

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

Current report 73/2025

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:	04.09.2025
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: Meta Estate Trust announces a new successful exit in the *Trading* portfolio

Meta Estate Trust S.A. (hereinafter referred to as the “Company”) informs shareholders and the market regarding the **successful completion of a new exit in the *Trading* portfolio**.

The investment process in the **First Estates** residential project, located in the Pipera business district of Bucharest, was initiated at the end of 2022 and materialized in August 2024 through the acquisition of 7 apartments and 7 parking spaces. **The total value of the investment amounted to €775,000**, partially financed through a credit facility used to optimize the capital structure.

The exit was completed at the beginning of September 2025, approximately one year after the acquisition, generating an internal rate of return (IRR) of 17%. This step confirms the team’s ability to efficiently capitalize on opportunities offered by the real estate market, while strengthening the company’s liquidity position and supporting the ongoing implementation of its investment plan.

Bogdan Gramanschi, CFO of Meta Estate Trust: *“The results achieved through the Trading business line validate the consistency and agility of our investment model. The First Estates project reconfirms Meta’s ability to identify high-potential opportunities and swiftly turn them into concrete results with competitive returns. It is clear proof of how we transform investors’ capital into real value, through sustainable projects well-positioned in the market.”*



First Estates Pipera sets a new standard in the area: it is the first residential complex with green technical solutions, offering free heating for all apartments through an integrated energy efficiency system. This innovation provides a major competitive edge in the sales process.

This investment joins other projects in Meta Estate Trust's *Trading* portfolio, such as *Parcului 20 by Cordia* and *Mobexpert Homes Pipera*, which have generated returns of up to 30% IRR, demonstrating the consistency of this business line.

Meta Estate Trust currently manages a portfolio of projects under the *Trading* investment line, at various stages of development. The company estimates the completion of related exits between 2025 and 2027. These projects ensure continuity of operations and lay solid foundations for strengthening financial performance in the years to come.

Bogdan Gramanschi
Chief Financial Officer

