

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: October 6, 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: Convening of the Ordinary General Meeting of Shareholders and Extraordinary Meeting of Shareholders for November 12/13, 2026

STAR INVEST IMOBILIARE S.A. (the "Issuer") informs its shareholders and investors that the Sole Director of the Company convened the Ordinary General Meeting of Shareholders of the Company (OGMS) and the Extraordinary General Meeting of Shareholders of the Company (EGMS) for November 12, 2026 (first convening) and, respectively, for November 13, 2026 (second convening), if the statutory requirements or any other validity requirements for the first meeting would not be met, with the agenda set out in the convening notice attached to this current report.

The supporting materials related to the OGMS and EGMS agenda will be made available to shareholders in electronic format, starting from October 7, 2026, on the Company's website at <https://starinvest.eu/>, under the Shareholders, General Meetings section.

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

Sole Director of STAR INVEST IMOBILIARE S.A.

Notice of the Ordinary an Extraordinary General Meeting of Shareholders

Star Invest Imobiliare S.A.

REIT CAPITAL S.A., a company incorporated and operating under Romanian law, registered with the Trade Registry Office attached to the Cluj Tribunal under no. J2020002922126, European Unique Identifier (EUID) ROONRC.J2020002922126, unique registration code 43070891, with its registered office in Cluj-Napoca, 119 Calea Moșilor, 2nd Floor, Cluj County, hereinafter referred to as the “**Sole Director**”, acting as sole director of STAR INVEST IMOBILIARE S.A., a company incorporated and operating under Romanian law, registered with the Trade Registry Office attached to the Cluj Tribunal under no. J2023000046124, European Unique Identifier (EUID) ROONRC.J2023000046124, unique registration code 43151040, with its registered office in Cluj-Napoca, 119 Calea Moșilor, Cluj County, hereinafter referred to as the “**Company**”, pursuant to Resolution no. 1 of the Board of Directors of the Sole Director of the Company dated **06.10.2026**, the provisions of the Company’s Articles of Association in force on the date of this notice, 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 **12.11.2026**, at 9:30 a.m., at the registered office of the Company’s Sole Director, located at 119 Calea Moșilor, 2nd Floor, Cluj-Napoca, Cluj County, for all shareholders registered at the end of the day on **02.11.2026**, established as the reference date, in the Register of Shareholders maintained by Depozitarul Central S.A. Should the statutory requirements or any other validity requirements not be met, the OGMS shall be held on **13.11.2026**, at 9:30 a.m., at the same location, for all shareholders registered in the Register of Shareholders on the same reference date.

The Extraordinary General Meeting of Shareholders (hereinafter referred to as the “**EGMS**”), on **12.11.2026**, at 12:00 p.m., at the registered office of the Company’s Sole Director, located at 119 Calea Moșilor, 2nd Floor, Cluj-Napoca, Cluj County, for all shareholders registered at the end of the day on 02.11.2026, established as the reference date, in the Register of Shareholders maintained by Depozitarul Central S.A. Should the statutory requirements or any other validity requirements not be met, the EGMS shall be held on 13.11.2026, at 12:00 p.m., at the same location, for all shareholders registered in the Register of Shareholders on the same reference date.

AGENDA OF THE OGMS:

1. Election of the secretary of the OGMS.
2. Approval of the appointment of **ERNST & YOUNG ASSURANCE SERVICES S.R.L.**, with its registered office in Bucharest, 15-17 Ion Mihalache Blvd., Bucharest Tower Center Building, District 1, unique registration code RO 11909783, registered in the Electronic Public Register of Financial Auditors and Audit Firms maintained by A.S.P.A.A.S. under no. FA77, as the **financial auditor** of the Company.

Approval of the minimum term of the financial audit agreement of **3 (three) years**, namely for the financial years **2026, 2027 and 2028**, in accordance with Article 111 para. (2) letter b¹) of Law no. 31/1990.

The scope of the contracted services shall include the audit of the Company's financial statements prepared in accordance with O.M.F.P. no. 1802/2014 and, respectively, in accordance with the International Financial Reporting Standards (IFRS), for the financial years 2026, 2027 and 2028.

Authorization of the Sole Director to negotiate and execute the financial audit agreement, to determine the remuneration of the financial auditor and the other terms of the agreement, and to complete all related registration formalities.

3. Approval of **03.12.2026** as the registration date, with **02.12.2026** as the ex-date, for identifying the shareholders upon whom the resolutions adopted by the Ordinary General Meeting of Shareholders shall take effect, pursuant to Article 87 para. (1) of Law no. 24/2017.
4. Approval of the authorization of the Sole Director, acting through Mr. Canta David, with the right to sub-delegate, in the name and on behalf of the Company, with full powers, to carry out all procedures and formalities required by law for the implementation of the OGMS resolutions, to submit and collect documents and to sign for such purpose in the name of the Company in relation to the Trade Registry, the Official Gazette of Romania, the Financial Supervisory Authority, the Bucharest Stock Exchange, Depozitarul Central and any other institutions, natural persons or legal entities.

AGENDA OF THE EGMS:

1. Election of the secretary of the EGMS.
2. Approval of the correction of the numbering error concerning the articles of Chapter III, "SHARE CAPITAL. SHARES", of the Company's Articles of Association, as follows:
 - a) the paragraph currently numbered 6.1, having the following content: "The Company's shares are admitted to trading on the multilateral trading facility operated by Bursa de Valori București S.A. ('BVB'). The records of the Company's shares and shareholders are maintained in the register of shareholders kept by Depozitarul Central S.A.", shall be renumbered as 7.2, as the second paragraph of Article 7, "SHARE CAPITAL";
 - b) the article entitled "SHARES. RIGHTS AND OBLIGATIONS ARISING FROM SHARES", currently also numbered as Article 7, shall be renumbered as Article 7¹, and its paragraphs shall be renumbered from 7.1 to 7.5 as 7¹.1 to 7¹.5.

