

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

Current report 70/2025

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:	27.08.2025
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:	MET
Market where securities are traded:	SMT AeRO Premium

Important events to report: Restructuring of the investment in the Uplake Residence Chitila project

Meta Estate Trust S.A. (hereinafter referred to as the “Company”) informs shareholders and the capital market about the restructuring of the investment in **Uplake Residence Chitila**, through which it secures its role in this project.

On August 26, 2025, the Company signed an agreement with Lakeside Palace S.R.L., Elisei & Lazar Elite Rezidențial S.R.L., and Premium Living Nord S.R.L., the project developers, whereby:

- ✚ the sale-purchase promises related to **4 apartments and 6 parking spaces** within the Uplake Residence Chitila project were resolved
- ✚ a receivable in the amount of EUR **700,000** was recognized, with maturity on March 31, 2026
- ✚ the **META receivable** is secured with a **first-rank mortgage** on the land on which the project is being developed and on the access road

The new contractual structure brings significant benefits by:

- ✚ **Confirmation of META's receivable** – the amount officially and unequivocally recognized
- ✚ **Firm maturity** – supports better financial planning
- ✚ **Strong guarantees** – through a first-rank mortgage on the project's assets
- ✚ **Efficient additional protection mechanism** – the document has enforceable value, allowing for rapid resolution if necessary

- ✚ **Transparency in partner relations** – the debtors have reaffirmed their commitment, strengthening collaboration on the project

Meta Estate Trust's investment in Uplake Residence Chitila began in April 2022, through the *Trading* business line. The residential complex is located in the north-west of Bucharest and is under development.

Through this restructuring, **Meta Estate Trust consolidates its investment**, transforming the initial promises into a notarial agreement with firm guarantees. The investment remains **part of the Trading business line** and is aligned with the **company's strategic portfolio management direction**, while also providing **predictability** and **security** in achieving financial results.

Bogdan Gramanschi
Chief Financial Officer

