meta estate

upgrade your wealth

Financial Results Presentation as of 09/30/2025

META ESTATE TRUST S.A. Companie listată pe piața
SMT – AeRO a Bursei de Valori București
Simbol: **MET**

About Meta Estate Trust

Meta Estate provides investors with an innovative way to engage in the real estate sector, blending industry expertise with transparency and easy access to the capital market.

Established in March 2021 by seasoned Romanian entrepreneurs.

Listed on the Bucharest Stock Exchange (AeRO) since August 29, 2022, under the ticker MET.

Tipologiile investiţionale:

TRADING

CO-DEVELOPMENT

INCOME RECCURING

over **35** million €	**21**	**12%-42%**
Total Investments Made	Completeĉ Projects	Annual IRR

Key Figures as of 09/30/2025

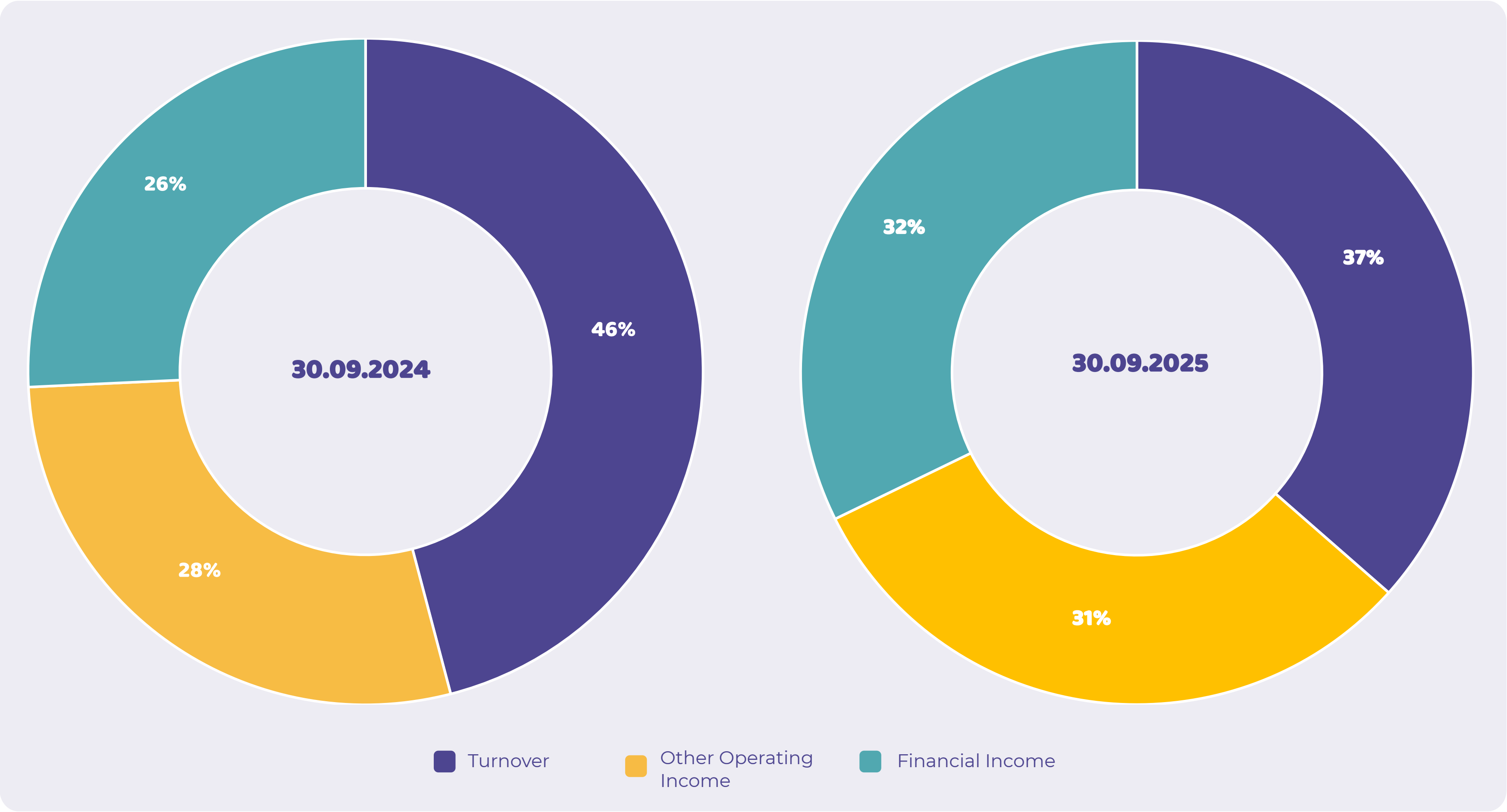
Turnover	Net Profit	Operating Income	Total Revenue	Total Assets	Investment Portfolio
7,57 mil. 37 % of total revenue	**7,43 mil.** 64% of total revenue	**14,04 mil.** 68% of total revenue	**20,73 mil.**	**126,8 mil.** +5% vs. 31.12.2024	**114,4 mil.**

