

**The Bucharest Stock Exchange (BVB)
The Financial Supervisory Authority (ASF)**

**Current Report
in accordance with Regulation No. 5/2018 and Law no. 24/2017 on issuers of financial
instruments and market operations**

Date: **January 14, 2026**

Name of the Company/Issuing entity: **STK PROPERTIES SA**

Registered office: **Romania, 400423 Cluj - Napoca, 3 Mihai Veliciu Street, County of Cluj**

Phone and fax: **004 0264 591982**

Tax no: **22570355**

Trade Registry no: **J12/4439/2007**

Subscribed and paid share capital: **9.313.800 lei**

Symbol: **STKP**

Market where securities are traded: **MTS AeRO Premium**

Important events to report: OGMS & EGMS Meeting Announcement on the 16th of February 2026/17th of February 2026

Convening the Ordinary General Meeting of Shareholders and Extraordinary General Meeting of Shareholders STK Properties SA

STK Financial AFIA S.A., Romanian legal entity, headquartered in Cluj-Napoca, Mihai Veliciu no. 3, Cluj County, registered at the Trade Register Office of the Cluj Court under no. J12/2600/12.07.2005, CUI 17772595, authorized as an AIFM by Authorization no. 94/28.03.2018, registered in the A.S.F. Register. under no. PJR07¹AFIAA/120008 (hereinafter referred to as the Sole Manager), as sole manager of STK PROPERTIES S.A., a company established and operating according to Romanian legislation, with its registered office in Cluj-Napoca, str. Mihai Veliciu no. 3, Cluj County, registered at the Trade Register Office of the Cluj Court under no. J12/4439/2007, CUI 22570355 (hereinafter referred to as the Company), in accordance with

- Decision no. 1 of the sole manager,
- The provisions of the Company's constitutive act valid on the date of the convocation,
- Companies Law no. 31/1990, as subsequently amended and supplemented,
- Law no. 24/2017 on issuers of financial instruments and market operations, as subsequently amended and supplemented,
- 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 STK Properties SA (OGMS), on the 16th February 2026, at 12:00, at the company's headquarters, in Cluj-Napoca, Mihai Veliciu Street, no. 3, Cluj County, for all shareholders registered at the end of the **03rd February 2026, i.e. the reference date**, with the Register of Shareholders kept by the Central Depository S.A., and in case of non-fulfillment of the statutory conditions or any other conditions of validity, the OGMS will be held on the **17th of February 2026, 12:00**, in the same place, for all shareholders registered in the Register of Shareholders on the same reference date.

And

The Extraordinary General Meeting of Shareholders STK Properties SA (EGMS), on the 16th February 2026, at 12:00, at the company's headquarters, in Cluj-Napoca, Mihai Veliciu Street, no. 3, Cluj County, for all shareholders registered at the end of the **03rd February 2026, i.e. the reference date**, with the Register of Shareholders kept by the Central Depository S.A., and in case of non-fulfillment of the statutory conditions or any other conditions of validity, the OGMS will be held on the **17th of February 2026, 12:00**, in the same place, for all shareholders registered in the Register of Shareholders on the same reference date.

I. The Ordinary General Meeting of Shareholders shall have the following items on the agenda

1. Election of the company's administrator for a 4-year term, given that the current administrator's term expires.
2. Establishing the date of **09th of March 2026** as the date registration for the identification of the shareholders on whom the effects of the decisions adopted by the OGMS are reflected, in accordance with the provisions of art. 87 para. (1) of Law no. 24/2017 and the date of **08th March 2026 as "ex-date"** calculated in accordance with the provisions of art. 2 para. (2) lit. I from Regulation no. 5/2018.
3. Empowering the Sole Manager through its representative, Mr. PASCU Nicolae, on behalf of the Company, with full power and authority, to sign any documents, including the updated articles of association, the resolutions of the General Meeting of Shareholders and, with the possibility of substitution, to submit, to request the publishing of the decision in the Official Journal of Romania, part IV, to pick up any documents, to complete any necessary formalities before the Trade Registry Office, as well as before any other authority, public institution, legal or natural persons, as well as to perform any operations, in order to implement and ensure the opposability of the decisions to be adopted by the OGMS.

II. The Extraordinary General Meeting of Shareholders shall have the following items on the agenda

1. Approval of the association of the companies STK PROPERTIES SA and EMERGENT REAL ESTATE S.A in order to carry out the project "Construction of mixed building 3S+D+P+M+8E+Et / 3S+D+P+M+6E+Et, construction and arrangement of streets and park, exterior arrangements, vertical systematization and organization of the construction site" authorized by Building Permit no. 769/02.09.2025 issued by the Cluj-Napoca City Hall, as well as the UTR S_Is_CBZ objective - Subzone of public institutions and services, which

includes a building with a height regime of P+1 in accordance with the PUZ approved by HCL 75/02.02.2023, whose building permit is to be obtained.

2. Establishing the date of **09th of March 2026** as the date registration for the identification of the shareholders on whom the effects of the decisions adopted by the OGMS are reflected, in accordance with the provisions of art. 87 para. (1) of Law no. 24/2017 and the date of **08th March 2026** as "ex-date" calculated in accordance with the provisions of art. 2 para. (2) lit. I from Regulation no. 5/2018.
3. Empowering the Sole Manager through its representative, Mr. PASCU Nicolae, on behalf of the Company, with full power and authority, to sign any documents, including the updated articles of association, the resolutions of the General Meeting of Shareholders and, with the possibility of substitution, to submit, to request the publishing of the decision in the Official Journal of Romania, part IV, to pick up any documents, to complete any necessary formalities before the Trade Registry Office, as well as before any other authority, public institution, legal or natural persons, as well as to perform any operations, in order to implement and ensure the opposability of the decisions to be adopted by the EGMS.

