

**Convening notice of the Extraordinary General Shareholders Meeting of
Star Invest Imobiliare S.A.**

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. J2020002922126, European Unique Identifier (EUID) ROONRC.J2020002922126, Fiscal Code (CUI) 43070891 (**hereinafter referred to as the Sole Director**), acting as sole director of **STAR INVEST IMOBILIARE 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, European Unique Identifier (EUID) ROONRC.J2023000046124, Fiscal Code (CUI) 43151040 (**hereinafter referred to as the Company**), in accordance with Resolution no. 1 of the Board of Directors dated June 25, 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 Extraordinary General Meeting of Shareholders (**hereinafter referred to as the EGMS**) on **July 30, 2026**, at **09:30 AM**, 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 **July 20, 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 EGMS shall be held on **July 31, 2026**, at **09:30 AM**, at the same location, for all shareholders registered in the Shareholders' Register on the same reference date, with the following

AGENDA:

1. Election of the Secretary of the Extraordinary General Meeting of Shareholders.
2. Rectification of the numbering error in the Articles of Association of the Company, so that the articles listed under Clause 11.8 shall be renumbered from 12.8.1 through 12.8.11 to 11.8.1 through 11.8.11.
3. Amendment of Articles 12.8.5 (11.8.5) and 14.1 of the Company's Articles of Association, which shall have the following wording:
 - a) *"12.8.5 (11.8.5) The Company shall pursue the objective that, each year, an amount representing at least 90% of the distributable net profit, determined in accordance with the law and after the coverage of any carried forward losses, be returned to the shareholders, either cumulatively or alternatively, by the end of the financial year following the year in which*

the profit was generated, through the distribution of cash dividends and/or share buyback programmes, as approved by the General Meeting of Shareholders, in compliance with the applicable legal provisions."

b) "14.1 The Company undertakes that, each year, an amount representing at least 90% of the distributable net profit, determined in accordance with the law and after the coverage of any carried forward losses from previous financial years, shall be returned to the shareholders, either cumulatively or alternatively, through the distribution of cash dividends, in accordance with the law, and/or through share buyback programmes approved and implemented in compliance with Companies Law No. 31/1990, the capital markets legislation and the applicable regulations.

14.1.1 The amount of funds allocated to share buyback programmes may be taken into account in determining the amount returned to shareholders under this Article, provided that such programmes are approved and implemented in compliance with the applicable legal provisions.

14.1.2 The specific method of returning value to shareholders, including the allocation between cash dividends and share buyback programmes, the implementation timetable and, where applicable, the parameters of each share buyback programme, shall be determined by resolution of the General Meeting of Shareholders, upon the proposal of the competent management body, in compliance with the limits and conditions provided by law."

4. 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 68–72 Polonă Street, Sector 1, Bucharest, consisting of a 2,716 sqm plot of land (cadastral no. 220652, registered in Land Book no. 220652 Bucharest Sector 1) and a 2B+GF+5F office building divided into 8 individual units (the "Transaction"). The Transaction will 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 target company's net debt as of the completion date, as well as any other agreed adjustments, will be deducted, resulting in the final equity value payable. 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, while the present resolution concerns the completion of the Transaction. For the purpose of completing the Transaction, the Sole Director (the "Attorney-in-Fact") is hereby granted full authority, acting in the name and on behalf of the Company, to (i) negotiate, agree, execute and, where applicable, receive the Share Purchase Agreement, including any of its terms, the final purchase price, the structure and characteristics of the Transaction, as well as any amendments thereto, (ii) carry out 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, notaries, public institutions and third parties in connection with the Transaction, and (iii) negotiate, agree, execute and, where applicable, receive on behalf of the Company any and all documents related to the Share Purchase Agreement, as well as any other documents necessary or useful to give full effect to the Transaction. The Attorney-in-Fact shall have the right to delegate any or all of the powers granted in connection with the Transaction.
5. Approval of August 20, 2026 as the registration date (ex-date: August 19, 2026) for the shareholders upon whom the effects of the resolutions adopted by the Extraordinary General Meeting of Shareholders shall apply, in accordance with Article 87 para. (1) of Law No. 24/2017.

6. Approval of the authorization of the Sole Director, acting through Mr. David Canta, with the right of substitution, to carry out all procedures and formalities required by law for the implementation of the resolutions of the Extraordinary General Meeting of Shareholders, to submit and collect documents, and to sign, on behalf of the Company, all documents and applications required in relation to the Trade Register, the Official Gazette of Romania, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository and any other competent authorities or institutions.

GENERAL INFORMATION REGARDING THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

All shareholders registered at the end of the day on **July 20, 2026**, established as the reference date, shall be entitled to attend and vote at the Extraordinary General Meeting of Shareholders.

Access to the Extraordinary General Meeting of Shareholders by shareholders entitled to participate shall be granted upon presentation of proof of identity. Individual shareholders shall identify themselves by presenting a valid identity document. Legal entity shareholders and represented individual shareholders shall be participate through a representative based on a special or general power of attorney granted to the individual acting on their behalf, together with the representative's identity document.

