

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

Current report 14/2025

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:	21.03.2025
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.:	J40/4004/2021
Fiscal Code:	43859039
Subscribed and paid share capital:	RON 102.429.372
Total number of shares:	102.429.372 acțiuni, din care 91.179.396 acțiuni ordinare clasa „A” și 11.249.976 acțiuni preferențiale clasa „B”
Symbol:	MET
Market where securities are traded:	SMT AeRO Premium

Important events to report: First successful transaction of the year: EUR 2.65 million exit, IRR 20%

The management of Meta Estate Trust S.A. (the "Company") informs shareholders and the market of the completion of a significant transaction for its investment portfolio. The Company marks an exit from its investment in The Lake Home residential project, developed by Novarion, which generated an internal rate of return **(IRR) of 20%**. The transaction, worth EUR 2.65 million, brought total gross consideration of approximately **EUR 1.6 million** over the duration of the investment period.

Meta Estate Trust invested in the project through a real estate development partnership with Novarion, starting in December 2021 and continuing to date. The investment was phased, reaching a total value of approximately EUR 2.84 million, of which EUR 200,000 was partially repaid in 2024.

Alexandru Bonea, Managing Director Meta Estate Trust: *"We are pleased to announce the closing of a significant exit for Meta Estate Trust in the first quarter of this year. The investment in Novarion represented one of Meta Estate Trust's largest exposures, and in over three years of partnership we have been able to achieve three goals. First, we have realized a significant return for our shareholders and investors - 20% annualized and supported the realization of a major residential project in Sibiu. Meta Estate Trust's exposure during this investment period to the residential development sector is a valuable experience for the entire Meta team."*



The project developed by Novarion is part of the *Co-Development business line*, under which Meta Estate Trust's investment strategy involves the allocation of preferential equity capital exclusively for the development of real estate projects, with the aim of achieving maximum returns. Therefore, the exit achieved is in line with the targeted investment margin, namely an annualized return of 20-30% and is in line with the company's other successful investments, such as The Level Apartments II or the project located at 21 Ion Dragalina Street.

The Lake Home by Novarion is a large-scale residential development in the western part of Sibiu, spread over 53,000 square meters, with 20,000 square meters of green spaces, parks and gardens. The complex will include, 494 apartments, 34 premium villas, 3 restaurants, 1 aparthotel, gym with spa and swimming pool, kindergarten and afterschool. The project is currently 21% completed with the last phase to be completed in 2030.

Alexandru Bonea
Managing Director

Meta Estate Trust S.A.

4-10 Muntii Tatra St., 4th Floor, Bucharest, Romania
Trade Register no.: J40/4004/2021; Sole Registration Code: 43859039
Social paid-up capital: RON 102.424.339,00
Phone no.: +40 372 93 44 55 | office@meta-estate.ro | metaestate.ro

