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## Convening notice of the Ordinary General Shareholders Meeting of Star Residence Invest SA

REIT CAPITAL S.A., a Romanian legal entity, having its registered office in Cluj-Napoca, 119 Calea Moșilor, Cluj County, registered with the Cluj Trade Register under no. J12/2922/2020, Fiscal Code (CUI) 43070891 (hereinafter referred to as the Sole Director), acting as sole director of STAR RESIDENCE INVEST S.A., a company incorporated and operating in accordance with Romanian law, having its registered office in Cluj-Napoca, 119 Calea Moșilor, Cluj County, registered with the Trade Register Office attached to the Cluj Tribunal under no. J2023000046124, Fiscal Code (CUI) 43151040 (hereinafter referred to as the Company), in accordance with Resolution no. 1 of the Board of Directors dated February 23, 2026, the provisions of the Company's Articles of Incorporation in force at the date of the convening notice, the Companies Law no. 31/1990, Law no. 24/2017 on issuers of financial instruments and market operations, and ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented,

### CONVENES

The Ordinary General Meeting of Shareholders (hereinafter referred to as the OGMS) on March 30, 2026, at 3:00 PM, at the registered office of the Company's Sole Director, located in Cluj-Napoca, 119 Calea Moșilor, Cluj County, for all shareholders registered at the end of March 16, 2026, considered the reference date, in the Shareholders' Register kept by Depozitarul Central S.A. If the statutory quorum or any other validity requirements are not met, the OGMS shall be held on March 31, 2026, at 3:00 PM, at the same location, for all shareholders registered in the Shareholders' Register on the same reference date, with the following

### AGENDA:

1. Approval of the Company's audited annual financial statements for the 2025 financial year, based on the Directors' Report and the Company's Independent Auditor's Report.
2. Approval of the discharge of liability of the Sole Director for the activity carried out during the 2025 financial year, based on the reports presented.
3. Approval of the distribution as dividends of the total amount of RON 2,944,265, respectively a total gross dividend per share of RON 0.038459, as follows:
  - 3.1 Approval of the allocation of the Company's statutory net profit achieved in 2025, amounting to RON 1,265,047, as follows: allocation of RON 90,511 to the legal reserve and RON 1,174,535 to dividends. Approval of setting a gross dividend per share of RON 0.015342.
  - 3.2 Approval of the distribution of additional dividends from retained earnings representing the surplus realized from revaluation reserves, amounting to 90% of the distributable amount, as follows: balance of account 1175 in the trial balance of RON 1,966,367, of which 90% is distributed as a gross amount, respectively RON 1,769,730. Approval of setting an additional gross dividend per share of RON 0.023117.
4. Approval of the Investment Program and of the Revenue and Expenditure Budget for the 2026 financial year.
5. Approval of the remuneration report for 2025.

6. Approval of April 17, 2026 as the record date (ex-date: April 16, 2026) for the shareholders to whom the effects of the resolutions adopted by the Ordinary General Meeting of Shareholders shall apply, in accordance with Article 87 of Law no. 24/2017, and approval of April 30, 2026 as the payment date, in accordance with Article 87 para. (2) of Law no. 24/2017.
7. Approval of the authorization of the Sole Director, through Ms. Monica-Adriana Ivan, with the right of substitution, to carry out all procedures and formalities provided by law for the implementation of the resolutions of the OGMS, to file and collect documents and to sign for this purpose on behalf of the Company, in relation to the Trade Register, the Official Gazette, the Financial Supervisory Authority, the Bucharest Stock Exchange, and any other institutions.

All shareholders registered at the end of **16.03.2026**, set as the reference date, are entitled to attend and vote at the Ordinary General Meeting of Shareholders.

Access to the OGMS for shareholders entitled to participate is granted upon simple proof of identity: in the case of individual shareholders, by presenting a valid identity document; and in the case of legal entity shareholders and individual shareholders represented by another person, by presenting a special or general power of attorney granted to the individual representing them, together with the representative's identity document. The power of attorney form may be obtained from the registered office of the Company's Sole Director starting from **27.02.2026**, as well as from the websites [www.starresidenceinvest.ro](http://www.starresidenceinvest.ro) or [www.starinvest.eu](http://www.starinvest.eu), and is available in Romanian.

