

To:

Financial Supervisory Authority

Financial Instruments and Investments Sector

Bucharest Stock Exchange

CURRENT REPORT

In compliance with the provisions of Law no. 24/2017 on issuers of financial instruments and market operations and Regulation no. 5/2018 on issuers of financial instruments and market operations

Date of the report: May 4th, 2021

Name of issuer: STAR RESIDENCE INVEST S.A.

Headquarters: Soseaua BUCURESTI-PLOIESTI, Nr.172-176, WILLBROOK PLATINIUM & CONVENTION CENTER, CLADIREA A, BIROUL 5, ETAJ 1, District 1

Telephone: +40 735 514 941

Trade Register no/date: J40/12985/2020

Tax Identification Code: 43151040, **Subscribed and paid share capital:** 9.610.000 lei

Regulated market where issued securities are traded: Bucharest Stock Exchange, - Aero Premium Tier, SMT, market symbol: REIT

Important events to be reported: Decision of the Board of Directors regarding the rescheduling of the EGMS convening of STAR RESIDENCE INVEST S.A. on 04 / 05.06.2021

As a result of the impossibility of publishing the notice of convocation within the legal term, the Board of Directors of Star Residence S.A. decided to reschedule the EGMS meeting for 04 / 05.06.2021, instead of 31.05-02.06.2021.

Therefore, the convener of the Extraordinary General Meeting of Shareholders of Star Residence Invest S.A. is amended as follows:

Convening the Extraordinary General Meeting of Shareholders of Star Residence Invest SA

REIT CAPITAL S.A., Romanian legal entity, headquartered in Cluj-Napoca, Calea Moșilor no. 119, Cluj County, registered at the Cluj Trade Register under no. J12 / 2922/2020, unique registration code 43070891 (hereinafter referred to as the Sole Administrator), as sole administrator of STAR RESIDENCE INVEST SA, a company established and operating according to Romanian legislation, with its registered office in Bucharest, Sector 1, Șoseaua Bucharest-Ploiesti, Nr. 172-176, Willbrook Platinum & Convention Center, Building A, Office 5, Floor 1, registered at the Trade Register Office attached to the Bucharest Tribunal under no. J 40/12985/2020, CUI 43151040, (hereinafter referred to as the Company), in accordance with Administrator Decision no. 1/27.04.2021., the provisions of the constitutive act of the Company valid on the date of convocation, of the Companies Law no. 31/1990, Law no. 24/2017 on issuers of financial instruments and market operations and FSA Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented,

CONVENE

Extraordinary General Meeting of Shareholders (hereinafter referred to as the EGMS), on 04.06.2021, at 12:00, at the headquarters of the Sole Administrator of the Company, in Cluj-Napoca, Calea Moșilor no. 119, Cluj County, for all shareholders registered at the end of 20.05.2021, considered the reference date, in the Register of Shareholders kept by Depozitarul Central SA, and in case of non-fulfillment of the statutory conditions or any other validity conditions, the EGMS will be kept on 05.06.2021, at

12:00, in the same place, for all shareholders registered in the Register of Shareholders on the same reference date, with the following

AGENDA:

1. Election of the EGMS secretary.
2. Approval of the increase of the Company's share capital by cash contribution, with the amount of 19,220,000 lei, by issuing a number of 96,100,000 new shares with a nominal value of 0.2 lei / share, with cash contribution. Thus, the share capital of the Company will increase from the amount of 9,610,000 lei, respectively 48,050,000 shares, to a maximum of 28,830,000 lei, respectively a maximum of 144,150,000 shares. The issue of new shares will take place in two stages, in the first stage they can be subscribed and paid by the holders of pre-emptive rights, and in the second they can be subscribed through the capital market as an offer addressed to a maximum of 149 retail investors (hereinafter referred to as the Private Placement) for shares not subscribed in the first stage. In the first stage of the exercise of the pre-emptive right, the shares may be subscribed by all shareholders registered in the Register of Shareholders kept by the Central Depository on the registration date established by the EGMS who have not alienated their pre-emptive rights, respectively, by persons who have acquired pre-emptive rights during their trading period.

The pre-emptive rights will be tradable within the relevant market of the Bucharest Stock Exchange (BVB) according to the provisions of the Public Offering Prospectus for the capital increase, which will be approved by the Financial Supervisory Authority (FSA) and the specific regulations of the market on which they will be traded. The pre-emptive right may be exercised for a period of 31 days from the date set out in the prospectus approved by the FSA, by the holders of pre-emptive rights, by subscribing and paying in cash two new shares for each pre-emptive right held. The number of new shares that can be subscribed by a preference holder will be calculated by multiplying the number of preference rights held by 2. The subscription price from the first stage, at which the holders of the preferential rights will be able to subscribe, will be equal to the face value. The shares that will not be subscribed and paid by the holders of preferential rights within the term established by this EGMS, will be offered in the second stage, that of the Private Placement, at an issue price equal to that of the first stage plus an issue premium of 0.018 Lei / share.

The shares remaining unsubscribed after their offering in the second stage of the Private Placement will be canceled by the decision of the Sole Administrator of the Company stating the results of the share capital increase and approving the amendment of the articles of association, which will relate to the shares actually subscribed in the two stages of augmentation.

The increase of the share capital is made in order to ensure the necessary sources of financing for the implementation of the business development plan.

