

To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 46/2025

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.

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| Date of report: | 25.06.2025 |
| 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: Meta Estate Trust expands its portfolio through an investment in Radisson Blu Grand Mountain Resort

Meta Estate Trust S.A. (hereinafter referred to as “the Company”) informs shareholders and the market that it has made a **new key investment to expand its asset portfolio**, through a firm financial commitment in the acquisition of four villas within the **Radisson Blu Grand Mountain Resort Brașov, the first 5-star mountain villa resort in Romania**, thus consolidating the Company's position in the premium hospitality industry.

The estimated total value of the transaction is €1,520,000. The acquisition was initiated in June 2025, with a 40% down payment, and the remaining amount will be paid upon delivery, with the next steps to be communicated transparently to the market.

The financing structure combines equity with bank financing, a model already successfully validated in the Swissôtel project. Upon completion of the transaction, **Meta Estate Trust will become co-owner of the assets in a project affiliated with the Radisson Hotel Group** and will benefit from recurring and predictable revenue streams generated by the operation of the tourist units.

Developed by Grand Development in the town of Cristian, near Brașov, **Radisson Blu Grand Mountain** is the first premium mountain destination in Romania composed exclusively of villas and operated by a renowned international hotel chain.



The project includes 46 Scandinavian-style villas and 20 hotel rooms, complemented by premium facilities: spa, indoor and outdoor pools, saunas, conference room, panoramic restaurant, fitness center, and year-round outdoor activities.

The resort is in an **active development phase**, with unit **delivery** estimated for **January 2027**, and operation under the Radisson Blu brand set to begin immediately after completion.

The choice of this project comes in the context of growing demand for premium tourist destinations in the mountain area, in a market where the supply of integrated accommodation units managed under prestigious international hotel brands remains limited. This competitive advantage positions the investment as one with high potential for value growth, both through rental income and capital appreciation.

The acquired properties — a pair of two-bedroom houses and two duplex houses — are part of a year-round **resort, operating both in summer and winter**, in an area where the **average occupancy rate is estimated at over 60%**, which provides a solid premise for generating consistent returns.

Alexandru Bonea, CEO Meta Estate Trust: *“Radisson Blu Grand Mountain Resort Braşov is an investment that reflects our clear direction to build a portfolio of premium operational assets with value growth potential and recurring returns. We selected this project because it meets rigorous investment criteria — location, brand, operational efficiency — and also because it anticipates a clear growth trend in mountain hospitality. We believe this segment will become an essential pillar of the Romanian hotel market, and Meta Estate is well-positioned to directly benefit from this dynamic.”*

Through this investment, **Meta Estate Trust is consistently expanding its presence in the hotel segment, part of the business line dedicated to revenue-generating assets**, continuing the path started in 2023 with the investment in Swissôtel in Poiana Braşov. The collaboration with **leading hotel chains such as Radisson Hotel Group reflects the strategy assumed for 2025**, focused on portfolio diversification through investments with operational stability, tourism potential, and sustainable returns — a vision meant to deliver performance and real value for the benefit of shareholders.

Alexandru Bonea
Chief Executive Officer

