

NOTICE OF THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF META ESTATE TRUST S.A.

In accordance with the provisions of Companies Law no. 31/1990, republished, as subsequently amended and supplemented, Law no. 24/2017 on issuers of financial instruments and market operations, republished, as subsequently amended and supplemented, Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented, as well as with the Articles of Incorporation,

The Board of Directors of Meta Estate Trust S.A., a company incorporated and operating under Romanian law, registered with the Trade Register under no. J40/4004/2021, tax identification number 43859039, with its registered office in Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor, hereinafter referred to as the “Company”, through the Chairman of the Board of Directors,

CONVENES:

the Ordinary General Meeting of Shareholders (“OGMS”) on April 29, 2026, at 10:00 a.m., at the Company’s registered office in Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor, where shareholders registered in the Shareholders’ Register kept by the Central Depository at the end of the day of April 15, 2026, set as the Reference Date, are entitled to participate and vote.

If the required quorum is not met on the aforementioned date, pursuant to art. 118 of Law no. 31/1990, the second OGMS is hereby convened and scheduled for April 30, 2026, starting at 10:00 a.m., at the same location, with the same agenda, for all shareholders registered in the Shareholders’ Register at the same Reference Date.

The agenda of the OGMS is as follows:

1. Election of the meeting secretary from among the proposals of the shareholders present at the OGMS.
2. Approval of the annual financial statements for the financial year 2025, prepared in accordance with the applicable legislation, supported by the financial auditor’s report and the Board of Directors’ report for 2025.
3. Approval of the Board of Directors’ report for 2025.
4. Approval of the financial auditor’s report for 2025.
5. Approval of the Company’s revenue and expenditure budget for the financial year 2026.
6. Approval of the extension of the mandate of the Company’s financial auditor, namely Forvis Mazars Romania S.R.L., headquartered at 4B and 2–4 Ing. George Constantinescu Street, room 2, 5th floor, Sector 2, Bucharest, registered with the Trade Register under no. J1995000756400, unique registration code 6970597, represented by Mr. Adrian Vasile, for an additional period ending on May 31, 2027, and the authorization of the executive directors to conclude the audit agreement accordingly.
7. Approval of the allocation of the Company’s net profit for 2025, in the amount of RON 10,264,783.16, as follows:

- 7.1. Allocation of the amount of RON 586,516.16 to reserves, representing the legal reserve established in accordance with the applicable legislation.
- 7.2. Allocation of the amount of RON 644,819.56 to cover the remaining uncovered loss generated by the preferred shares buyback program and their cancellation.
- 7.3. Allocation of a total gross dividend amounting to RON 497,592.87, respectively a gross dividend per share of RON 0.3268 (calculated at nominal value), related to the preferred shares remaining following the buyback process (Class B shares), totaling 1,522,622 preferred shares, in accordance with art. 5.4.1. letter c) of the Company's Articles of Incorporation, also capped at a maximum of 33% of the distributable annual profit for 2025, to shareholders holding preferred shares with priority dividend rights, proportionally to their participation in the preferred shares class (Class B).

According to art. 5.4.1. letter h) of the Company's Articles of Incorporation, the priority dividend shall be paid through the allocation of free ordinary shares. The allocations will be carried out within a share capital increase operation, with the granting of pre-emptive rights, through the issuance of ordinary shares in exchange for cash contribution, whereby the claim of the entitled shareholders against the Company (arising on the dividend payment date) will be converted into ordinary shares.

