

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

Current report 96/2025

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:	07.11.2025
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: Completion of the Acquisition within the Cellini Residence Residential Project

Meta Estate Trust S.A. (the "Company") informs its shareholders and the market regarding the completion of the acquisition of a portfolio consisting of 7 apartments within the Cellini Residence project, with a total value of approximately EUR 730,000.

The project is part of the **Trading business line**, which focuses on acquiring residential units in the early stages of construction, with an exit planned before or upon completion.

Meta Estate Trust initiated the investment in the Cellini Residence project in **October 2024**, through a transaction involving an advance payment of **EUR 300,000**, representing the first stage of the investment.

The completion of the acquisition was achieved by fully covering the remaining payment balance through a **bank financing facility contracted with Patria Bank S.A.**, allocated to the portfolio corresponding to this business line. The financing was contracted in **June 2025**, in accordance with Current Report no. 47 published by the Company.

The **sale of the apartments is planned for 2026**, with an **estimated investment return (IRR) of approximately 22%**, in line with the portfolio's performance objectives.



Cellini Residence represents a strategic investment in the **premium residential segment**, located in a well-established area of Bucharest, near **Parcul Circului, Parcul Tei, and Parcul Verdi**, an area with strong potential for investment appreciation.

Meta Estate Trust currently holds a **diversified portfolio** of projects within its Trading business line, at various stages of development. The Company estimates that the corresponding exits will be completed during the **2025–2027** period, ensuring business continuity and solid premises for strengthening financial performance in the coming years.

Bogdan Gramanschi
Chief Financial Officer

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