To: Bucharest Stock Exchange
Romanian Financial Supervisory Authority

Current report 100/2025

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: Successful completion of the investment in the ONE66 Brașov project

Meta Estate Trust S.A. (the "Company") informs shareholders and the market regarding the completion of the investment carried out within the **ONE66 Brașov** project, a real estate development converted into an aparthotel.

The investment, part of the *Trading* business line, was initially made in February 2023 in Phase II of the project, and in July 2024 it was restructured through the reallocation of the invested amount toward a package of already completed units in Phase I. In November 2025, **Meta Estate Trust executed the full exit from this investment** by selling the package—consisting of 6 apartments and 7 parking spaces—to the developer, for a total price of **EUR 930,000**.

The transaction marks the successful closure of the investment, generating an annualized return of approximately 19%, in line with the performance objectives of the Company's portfolio.

Bogdan Gramanschi, CFO of Meta Estate Trust: *"The exit from the ONE66 project reflects Meta's consistency in portfolio management and in capitalizing on investments at the right moments. The result achieved—an annualized IRR of 18.63%—confirms the robustness of our valuation and monitoring model and illustrates how we manage each business line to deliver performance and support long-term value creation."*

Bogdan Gramanschi
Chief Financial Officer