The share capital increase operation described above will be carried out in accordance with the resolutions of the Company's Board of Directors, adopted based on the powers delegated to it by EGM Resolution no. 4/11.12.2024, and will be completed within a period not exceeding 6 months from the date of the present OGMS.
- 7.4. The amount of RON 8,535,854.57, part of the distributable net result, will be allocated to reserves, at the disposal of the Company.
8. Approval of the discharge of liability of the Company's directors for the activity related to the financial year ended December 31, 2025.
9. Approval of the authorization of the Chairman of the Board of Directors and the meeting secretary to jointly sign the OGMS resolutions.
10. Authorization of Mr. Dan Petrișor, in his capacity as Chief Executive Officer of Meta Estate Trust S.A., to carry out all formalities and procedures necessary for the implementation of the adopted resolutions and to sign all necessary documents in relation to the competent Trade Register Office, the Official Gazette, the Financial Supervisory Authority, the Bucharest Stock Exchange, and any other institutions. Mr. Dan Petrișor may further delegate the authority to complete publication and registration formalities to another person or to a lawyer.
11. Approval of **30 July 2026** as the "**Record Date**" for the identification of shareholders, in accordance with the provisions of Art. 87 of Law no. 24/2017 on issuers of financial instruments and market operations, republished, as subsequently amended and supplemented.
12. Approval of **29 July 2026** as the "**Ex-date**", in accordance with the provisions of Art. 187 point 11 of Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented, issued by the Financial Supervisory Authority.
13. Approval of **31 July 2026** as the **Dividend Payment Date** for the preferred shares, in accordance with the provisions of Art. 2 para. (2) letter (h) and Art. 178 para. (4) of Regulation no. 5/2018, respectively the date on which the receivable of the shareholders

entitled to the dividend related to the preferred shares is established against the Company, which will be converted into ordinary shares in their favor, in accordance with the provisions of item 7.3 on the agenda.

Shareholders may exercise their right to ask questions regarding the items on the OGMS agenda only if accompanied by a copy of a valid identification document of the shareholder (in the case of individuals: ID card/identity card/passport; in the case of legal entities/entities without legal personality: ID card/identity card/passport of the legal representative). Questions may be submitted in writing, if applicable, until April 20, 2026, at 18:00, as follows:

- in a sealed envelope (original handwritten document), submitted in person, by post, or via courier services, at the Company's registered office in Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor, clearly marked on the envelope: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026";
- by email with an extended electronic signature incorporated in accordance with Law 455/2001 on electronic signature, to the email address: secretariat.aga@meta-estate.ro, indicating in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026".

The Company will publish the answers to the questions submitted in accordance with this notice and the applicable legal provisions on the Company's website: www.metaestate.ro. For questions with identical content, a general response will be provided. The Company's obligation to respond will be subject to safeguarding confidentiality and the Company's interests. Shareholders registered at the Reference Date may exercise their right to participate and vote in the OGMS:

1. in person (through the legal representative in the case of legal entity shareholders).
2. through a designated representative to whom a special power of attorney or a general power of attorney has been granted.
 - a) General powers of attorney shall be submitted, prior to their first use, as a copy bearing the statement "true copy of the original" under the signature of the representative, either in person or by post/courier, to the Company's registered office (Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor), in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026", or by email with an extended electronic signature (to secretariat.aga@meta-estate.ro, indicating in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026"), so as to be received by the Company at least 72 hours prior to the date of the OGMS, respectively by April 26, 2026, at 10:00 a.m., under the sanction of loss of the right to vote in the OGMS.

Copies of the general powers of attorney will be retained by the Company, with a mention thereof being included in the minutes. Shareholders may submit the notification of the appointment of the representative only in writing, either in person, by post or courier services, or by electronic means (to the email address secretariat.aga@meta-estate.ro, indicating in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026").

For the validity of the general power of attorney, the representative must have the status of either an intermediary (in accordance with the provisions of art. 2 para. (1) point 19 of Law no. 24/2017 (R)) or a lawyer of the Company's shareholder. The representative must not be in a conflict of interest, in particular in any of the following situations:

- (i) is a major shareholder of the Company or a person controlled by such shareholder;
- (ii) is a member of a management, administrative or supervisory body of the Company, of a major shareholder, or of a controlled entity, as provided under letter
- (iii) is an employee or auditor of the Company or of a major shareholder or of an entity controlled, as provided under letter (i);
- (iv) is the spouse, relative or in-law up to the fourth degree inclusive of any of the natural persons referred to in letters (i)–(iii) above.

The general power of attorney signed by the Company's shareholder, including by affixing an extended electronic signature, where applicable, must be accompanied by a statement on own responsibility issued by the legal representative of the intermediary or by the lawyer who received the power of attorney, which shall include the following confirmations: (i) that the shareholder has granted the power of attorney to the intermediary or the lawyer in their capacity as client, and (ii) that the general power of attorney is signed by the shareholder. This statement shall be submitted together with the general power of attorney prior to its first use.

