

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

Current report 28/2025

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:	30.04.2025
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.:	J2021004004401
Fiscal Code:	43859039
Subscribed and paid share capital:	RON 102.429.372
Total number of shares:	102.429.372 acțiuni, din care 91.179.396 acțiuni ordinare clasa „A” și 11.249.976 acțiuni preferențiale clasa „B”
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

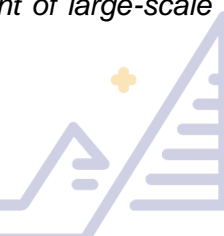
Important events to report: New investments of nearly 4 million eur in the residential sector in Bucharest

The management of Meta Estate Trust S.A. (hereinafter referred to as the “Company”) informs shareholders and the market about **new investments made within the trading business line, with a total value of approximately 4 million eur**, in four residential projects located in two key areas of Bucharest.

The Company has signed purchase promises for **four residential portfolios**, totaling **37 apartments**. In this context, a 15% advance of the total transaction value has been paid, marking a significant step in the acquisition process.

The selected projects are at different stages of development, have building permits, and are strategically located with easy access to major infrastructure in the capital.

Alexandru Bonea, CEO Meta Estate Trust: *“The residential real estate market is driven by different forces depending on the time frame analyzed, and in Bucharest, we anticipate an accelerated increase in apartment prices, given the sharp decline in the number of new apartments expected to be delivered in 2026 and 2027. In the short term – up to one year – the market is strongly influenced by demand, while in the long term, i.e., 3 to 7 years, it is drastically influenced by supply, as the development of large-scale*



residential projects is a lengthy process. In the past four years, I don't believe a new Zonal Urban Plan has been issued for residential development in Bucharest, and the number of building permits issued for major projects has significantly declined—and continues to do so. These effects will gradually be felt in the market in the coming years. We are an agile investor in the real estate sector, and this investment of nearly 4 million euros is expected to generate a very good internal rate of return in the trading segment, between 23–24%.”

Three of these portfolios comprise **27 apartments** across three projects developed by HILS in Bucharest's Sector 3:

- ✦ **HILS Republica** is the largest mixed-use urban regeneration project in the area.
- ✦ **HILS Sunrise** is the first residential project to receive Green Homes pre-certification.
- ✦ **HILS Titanium** was awarded in October 2024 at the European Property Awards – Large Scale 5 Stars, confirming the project's quality and innovation.

This investment has a total value of approximately **2.7 million eur**, with completion dates ranging between Q4 2025 and H1 2027.

The fourth portfolio includes **10 apartments** within Plaza Residence Phase VI, a project developed by Exigent Development in Sector 6 of Bucharest. The total investment value is **1 million eur**, with completion scheduled for Q1 2027, followed by sale in Q3 2027. The project is located near the future Sector 6 Hospital and the upcoming Liniei Park, which is set to become the longest linear park in Europe, stretching 4.2 kilometers.

Meta Estate Trust has selected experienced developers with extensive portfolios of completed projects built to high-quality standards. The purchased apartments are well-divided, located on intermediate floors, and fall within the price range eligible for the 9% VAT facility. We anticipate an internal **rate of return (IRR) of 23–24% for each project**.

Alexandru Bonea
Chief Executive Officer