The correction concerns exclusively the numbering of the articles and paragraphs. Their content shall remain unchanged, and the numbering of the other articles of the Articles of Association shall not be amended.

3. Approval of 03.12.2026 as the registration date, with 02.12.2026 as the ex-date, for identifying the shareholders upon whom the resolutions adopted by the Extraordinary General Meeting of Shareholders shall take effect, pursuant to Article 87 para. (1) of Law no. 24/2017.

4. Approval of the authorization of the Sole Director, acting through Mr. Canta David, with the right to sub-delegate, in the name and on behalf of the Company, with full powers, to carry out all procedures and formalities required by law for the implementation of the EGMS resolutions, to submit and collect documents and to sign for such purpose in the name and on behalf of the Company, including the updated Articles of Association, in relation to the Trade Registry, the Official Gazette of Romania, the Financial Supervisory Authority, the Bucharest Stock Exchange, Depozitarul Central and any other institutions, natural persons or legal entities.

GENERAL INFORMATION REGARDING THE OGMS AND EGMS

All shareholders registered at the end of the day on **02.11.2026**, established as the reference date, are entitled to attend and vote at the Ordinary General Meeting and the Extraordinary General Meeting of Shareholders.

Shareholders entitled to attend the OGMS and EGMS shall be granted access upon simple proof of their identity, by presenting an identity document in the case of individual shareholders and, in the case of legal entity shareholders and individual shareholders represented by another person, by presenting the 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 administrator starting from **07.10.2026** and from the website www.starinvest.eu, and shall be available in Romanian.

The special or general power of attorney shall be prepared in three original copies, 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 registration certificate and the status certificate issued by the Trade Registry, or any other document issued by a competent authority in the state in which the shareholder is legally registered, dated no more than 3 months prior to the publication date of the notice of the general meeting, shall be submitted or delivered in original to the Company's registered office or sent by e-mail by **10.11.2026**, at 9:30 a.m., to office@starinvest.eu.

Where a special power of attorney is granted by a shareholder to a credit institution providing custody services, it shall be signed by the respective shareholder and accompanied by a declaration on its own responsibility issued by the credit institution that received the authority to represent the shareholder under the special power of attorney, confirming 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 the purpose of 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 Ordinary General Meeting or, as applicable, the Extraordinary General Meeting, the appointed representative shall submit the original power of attorney, where it was previously sent 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 share capital shall have the right to add items to the agenda of the General Meetings.

Proposals for the addition of new items to the agenda of the general meeting, as well as draft resolutions for 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 persons submitting such proposals. These shall consist of identity documents, identity card or national identity card, in the case of individuals, and registration certificates and status certificates or any other document issued by a competent authority in the state in which the shareholder is legally registered, dated no more than 2 months prior to the publication date of the notice of the general meeting, identifying the persons holding the capacity of legal representatives in the case of legal entities that are shareholders of the Company. Documents evidencing the capacity of legal representative that are drawn up in a foreign language shall be accompanied by a Romanian translation prepared by an authorized translator, and the capacity of legal representative shall be verified based on the list of shareholders made available by Depozitarul Central. The proposals shall be submitted to the registered office of the Company's administrator no later than **23.10.2026**, at 5:00 p.m., in a sealed envelope clearly marked in capital letters "FOR THE ORDINARY AND/OR EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS", or sent by e-mail, with an incorporated electronic signature in accordance with Law no. 455/2001 on electronic signatures, by the same deadline to office@starinvest.eu, with the subject line "FOR THE ORDINARY AND/OR EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS".

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

The latest updated version of the powers of attorney and postal voting ballots shall be available on the Company's website starting from **30.10.2026**, 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, pursuant to Articles 198-199 of ASF Regulation no. 5/2018. A response shall be deemed to have been provided if the requested information is published on the Company's website.

Shareholders registered on the reference date in the Register of Shareholders may vote by correspondence prior to the date of the meeting by using the postal voting form. The postal voting form, together with a copy of the identity document and/or registration certificate and the status certificate issued by the Trade Registry Office, or any other shareholder document issued by a competent authority in the state in which the shareholder is legally registered, dated no more than 3 months prior to the publication date of the notice of the general meeting, shall be submitted to the Company, in original, at its registered office or by e-mail, with an incorporated extended electronic signature in accordance with Law no. 455/2001, to office@starinvest.eu, by **10.11.2026**, at 9:30 a.m. The forms shall be prepared in Romanian. Shareholders who have voted by special power of attorney or by postal voting ballot may change their initial voting option or the method by which they cast their vote. The last vote cast and registered by **10.11.2026**, at 9:30 a.m., shall be deemed valid.

If a shareholder who has cast a vote by correspondence attends the general meeting in person or through a representative, the vote by correspondence 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.

Postal voting ballot forms, special power of attorney forms, documents and information materials relating to the matters included on the agenda, including draft resolutions, shall be made available to shareholders starting from **07.10.2026**, at 5:00 p.m., on the Company's website at www.starinvest.eu and at the registered office of the Company's administrator in Cluj-Napoca, 119 Calea Moșilor, 2nd Floor, 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, www.starinvest.eu, and in a widely circulated newspaper/publication, in print or online, pursuant to Article 105 para. (2¹) of Law no. 24/2017.



The Sole Director recommends that shareholders consult the supporting materials for the OGMS and EGMS, available on www.starinvest.eu starting from the date on which this Notice of Meeting is published 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 S.A.