GENERAL INFORMATION REGARDING the OGMS/EGMS

a) Shareholder participation in the OGMS/EGMS

At the Ordinary General Meeting and Extraordinary General Meeting of Shareholders, all registered shareholders at the end of the day of **03rd February 2025** (***established as the reference date***) in the Company's Shareholder Register, kept by the Central Depository, are entitled to participate and vote.

The access of shareholders in the OGMS/EGMS is allowed by the simple proof of their identity, made in the case of the individual shareholders with the identity document, and in the case of the legal shareholders and of the represented natural shareholders, with special or general power of attorney, for the natural person who also represents the identity document of the representative. The power of attorney form can be obtained from the Company's headquarters starting with **14.01.2026 and from the website www.stk.ro/stk-properties/aga-agea/.**

The special or general power of attorney shall be drawn up in three original copies (one for the company, one for the principal, one for the trustee). Proxies and a copy of the identity document or certificate of registration and the certificate of registration issued by the trade register or any other document issued by a competent authority of the State in which the shareholder is legally registered (no earlier than 30 days before the reference date) will be submitted/transmitted in original to the Company's headquarters or sent by e-mail with an extended electronic signature until **February 12th, 2026 at 12:00 (Romanian time)**, at the e-mail address office@stk.ro.

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

The documents presented in a foreign language other than English (except for identity documents valid in Romania) shall be accompanied by a translation made by a sworn translator in Romanian or English.

Shareholders registered at the reference date in the shareholders' register have the opportunity to vote by correspondence, before the date of the meeting by using the correspondence voting form. Correspondence voting form, together with a copy of the identity document and/or the registration certificate and the certificate issued by the ORC or any other document of the shareholder, issued by a competent authority of the State in which the shareholder is legally registered (with a maximum age of 30 days before the reference date) will be sent to the Company, in original, at its headquarters or by e-mail, with an extended electronic signature, incorporated according to Law no. 455/2001, to the email address office@stk.ro, by **February 12th, 2026 at 12:00 (Romanian time)**. Shareholders who voted by special proxies or postal ballots may change their initial voting option or the means of expressing their vote, the last vote cast and registered being considered valid until **February 12th, 2026 at 12:00 (Romanian time)**.

If the shareholder who voted by correspondence attends the general meeting personally or through a representative, the vote by correspondence expressed for that general meeting will be cancelled. In this case, only the vote expressed in person or by representative will be taken into account.

b) OGMS/EGMS Documents

Mail ballot forms, general and special power of attorney forms, documents and informative materials related to the issues included on the agenda, including draft resolutions, are made available to shareholders starting with **January 14th, 2026 at 17:00 (Romanian time)**, on the company's website at www.stk.ro/stk-properties/aga-agea/ and at the headquarters of the company's administrator in Cluj-Napoca, Mihai Veliciu Street, no. 3.

c) The right of shareholders to request the introduction of new topics on the agenda and to present draft resolutions for existing or proposed topics to be included on the agenda

One or more shareholders having at least 5% of the share capital, individually or jointly, are entitled:

- to introduce new topics on the agenda provided that each topic is accompanied by a justification or a draft decision proposed to be approved by the general meeting, and
- to present draft resolutions for the topics on the agenda or proposed to be included on the OGMS agenda.

Proposals will be submitted to the Company's headquarters by **January 29th, 2026 at the latest**, in a sealed envelope, with the mention written clearly and in capital letters **"FOR THE ORDINARY/ EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS"** or also sent by e-mail, with extended electronic signature according to Law no. 455/2001, regarding the electronic signature, within the same period to the address: office@stk.ro, mentioning at the subject **"FOR THE ORDINARY/ EXTRAORDINARY GENERAL MEETING OF SHAREHOLDER"**.

The identification requirements mentioned above in letter a) are also applicable to the individual shareholders or the legal representative of the legal entity who requests the completion of the OGMS agenda.

Should the exercise of the right provided for at letter a) above determines the modification of the agenda of the general meeting already communicated to the shareholders, the Company will have to make available a revised agenda, using the same procedure as that used for the previous agenda, before the Reference Date and in compliance with the term provided by Law no. 31/1990.

The last updated version of proxies and postal ballots will be available on the company's website starting from **February 02th, 2026, 17:00 (Romanian time)**.

d) Shareholders' right to ask questions on the agenda

Each shareholder has the right to ask questions in writing regarding the topics on the agenda of the General Meeting of Shareholders. Questions can be sent to the Company by e-mail, at office@stk.ro, so that they are received by the Company by **February 12th, 2026, 12:00 (Romanian time)**.

The company can formulate a general answer for questions with the same content. A response will be deemed to be given if the relevant information is available on the Company's website.

e) Any shareholder, regardless of the shareholding held in the share capital, as well as the Company's administrator, may make written proposals for candidates to fill the vacant position of administrator of STK PROPERTIES S.A., until **January 20th, 2026**, at 17:00. The list containing information on the name, place of residence and professional qualification of the administrator proposed for the position of administrator is available to shareholders and can be consulted and completed by them, on the company's website at www.stk.ro/stk-properties/aga-agea/.

Best regards,

PASCU Nicolae
Chairman of the Board