Current Liquidity Ratio	Immediate Liquidity Ratio	Debt Ratio
57,04x vs. 12,4x as of 31.12.2024	**12,38x** vs. 4,64x as of 31.12.2024	**4,95%** vs. 6,9 % as of 31.12.2024

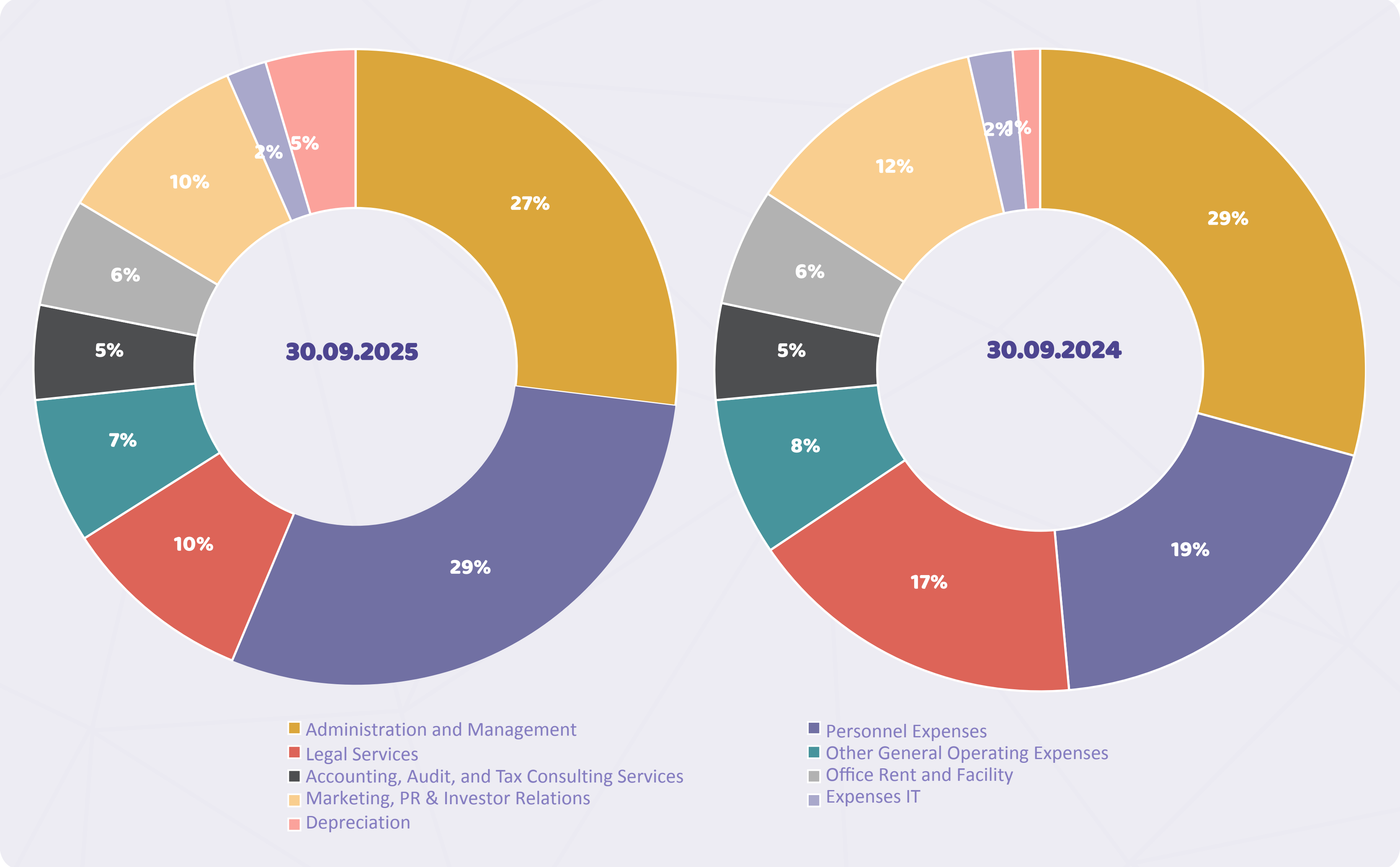
book value per share as of 09/30/20025 — **1,00** *lei/share*

