

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

## Current report 49/2025

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:	01.07.2025
Name of the Company:	Meta Estate Trust S.A.
Registered office:	4-10 Muntii Tatra Street, 4th Floor, District 1, Bucharest, Romania
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Phone/fax:	+40 372 934 455
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 shares, of which 91,179,396 are Class "A" common shares and 11,249,976 are Class "B" preferred shares.
Symbol: Market where securities are traded:	MET SMT AeRO Premium

### **Important events to report: Meta Estate Trust announces progress on a strategic real estate investment in Romania's private healthcare market**

**Meta Estate Trust S.A.** (hereinafter referred to as "the Company") informs its shareholders and the market of the successful completion of a key milestone in a strategic investment, by obtaining the **building permit** for a medical project located in an **ultra-central area of Bucharest**, near **Piața Victoriei**.

The building permit, obtained on **June 26, 2025**, represents an essential step in consolidating the Company's presence in the **healthcare segment** and marks the transition toward the **execution preparation phase**.

The project aligns with the **expansion strategy announced in November 2024**, part of the Company's business line focused on **revenue-generating assets**.

The construction permit applies to a **731 sqm plot of land** located on **Dr. Dumitru Sergiu Street**, designated for the construction of a six-story medical facility that will house a clinical testing laboratory.

Following the permit's approval, Meta Estate Trust S.A. finalized the **acquisition of a 50% ownership share** of the land, based on a **preliminary sales agreement signed on October 31, 2024**. For efficient project structuring, this agreement had been previously assigned to the **SPV Met Sergiu Dumitru S.R.L.**, a special purpose vehicle fully owned by the Company, which carried out the transaction.



The future medical building will be **leased to a well-known private clinic network** under a **long-term agreement**, offering investment predictability and validating the project's market relevance.

**Construction works are scheduled to begin in the first half of 2026**, in parallel with securing a **dedicated bank financing**. Upon completion, the property is expected to **generate recurring annual revenues of approximately EUR 500,000**, positively impacting the Company's financial performance starting in **2027**.

**Alexandru Bonea, CEO of Meta Estate Trust, stated:** *"The private healthcare market remains one of the most resilient consumer sectors, especially in times of economic contraction. Through this investment, we are opening a new strategic direction for our portfolio — exposure to medical-use real estate assets, located in the heart of the Capital. This is a natural step in our diversification strategy, which also includes investments in retail and hospitality sectors, strengthening our long-term position and increasing the platform's antifragility."*

This investment is part of Meta Estate Trust's **broader strategy to diversify its portfolio** and achieve **sustainable income growth**, targeting **essential and resilient sectors**, such as private healthcare services.

The Company will continue to **communicate transparently with the market**, according to project milestones, construction timelines, and financing developments.

Alexandru Bonea  
Chief Executive Officer