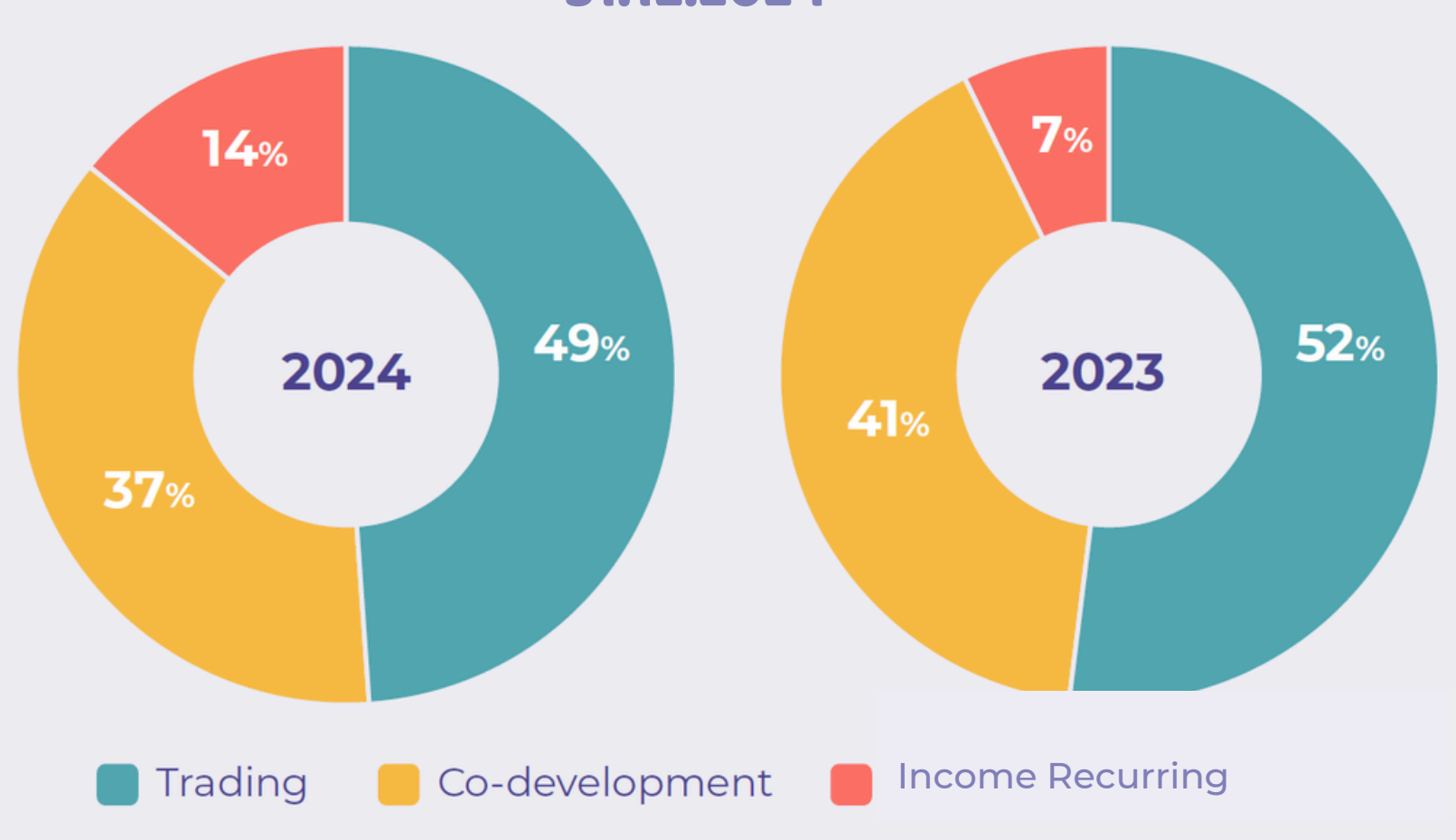
Operational structure of the balance sheet at 31.12. 2024

ASSETS	31.12.2024	31.12.2023	Var	Var%
(Non-)tangible fixed assets	377	517	-140.00	-27%
Equity investments	1,901	554	1,347	243%
Portfolio - Trading	53,897	53,203	694	1%
Portfolio - Partnerships	39,983	41,450	-1467.23	-4%
Portfolio - Recurring income	15,569	6,554	9,015	138%
Total Investment Portfolio	109,449	101,207	8,242	8%
House and bank accounts	7,983	5,529	2,454	44%
Other receivables	2,011	1,943	68	3%
TOTAL ASSETS	121,719	109,752	11,967	11%

LIABILITIES AND EQUITY	31.12.2024	31.12.2023	Var	Var%
Short-term liabilities	5,939	5,287	652	12%
Short-term loans	1,937	1,139	798	70%
Total liabilities	7,875	6,426	1,449	23%
Share Capital	102,429	93,492	8,937	10%
Reserves	901	359	542	151%
Own shares	-361	0	-361	100%
Result for the period profit	10,874	9,474	1,400	15%
Total equity	113,843	103,325	10,518	10%
TOTAL LIABILITIES AND EQUITY	121,719	109,752	11,967	11%

The amounts are expressed in thousand lei

Portfolio structure at 31.12.2024



Trading: new, completed or additional acquisitions in the projects Avrig Park phase II, One66, UpLake, First Estate, Greenfield Baneasa, as well as Teren Matasari and partial or complete exit The Level - phase II, Mobexpert Homes, Aviației Park, Parcului 20, Noa Pajura or Metropolitan Residence

Partnerships:
The Level Apartments - Redport: reinvestment through shareholder loan in Phase III
The Lake Home - Novarion: shareholder loan finalized for project development real estate project in Sibiu
Rock Mountain - Rock Holding: shareholder loan for the development of a residential project, hotel & aparthotel in Brasov (Poiana Brasov)

Recurring revenues: Swissotel Poiana Brasov 4 units, The Level Apartments 2 units, Land Piața Victoriei Square - healthcare investment



Outlook 2025



Completion of the operation to **buy back preference shares** in order to optimize and strengthen the capital structure



Complete the initiative to restructure large exposures in the portfolio



Reduce the discount at which the company's shares trade



Expand **portfolio of recurring income assets** in 2025



Start the process of transfer to the **main market BVB**



Using low leverage to **increase asset base**



Maintain a **high net profit growth rate** of at least 10%.



Litigation monitoring



Contact

Contact Investor Relations

+40 372 934 455

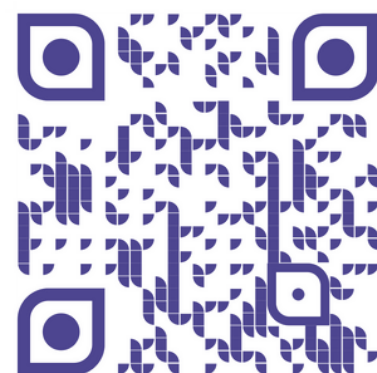
investors@meta-estate.ro

Investor page

Access the latest current reports, financial reports, financial calendar and other information [here](#).

Find more about Meta Estate Trust

Pentru a rămâne în contact direct, vă invităm să vă alăturați [Comunității WhatsApp Meta Estate Trust](#).



www.metaestate.ro

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