Amounts are expressed in millions of lei.

Total revenue structure



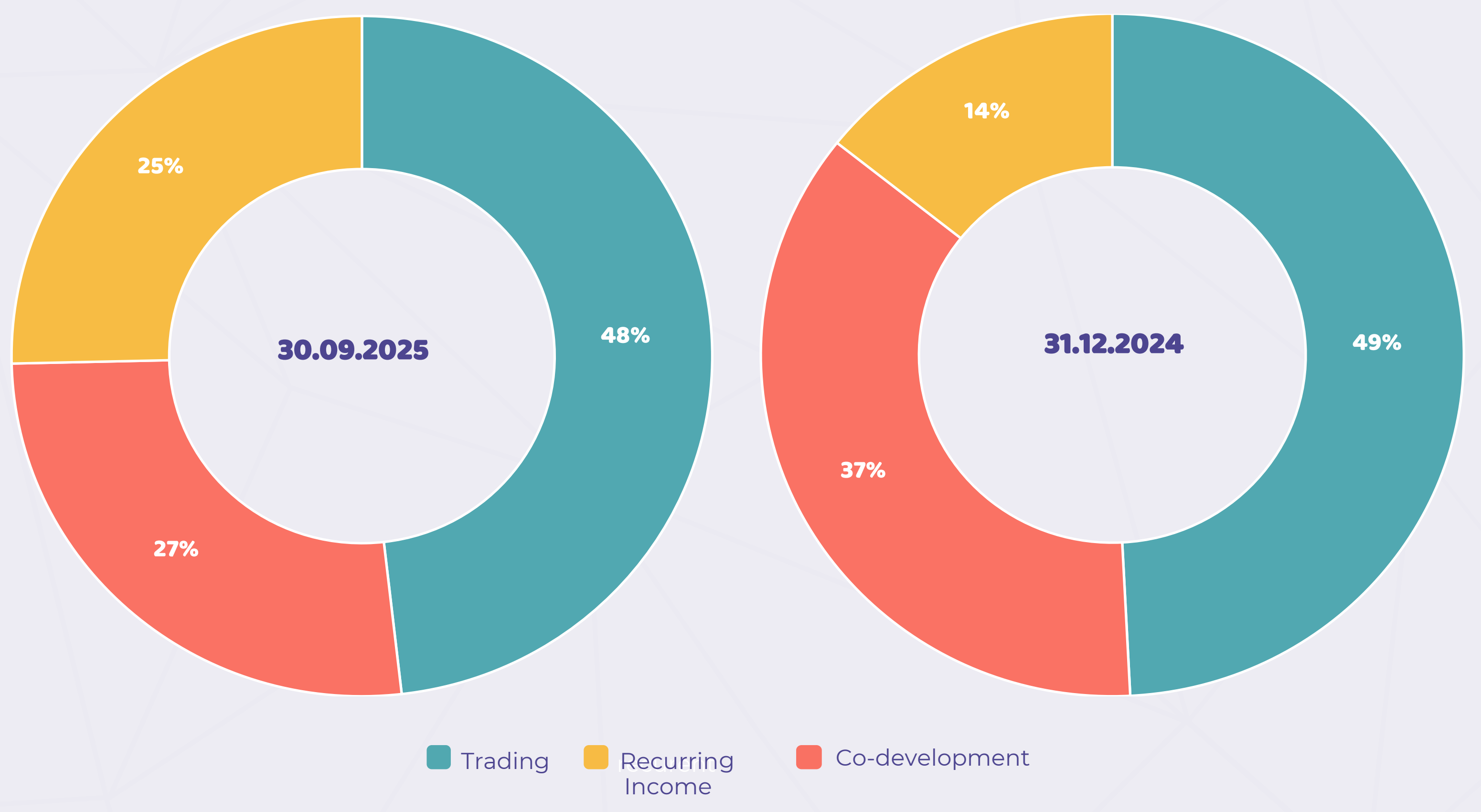
General operating expenses



Profit and loss account analysis

REVENUE AND EXPENSES (thousand lei)	09/30/2025	09/30/2024	Change%	Change %
Total operating revenue	14.041	18.933	(4,892)	-26%
Direct costs related to operating reve-nue	7,307	11.753	(4,446)	-37%
Operating profit before general operating expenses	6,734	7,180	(446)	-6%
General operating expenses	4,199	4,744	(545)	-11%
Operating result	2,534	2,436	99	4%
Financial income	6,689	6,564	125	2%
Financial expenses	549	247	302	122%
Financial Profit	6,140	6.317	(177)	-3%
Gross Profit	8.674	8.753	(78)	-1%
Income Tax	1,240	1.388	(148)	-11%
NET PROFIT	7,435	7.365	70	1%

Investment Portfolio Structure



Balance Sheet Analysis

ASSETS (thousand lei)	09/30/2025*	12/31/2024*	Change %	Change %
Tangible assets	8,643	8,835	(192)	-2%
Financial assets	40.033	39,161	872	2%
Total fixed assets	**48,676**	**47,996**	**680**	**1%**
Inventory	33,149	37,115	(3,966)	-11%
Receivables	37,379	28,541	8,838	31%
Cash and bank accounts	7,463	7,983	(520)	-7%
Total current assets	**77.991**	**73,638**	**4,353**	**6%**
Prepaid expenses	130	85	45	53%
TOTAL ASSETS	**126,797**	**121,719**	**5,078**	**4%**

**Amounts as of September 30, 2025 are unaudited. Amounts as of December 31, 2024 are audited. Figures are presented in accordance with internal management reporting and may differ from OMFP 1802/2014 requirements, as shown in the financial statements attached to this report.*

Operational Balance Sheet Structure as of 09/30/2025

