

To:

Financial Supervisory Authority
Financial Instruments and Investments Sector
Bucharest Stock Exchange

CURRENT REPORT

According to Law no. 24/2017 regarding issuers of financial instruments and market operations, ASF regulation no. 5/2018 regarding the issuers of financial instruments and market operations

Date of report: July 10, 2026

Name of the Company: STAR INVEST IMOBILIARE S.A.

Registered Office: 119 Calea Moșilor, Cluj-Napoca, Cluj County

Phone: +40 735 514 941

Registration no. with Trade Registry: J2023000046124

Fiscal Code: 43151040, **Share capital:** RON 55.051.308,60

Market where securities are traded: BVB, AeRO Premium category, SMT Segment, symbol REIT

Important events to be reported: Decision to supplement the agenda of the Extraordinary General Meeting of the Company's Shareholders convened for 30/31.07.2026

STAR INVEST IMOBILIARE S.A. (the "Issuer") informs its shareholders and investors that the Sole Director of the Company has decided to supplement the agenda of the Extraordinary General Meeting of Shareholders convened for 30 July 2026, on first call, and for 31 July 2026, on second call pursuant to Decision No. 1 dated 10 July 2026.

The agenda is supplemented with the following item:

Approval of the completion of the share deal transaction regarding the acquisition by the Company of 100% of the subscribed and paid up share capital of a Romanian limited liability company, which currently owns the property located at 68 to 72 Polonă Street, District 1, Bucharest, consisting of a 2,716 sq.m. intravilan land plot (cadastral No. 220652, registered in Land Book No. 220652 of Bucharest, District 1) and an office building with a height regime of 2B+GF+5F, divided into 8 individual units (**the "Transaction"**). The Transaction shall be carried out through a Share Purchase Agreement (**the "Share Purchase Agreement"**), governed by Romanian law. The Transaction price is based on an enterprise value of up to EUR 19,000,000, from which the net debt of the target company as of the completion date, together with any other agreed adjustments, shall be deducted, resulting in the final equity value payable for the shares. Payment shall be made in accordance with the terms and conditions set out in the Share Purchase Agreement. The acquisition of the property was approved by the Ordinary and Extraordinary General Meetings of Shareholders held on 20 November 2025. The purpose of the present resolution is to approve the completion of the Transaction. For the purpose of completing the Transaction, the Sole Director (**the "Attorney-in-Fact"**) shall be granted full authority, in the name and on behalf of the Company, to: (i) negotiate, agree, execute and, where applicable, receive, in the name and on behalf of the Company, the Share Purchase Agreement, including all of its terms, the final purchase price, the structure and characteristics of the Transaction, as well as any amendments thereto; (ii) perform any and all actions necessary for the execution and implementation of the Share Purchase Agreement and the Transaction, and represent the Company before any authority, bank, the Central Depository, the Financial Supervisory Authority, the Bucharest Stock Exchange, the National Trade Register Office, the Competition Council/CEISD, public notaries, public institutions and any third parties in connection with the Transaction; and (iii) negotiate, agree, execute and, where applicable, receive, in the name and on behalf of the Company, any and all documents related to the Share Purchase Agreement, as well as any other documents necessary or useful for giving full effect to the Transaction. The Attorney-in-Fact shall have the right to subdelegate any or all of the powers granted in connection with the Transaction.

The remaining items on the agenda of the Extraordinary General Meeting of Shareholders remain unchanged.

Starting from 17 July 2026, at 5:00 p.m., the supporting materials relating to the items on the agenda, including those concerning the supplemented agenda, shall be made available to shareholders, in accordance with the applicable legal and statutory provisions, both in



electronic format on the Company's website, <https://starinvest.eu/>, under the "Investors" section, "GMS" subsection, and in hard copy at the Company's registered office.

The supplemented Notice of Convocation of the Extraordinary General Meeting of Shareholders will be published in accordance with the applicable legal and regulatory requirements.

David Canta, Chairman of the Board of Directors of REIT CAPITAL S.A.

Sole Director of STAR INVEST IMOBILIARE S.A.