

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

## Current report 42/2025

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:	18.06.2025
Name of the Company:	Meta Estate Trust S.A.
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Website:	<a href="http://www.metaestate.ro">www.metaestate.ro</a>
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: Meta Estate Trust invests approximately 2 million euro in a new retail park near Bucharest**

**Meta Estate Trust S.A.** (hereinafter referred to as “**the Company**”) informs shareholders and the market about the completion of a new investment in a **strategically significant commercial project**: a **retail park** located near Bucharest, in the **commune of Ciolpani, Ilfov County**, along the **Bucharest–Ploiești (DN1)** corridor, in an area with **high development potential** and currently **limited commercial offerings**.

The asset is currently in the **development phase**. **Meta Estate Trust has acquired a 76% stake** in the project vehicle through which the investment is being carried out. The remaining shares are held by the developer (12%) and an additional strategic partner (12%) with a passive role, completing the shareholder structure.

**The total estimated value of Meta Estate Trust’s investment is approximately 2,000,000 euro.**

The investment centers around **internationally renowned retailers**, directly contributing to the **growth in value** of Meta Estate Trust’s portfolio. One of them—a **European retailer with an investment-grade credit rating (BBB)**—has signed a **firm 13-year lease agreement**, with **rent indexed annually to inflation**, and **uncapped**. This **long-term agreement** offers **financial visibility** and **stable income** over an extended period.



The portfolio is further complemented by **other well-established commercial tenants** operating in the **discount segment**, attracting a **large customer base**, particularly **families and young people**. These tenants will operate under **firm 5-year lease agreements**, also **indexed to inflation**. Together, they ensure **steady commercial activity** within a **format that strongly appeals to consumers**.

To align with **current trends in urban mobility** and **ESG principles**, the project integrates **8 electric vehicle charging stations**. In addition, it includes a **photovoltaic panel system with Lithium-Ion battery storage**—a solution increasingly favored by **institutional investors**. These initiatives reflect a **continued commitment to sustainability** and are perfectly aligned with the **renewable energy usage strategies of the main tenants**.

The project, **already under development**, is scheduled for **delivery in Q4 2025** and will become **operational in early 2026**, significantly **strengthening the Company's portfolio of income-generating assets**.

Located in a **high-traffic area** with **low commercial development**, the project will host the area's **first discount-format store**.

**Alexandru Bonea, CEO of Meta Estate Trust**, stated: *"The **Ciolpani retail park** is our **first development of this kind** and marks the **beginning of a series of investments** in partnership with an **international retailer**. The **chosen location** and **tenant mix** directly address a **real need in the local community**, which gives us **confidence** in the **efficiency and success** of this investment. Upon completion, we estimate that the asset will generate **gross annual income of over 350,000 euro**, further **solidifying Meta Estate Trust's position** in the **leased commercial asset segment**. This investment aligns with Meta Estate Trust's strategy to **diversify its portfolio** and strengthen its presence in **high-potential real estate sectors** served by **stable, market-anchored tenants**."*

The project is financed through a **balanced mix of equity, partner contributions**, and an **investment loan** contracted with **Banca Transilvania**, with a **minimum 10-year maturity**. This structure ensures **long-term financial stability** and **flexibility** based on evolving macroeconomic conditions.

Responsibility for the **operation and management** of the asset will fall to the **developer – Călin Dobra**, through **ERES One Development**, who retains his **12% stake** in the project vehicle even **after construction is complete**. Known for his **involvement in large-scale commercial projects**, he brings **strong expertise** in the **development and management of complex real estate assets**. The **shareholder structure** reflects **confidence in the investment's success** and a **commitment to rigorous, sustainable long-term management**.

This investment **strengthens Meta Estate Trust's position** in the **commercial asset segment** and reflects a **clear diversification strategy**, supported by **strong partnerships** and **predictable income-generating assets**.

Alexandru Bonea  
Chief Executive Officer

