

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
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 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 building will be leased to a network of medical clinics, and construction works are scheduled to begin in the first part of 2026, alongside the contracting of dedicated bank financing. Once operational, the asset is expected to generate approximately EUR 500,000 in annual recurring revenues, positively impacting the Company's financial results from 2027 onwards.

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