To:
Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 99/2025

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:	14.11.2025
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 120.460.126
Total number of shares:	120.460.126 shares, of which 118.937.504 are Class 'A' common shares and 1.522.622 are Class 'B' preferred shares
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

Important events to report: Portfolio optimization and structuring of a financing in the hospitality sector

Meta Estate Trust S.A. (the "Company") informs its shareholders and the market that, during the period 11–13 November 2025, it signed a financing agreement amounting to EUR 3.88 million, with a maturity of 18 months, carried out through the platform HighCrowd Estate Technologies S.A., an entity authorized by the Financial Supervisory Authority (ASF). The financing will be used to optimize the financial structure of the Poiana Brașov Resort project developed by Rock Mountain S.A.

The financing is secured by a mortgage over the land related to the project and was structured through the HighCrowd Estate Technologies S.A. platform, in accordance with the ASF-regulated framework, providing a modern and secure mechanism to support the development.

The investment, part of Meta Estate Trust's Co-development business line, was initiated in 2022. The new financing structure enables the early repayment of the shareholder loan granted by Meta Estate Trust in December 2022 and ensures the continuity of the project's development within a transparent and regulated framework. In parallel, Meta Estate Trust marks the conclusion of the co-investment phase and the reduction of its direct exposure in the project through the transfer of the 5% stake held in Rock Mountain S.A.

Bogdan Gramanschi, CFO and Interim CEO, Meta Estate Trust: *"This operation represents a natural step in the process of optimizing Meta Estate Trust's portfolio and reflects our commitment to financial discipline, transparency, and efficiency in managing investments. The financing solution structured through an ASF-regulated platform enables the continued development of the project, the recovery of the invested capital, and the realignment of resources toward strategic projects. The use of such a platform reflects the Company's orientation toward regulated and sustainable mechanisms, aligned with European market practices."*

Bogdan Gramanschi
Chief Financial Officer