The Company does not impose a specific format for general powers of attorney, and these are valid for a maximum period of 3 years, unless a longer term has been provided. The person appointed by the shareholder may not further delegate the right to participate and vote in the OGMS to another person, unless such prerogative has been expressly granted by the shareholder through the power of attorney. A legal entity acting as proxy may designate any person who is part of its management or administrative bodies or its employees to exercise the mandate granted by the shareholder.

The special power of attorney form will be available on the Company's website www.metaestate.ro or at the Company's registered office, in Romanian and English.

The special power of attorney must be submitted in the form provided by the Company and must include explicit voting instructions for each item on the OGMS agenda. The special power of attorney is valid only for the OGMS for which it was granted. It shall be prepared in three original copies (one for the shareholder, one for the representative, and one for the Company). Special powers of attorney shall be submitted in original, either in person or by post/courier, to the Company's registered office (Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor), in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026", or by email with an extended electronic signature (to secretariat.aga@meta-estate.ro, indicating in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026"), so as to be received by the Company at least 72 hours prior to the date of the OGMS, respectively by April 26, 2026, at 10:00 a.m., under the sanction of loss of the right to vote in the OGMS. Special powers of attorney will be retained by the Company, with a mention thereof included in the minutes.

The verification and validation of special powers of attorney will be carried out by the OGMS secretariat. The confidentiality of voting instructions will be ensured until the moment when the other votes cast secretly by the attending shareholders or their representatives are known.

If the agenda is supplemented, the special powers of attorney will be updated and made available to the Company's shareholders, who may obtain them from the Company's registered office or from the Company's website www.metaestate.ro starting with April 15, 2026.

3. By correspondence, using the voting ballot by correspondence available on the Company's website www.metaestate.ro or at the Company's registered office, in Romanian and English. The voting ballot provided by the Company must include specific instructions regarding the exercise of the vote for each item on the agenda. The voting ballots by correspondence, in Romanian or English, duly completed and signed, accompanied by a copy of a valid identification document of the shareholder (in the case of individuals: ID card/identity card/passport; in the case of legal entities/entities without legal personality: ID card/identity card/passport of the legal representative), shall be submitted in original, either in person or by post/courier, to the Company's registered office (Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor), in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026", or by email with an extended electronic signature (to secretariat.aga@meta-estate.ro, indicating in the subject line: "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026"), so as to be received by the Company by the date and time of the OGMS, respectively by April 29, 2026, at 10:00 a.m.

Voting ballots by correspondence that are not received in the form and within the deadline stipulated in this notice will not be taken into account for determining the quorum and voting results, nor for counting the votes in the OGMS.

Voting by correspondence may be exercised by a representative of a shareholder only if such representative has received a special or general power of attorney submitted to the Company within the deadline provided for the submission of powers of attorney, or if the representative is a credit institution providing custody services, in compliance with art. 105 para. (11) of Law no. 24/2017 (R).

The verification and validation of voting ballots by correspondence will be carried out by the OGMS secretariat. The confidentiality of votes will be ensured until the moment when the other votes cast secretly by the attending shareholders or their representatives are known.

If the agenda is supplemented, the voting ballots by correspondence will be updated and made available to the Company's shareholders, who may obtain them from the Company's registered office or from the Company's website www.metaestate.ro, starting with April 16, 2026.

One or more shareholders representing, individually or jointly, at least 5% of the share capital shall have the right to:

- a) to introduce items on the agenda of the general meeting, provided that each item is accompanied by a justification or a draft resolution proposed for adoption by the general meeting; and
- b) to submit draft resolutions for the items included or proposed to be included on the agenda of the general meeting.

The rights to supplement the agenda may be exercised only in writing, with the proposals being submitted by courier services or by electronic means. Shareholders may exercise the above-mentioned rights within 15 days from the date of publication of the notice.

In cases where the exercise of the right to supplement the agenda results in the amendment of the agenda already communicated to the shareholders, the Company shall make available a revised agenda, using the same procedure as that used for the previous agenda, prior to the reference date of the general meeting of shareholders, as defined by the FSA regulations, and in compliance with the 10-day term prior to the general meeting, on the date indicated in the initial notice, so as to allow other shareholders to appoint a representative or, where applicable, to vote by correspondence.

If a shareholder who has voted by correspondence attends the OGMS in person or through a representative (provided that a special/general power of attorney has been submitted in accordance with the conditions set out in this notice), the vote expressed by correspondence for that OGMS shall remain valid only if the shareholder does not express a different voting option in person or through a representative.