The power of attorney form may be obtained from the registered office of the Sole Director of the Company starting on **June 26, 2026**, and from the Company's websites, www.starresidenceinvest.ro or www.starinvest.eu. The form shall be available in Romanian.

The special or general power of attorney shall be executed in three original counterparts, one for the Company, one for the principal and one for the proxy. The powers of attorney, together with a copy of the identity document or, as applicable, 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 registered, issued no more than three months prior to the publication date of the notice convening the General Meeting, shall be submitted in original to the registered office of the Company or sent by e mail no later than **July 28, 2026**, at **9:30 A.M.**, to the following e mail 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, such power of attorney shall be signed by the respective shareholder and shall be accompanied by a declaration made on the credit institution's own responsibility, issued by the credit institution that has been granted the authority to represent the shareholder under the special power of attorney, stating that:

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

On the date of the General Meeting, upon entering the meeting room of the Extraordinary General Meeting of Shareholders, the appointed representative shall submit the original power of

attorney, if it was previously transmitted by e mail with an incorporated electronic signature, together with a copy of his or her identification documents.

One or more shareholders representing, individually or jointly, at least 5% of the Company's share capital shall have the right to request the inclusion of additional items on the agenda of the General Meeting.

Proposals for the inclusion of new items on the agenda of the General Meeting, as well as draft resolutions relating to the items included or proposed to be included on the agenda, shall be accompanied by copies of the identification documents of the proposing shareholders. Such documents shall consist of identity documents (identity card or national identity card) in the case of individual shareholders, and registration certificates, certificates issued by the Trade Register or any other document issued by a competent authority in the state where the shareholder is legally registered, issued no more than two months prior to the publication date of the notice convening the General Meeting, indicating the persons holding the capacity of legal representatives of the legal entity shareholders of the Company.

Documents certifying the capacity of legal representative, if drafted in a foreign language, shall be accompanied by a Romanian translation prepared by an authorised translator. The capacity of legal representative shall be verified based on the shareholders' register made available by the Central Depository.

The proposals shall be submitted to the registered office of the Sole Director of the Company no later than **July 15, 2026, at 5:00 P.M.**, in a sealed envelope clearly marked in capital letters **"FOR THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS"**, or sent by e mail, bearing an incorporated qualified electronic signature in accordance with Law No. 455/2001 on Electronic Signature, within the same deadline, to the following e mail address: office@reit-capital.ro, with the subject line **"FOR THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS"**.

Shareholders are hereby informed that, with respect to proposals for the inclusion of new items on the agenda of the General Meeting, each item proposed by the initiating shareholders must be accompanied by either a justification or a draft resolution proposed for adoption by the General Meeting.

The latest updated version of the powers of attorney and the correspondence voting forms shall be available on the Company's website starting on **July 17, 2026, at 5:00 P.M.**

Each shareholder shall have 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 and 199 of Financial Supervisory Authority Regulation No. 5/2018. A response shall be deemed to have been given if the requested information is published on the Company's website.

Shareholders registered in the shareholders' register on the reference date may vote by correspondence prior to the date of the General Meeting by using the correspondence voting form. The correspondence voting form, together with a copy of the shareholder's identity document and/or 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 registered, issued no more than three months prior to the publication date of the notice convening the General Meeting, shall be submitted to the Company, in original, at its registered office or by e mail, bearing an incorporated qualified electronic signature in accordance with Law No. 455/2001 on Electronic Signature, to the following e mail address: office@reit-capital.ro, no later than **July 28, 2026, at 9:30 A.M.** The correspondence voting forms shall be drafted in Romanian.

Shareholders who have voted by means of special powers of attorney or correspondence voting forms may amend their initial voting instructions or the method by which they cast their vote. The last vote expressed and duly received by the Company no later than **July 28, 2026**, at **9:30 A.M.**, shall be deemed valid.

Where a shareholder who has cast a vote by correspondence attends the General Meeting in person or through a representative, the correspondence vote cast for that General Meeting shall be cancelled. In such case, only the vote cast in person or through the representative shall be taken into account.

The correspondence voting forms, the special power of attorney forms, the documents and information materials relating to the items included on the agenda, including the draft resolutions, shall be made available to shareholders starting on **June 26, 2026**, at **5:00 P.M.**, on the Company's websites at www.starresidenceinvest.ro and www.starinvest.eu, as well as at the registered office of the Sole Director of the Company, located at 119 Calea Moșilor, 2nd Floor, Cluj Napoca, Cluj County.

This notice of meeting shall be published in the Official Gazette of Romania, Part IV, on the website of the Bucharest Stock Exchange, on the Company's website at <https://starinvest.eu/>, and in a widely circulated printed or online newspaper or publication, in accordance with Article 105 para. (2¹) of Law No. 24/2017.

The Sole Director recommends that shareholders review the supporting materials for the Extraordinary General Meeting of Shareholders, available on <https://starinvest.eu/> starting from the date of publication of this 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 Invest Imobiliare**