LIABILITIES AND EQUITY (thousand lei)	09/30/2025*	12/31/2024*	Change%	Change%
Short-term liabilities	1,740	5.884	(4,144)	-70%
Amounts owed to credit institutions	4,531	1,937	2,595	134%
Provisions	56	56	-	0%
Total liabilities and provisions	6,327	7,876	(1,550)	-20%
Share Capital	130,187	102,429	27.758	27%
Reserves	1,530	1,531	(0)	0%
Treasury Shares Repurchased	(28,348)	(361)	(27,987)	7663%
Retained Earnings	9.666	-	9,666	100%
Net Profit for the Period	7,435	10.874	(3,439)	-32%
Profit allocation	-	(629)	629	-100%
Total equity	120,471	113.843	6,627	6%
TOTAL LIABILITIES AND EQUITY	126.797	121,719	5,078	4%

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Outlook 2025-2026

Completing capital operations, aimed at simplifying and optimizing the capital structure

Reducing the discount at which the company's shares are traded

Initiating the process of transferring to the BVB main market

Maintaining a strong growth rate of net profit, at least 10%

Completion of the restructuring initiative for major portfolio exposures

Expanding the portfolio of assets with recurring income in the year 2025

Leveraging low debt levels to expand the asset base

Litigation Monitoring

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Contact

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Investor page

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Find more about Meta Estate Trust

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www.metaestate.ro

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