3. Approval of the date of 18.06.2021 as "registration date" which serves to identify the shareholders on whom the effects of the decisions adopted by the EGMS will be reflected and of the date of 17.06.2021 as the date representing the "ex-date" of the EGMS decision.
4. Approval of the date of 21.06.2021 as the date of crediting in the accounts of financial instruments opened in the system of the central depository of preference rights, respectively the date of payment, according to art.173 par.9 and art.178 par.4 of Regulation no.5 / 2018 to the FSA.
5. Approval of the mandate of the Sole Administrator through his representative, Mrs. Monica-Adriana Ivan, with the possibility of substitution, to perform all the procedures and formalities provided by law for carrying out the EGMS decisions, to submit and take documents and sign for this purpose on behalf of the Company, in relation



to the Trade Register, the Official Monitor, the Financial Supervisory Authority, the Bucharest Stock Exchange and any other institutions, including for the employment of an authorized intermediary to prepare the issue prospectus in accordance with these decisions.

At the Extraordinary General Meeting of Shareholders are entitled to participate and vote all shareholders registered at the end of 20.05.2021 set as a reference date.

The access of the shareholders entitled to participate in the EGMS is allowed by the simple proof of their identity, made in the case of natural shareholders with the identity document, and in the case of legal shareholders and represented natural shareholders, with special or general power of attorney, given to the empowered person and the identity document of the representative. The power of attorney form can be obtained from the Company's headquarters starting with 04.05.2021 and from the website www.starresidenceinvest.ro.

The special or general power of attorney will be drawn up in three original copies (one for the company, one for the shareholder, one for the representative). Proxies and a copy of the identity document or registration certificate and the certificate issued by the trade register or any other document issued by a competent authority of the state in which the shareholder is legally registered (not more than 3 months old compared to the date of publication of the convening notice of the general meeting) will be submitted / sent in original at the Company's headquarters or sent by e-mail with electronic signature until 31.05.2021 at 12, at the email address office@reit-capital.ro.

In the case of a special power of attorney granted by a shareholder to a credit institution providing custody services, it shall be signed by that shareholder and shall be accompanied by a statement on his own responsibility given by the credit institution that received the power of attorney. , which shows that:

- the credit institution provides custody services for the respective shareholder,
- the instructions in the special power of attorney are identical to the instructions in the SWIFT message received by the credit institution to vote on behalf of the respective shareholder,
- the special power of attorney is signed by the shareholder.

On the date of the meeting, at the entrance to the meeting room of the general assembly, the designated representative will hand over the original power of attorney, if it was sent by e-mail with the electronic signature incorporated, and a copy of his identification documents.

One or more shareholders representing individually or together, at least 5% of the share capital, have the right to enter items on the agenda of the General Meetings.

Proposals for the introduction of new items on the agenda of the general meeting, respectively draft decisions for items included or proposed to be included on the agenda of the general meeting, will be accompanied by copies of the identification documents of the initiators. These refer to the identity documents (identity card) in the case of natural persons and the registration and ascertaining certificates or any other document issued by a competent authority from the state where the shareholder is legally registered (with a maximum age of 3 months compared to the date of publication of the convening notice of the general meeting) indicating the holders of the quality of legal representatives for the legal persons shareholders of the Company. The documents attesting the quality of legal representative drawn up in a foreign language other than English will be accompanied by a translation made by an authorized translator, in Romanian or in English, and the ascertainment of the quality of legal representative will be made based on the list of shareholders, provided by the Central Depository. The proposals will be submitted at the Company's headquarters, no later than 19.05.2021, at 17.00, in a sealed envelope, with the statement written in clear and capital letters "FOR THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS" or sent by e-mail, with electronic signature incorporated according to Law no. 455/2001, regarding the electronic signature, in the same term at: office@reit-capital.ro, mentioning on the subject "FOR THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS".



The shareholders are informed that with regard to the proposals for the introduction of new items on the agenda of the meeting, it is necessary that for each item proposed by the initiators there is a justification or a draft decision proposed for adoption by the general meeting.

The last updated version of the proxies and ballot papers by mail will be available on the company's website starting with 21.05.2021, 17.00.

Each shareholder has the right to ask the Sole Administrator written questions before the date of the general meeting, regarding the items on the agenda, according to art. 198-199 of the FSA Regulation no. 5/2018. The answer is considered given if the requested information is published on the company's website.

Shareholders registered on the reference date in the register of shareholders, have the opportunity to vote by mail, before the date of the meeting by using the voting form by mail. The voting form by correspondence, together with a copy of the identity document and / or the registration certificate and the ascertaining certificate issued by the Registry of Commerce or any other document of the shareholder, issued by a competent authority of the state in which the shareholder is legally registered (no older than 3 months reported at the date of publication of the convening notice of the general meeting) will be sent to the Company, in original, at its headquarters or by e-mail, with extended electronic signature, incorporated according to Law no. 455/2001, at the email address office@brk.ro reit-capital.ro, until 31.05.2021 at 12.00. The forms will be written either in Romanian or in English. Shareholders who voted by special proxies or ballot papers by mail may change their initial voting option or means of voting, being considered valid the last vote cast and registered until 31.05.2021, at 12.00.

In the event that the shareholder who expressed his vote by correspondence participates personally or through a representative at the general meeting, the vote by correspondence expressed for that general meeting will be canceled. In this case, only the vote cast in person or through a representative will be taken into account.

Correspondence ballot forms, special proxy forms, documents and information materials on the issues included on the agenda, including draft decisions, are available to shareholders starting with 04.05.2021, 17.00 on the website The Company at www.starresidenceinvest.ro and at the Company's headquarters in Bucharest, Sector 1, Bucharest-Ploiești Road, Nr. 172-176, Willbrook Platinum & Convention Center, Building A, Office 5, Floor 1.

Monica Ivan

General Manager of REIT Capital (administrator of STAR Residence Invest SA)