The special or general power of attorney shall be drawn up in three original copies (one for the Company, one for the principal, and one for the proxy holder). The powers of attorney, together with a copy of the identity document or of the registration certificate and the certificate issued by the Trade Register, or any other document issued by a competent authority in the state where the shareholder is legally incorporated (*issued no more than 3 months prior to the date of publication of the convening notice of the general meeting*), shall be submitted/sent in original to the Company's registered office or sent by e-mail by **28.03.2026, 3:00 PM**, to the e-mail address [office@reit-capital.ro](mailto: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 the respective shareholder and accompanied by an affidavit issued by the credit institution that has received the representation mandate through the special power of attorney, stating that:*

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

*On the date of the meeting, upon entering the meeting room of the general meeting, the appointed representative shall submit the original power of attorney, if it was previously sent by e-mail with an incorporated electronic signature, as well as a copy of their identification documents.*

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

Proposals regarding the addition of new items to the agenda of the general meeting, as well as draft resolutions for the items included or proposed to be included on the agenda of the general meeting, shall be accompanied by copies of the identification documents of the initiators. These refer to identity documents (identity card/ID) in the case of individuals, and registration certificates and certificates issued by the Trade Register, or any other document issued by a competent authority in the state where the shareholder is legally incorporated (*issued no more than 2 months prior to the date of publication of the convening notice of the general meeting*), indicating the persons holding the capacity of legal representatives for the legal entity shareholders of the Company. Documents attesting the capacity of legal representative drawn up in a foreign language other than English shall be accompanied by a translation made by an authorized translator into Romanian or English, and the verification of the legal representative status shall be made based on the shareholders' list provided by Depozitarul Central. The proposals shall be

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submitted to the registered office of the Company's Sole Director no later than **10.03.2026, 5:00 PM**, in a sealed envelope clearly marked in capital letters "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS", or sent by e-mail, with an incorporated electronic signature in accordance with Law no. 455/2001 on electronic signature, within the same deadline, to: [office@reit-capital.ro](mailto:office@reit-capital.ro), stating in the subject line "FOR THE ORDINARY GENERAL MEETING OF SHAREHOLDERS".

Shareholders are hereby informed that, with regard to proposals for adding new items to the agenda of the general meeting, each item proposed by the initiators must be accompanied by a justification or by a draft resolution proposed for adoption by the general meeting.

The latest updated version of the powers of attorney and of the voting ballots by correspondence will be available on the Company's website starting from **13.03.2026, at 5:00 PM**.

Each shareholder has the right to submit written questions to the Sole Director prior to the date of the general meeting regarding the items on the agenda, in accordance with Articles 198–199 of ASF Regulation no. 5/2018. A response shall be deemed provided if the requested information is published on the Company's website.

Shareholders registered in the Shareholders' Register on the reference date have the possibility to vote by correspondence prior to the date of the general meeting by using the voting by correspondence form. The voting by correspondence form, together with a copy of the identity document and/or the registration certificate and the certificate issued by the Trade Register Office, or any other document of the shareholder issued by a competent authority in the state where the shareholder is legally incorporated (issued no more than 3 months prior to the date of publication of the convening notice of the general meeting), shall be sent to the Company, in original, to its registered office or by e-mail with an extended electronic signature incorporated in accordance with Law no. 455/2001, to the e-mail address [office@reit-capital.ro](mailto:office@reit-capital.ro), by **28.03.2026, 3:00 PM**. The forms shall be drafted either in Romanian or in English. Shareholders who have voted by special powers of attorney or by voting ballots sent by correspondence may change their initial voting option or the method of expressing their vote, with the last vote expressed and registered by **28.03.2026, 3:00 PM** being considered valid.

If a shareholder who has cast their vote by correspondence attends the general meeting in person or through a representative, the vote cast by correspondence for that general meeting shall be cancelled. In this case, only the vote cast in person or through a representative shall be taken into account.

The voting by correspondence forms and the special power of attorney forms (both available in Romanian and in English), as well as the documents and information materials relating to the items included on the agenda, including the draft resolutions, shall be made available to shareholders starting from **27.02.2026, at 5:00 PM**, on the Company's website at [www.starresidenceinvest.ro](http://www.starresidenceinvest.ro) or [www.starinvest.eu](http://www.starinvest.eu), and at the registered office of the Company's Sole Director in Cluj-Napoca, 119 Moșilor Street.

The Sole Director recommends that shareholders consult the supporting materials for the OGMS, available on the website [www.starresidenceinvest.ro](http://www.starresidenceinvest.ro) starting from the date of publication of the Convening Notice in the Official Gazette of Romania, Part IV.

David Canta, Chairman of the Board of Directors of REIT CAPITAL S.A., Sole Director of STAR RESIDENCE INVEST S.A.