

To: Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 35/2025

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:	22.05.2025
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 announces a new investment 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 a **new investment within its trading business line**. This investment involves the acquisition of a package of 8 apartments in Phase 1 of the Sky Garden Residence project, located on Șoseaua Berceni, near the newly built pedestrian bridge that offers direct access to the Berceni **metro station**. The area benefits from **excellent connectivity to the capital’s business center** and is part of an extensive urban regeneration process.

The transaction was carried out through the signing of a Promise to Purchase Agreement and the payment of a €200,000 advance, with the **total value of the investment estimated at approximately €700,000**. This allocation aligns with the Company’s strategy to diversify its trading portfolio by focusing on development-phase projects with high appreciation potential. For this investment, **an internal rate of return (IRR) of 24%** is estimated.

Alexandru Bonea, CEO of Meta Estate Trust: *“The residential market in Bucharest remains attractive for investors who take a strategic and forward-looking approach. The decrease in building permits—over 30%*

in the last two years—and the slower delivery pace expected in 2026–2027 create a competitive opportunity for projects already underway in well-connected locations. Our investment in Sky Garden Residence is a concrete example of smart positioning, with solid growth potential. We estimate a 24% IRR, which reflects the real potential of this market. Meta Estate Trust continues to strengthen its portfolio through carefully selected, sustainable investments that are anchored in today's market realities.”

The acquired package includes **3 double studios and 5 two-room apartments**, located on mid-level floors, with average usable areas of 41 sqm and 52 sqm (excluding balconies). The units will be delivered turnkey, fully finished, and the buildings will feature **partially ventilated facades**.

The project is currently in the structure execution phase, with the **building permit issued** on 02.09.2024, and **completion is estimated for March 2026**. Numerous commercial amenities are available nearby—supermarkets, gyms, stores, etc.

The residential complex bears the signature of Sky Garden, an experienced developer with over 1,000 apartments delivered over the past 12 years.

Alexandru Bonea
CEO