If the person representing the shareholder by attending the OGMS in person is different from the one who expressed the vote by correspondence, for the vote to be valid, such person may present at the OGMS a written revocation of the vote by correspondence, signed by the shareholder or by the representative who expressed the vote by correspondence.

4. By representation of the shareholder by a credit institution providing custody services. When a shareholder is represented by a credit institution providing custody services, such institution may vote in the OGMS based on the voting instructions received from the shareholder. In this case, it is no longer necessary for the shareholder to prepare a general or special power of attorney.

The credit institution must submit a statement on its own responsibility, in accordance with art. 207 of Regulation no. 5/2018, specifying: (i) the name/denomination of the shareholder on whose behalf the credit institution participates and votes in the OGMS, and (ii) that the credit institution provides custody services for that shareholder.

This statement, signed by the legal representative of the credit institution, shall be submitted in original, either in person or by post/courier, to the Company's registered office (Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor), in a sealed envelope marked "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026", or by email with an extended electronic signature (to

secretariat.aga@meta-estate.ro, indicating in the subject line: “FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 29.04.2026”), so as to be received by the Company at least 72 hours prior to the date of the OGMS, respectively by April 26, 2026, at 10:00 a.m., under the sanction of loss of the right to vote in the OGMS.

5. By online voting using the “e-vote” system, by accessing the link <https://met.evot.ro/login> from any internet-connected device.

For identification and online access to the OGMS, shareholders shall provide the following information:

a. Individuals:

- Full name;
- Personal Identification Number (CNP);
- Email address;
- Copy of identification document (ID card/identity card/passport/residence permit);*
- Phone number (optional).

b. Legal entities:

- Company name;
- Unique Registration Code (CUI);
- Full name of the legal representative;
- Personal Identification Number (CNP) of the legal representative;
- Email address;
- Identification document of the legal representative (ID card/identity card/passport/residence permit);
- Copy of the registration certificate issued by the Trade Register or any equivalent document issued by a competent authority in the country where the legal entity shareholder is duly registered, submitted in original or as a certified true copy. Documents attesting the capacity of legal representative of the legal entity shareholder must be issued no more than 30 days prior to the Reference Date;
- Phone number (optional).

The documents and informational materials related to the OGMS agenda, this notice, the draft resolutions, the total number of shares and voting rights at the date of the convening, as well as the special power of attorney forms and voting by correspondence forms, may be obtained by shareholders starting with March 28, 2026 and until the date set for the general meeting, from the Company’s registered office in Bucharest, Sector 1, 4–10 Munții Tatra Street, 4th floor, on each working day, during business hours, between 09:00 and 18:00, and will also be made available on the Company’s website www.metaestate.ro, Investor Relations section.

If: (i) individual shareholders have not registered valid and updated identification data in the system of the Central Depository S.A., they shall also present a copy of the updated identification document (ID card/identity card/passport/residence permit, etc.); (ii) the legal representative of legal entity shareholders is not mentioned in the list of shareholders of the Company at the Reference Date received from the Central Depository S.A., they shall also present a document attesting such capacity (certificate issued by the Trade Register or another similar authority in the country where the shareholder is registered). For dates other

than the Reference Date, in order to prove shareholder status, the following documents shall be submitted: (i) an account statement evidencing the shareholder status and the number of shares held, (ii) documents attesting the registration of information regarding the legal representative with the Central Depository S.A.

Documents submitted in a language other than Romanian and/or English shall be accompanied by a translation made by an authorized translator into Romanian/English. Electronic copies of the above-mentioned documents shall be uploaded online in the dedicated fields.

*The files that can be uploaded must have one of the following extensions: .jpg, .pdf, .png. Shareholders may log in and vote as many times as they wish within the designated voting period (by correspondence and/or live), with the last voting option recorded being the valid one.

All requests and any information regarding the convening and conduct of the OGMS may be submitted or obtained at the Company's registered office, by phone at +40 372 934 455 or by email at secretariat.aga@meta-estate.ro, on working days, between 09:00 and 18:00.

Chairman of the Board of Directors
Cert Master Standard S.R.L.
Represented by Mr. Laurențiu Mihai Dinu