Star Invest

No 36/30.07.2026

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 30, 2026
Name of the Company: STAR RESIDENCE INVEST S.A.
Registered Office: 119 Calea Moților, Cluj-Napoca, Cluj County
Phone: +40 735 514 941
Registration no. with Trade Registry: J2023000046124
Fiscal Code: 43151040, Share capital: 55,051,308.60 lei
Market where securities are traded: BVB, AeRO Premium category, SMT Segment, symbol REIT

Important events to be reported: Resolutions adopted during the Extraordinary General Meetings of Shareholders held on July 30, 2026

The Extraordinary General Meetings of Shareholders held its proceedings on July 30, 2026, at 9:30AM, on first call, at the registered office of the Company's Sole Director, located in Cluj-Napoca, 119 Calea Moților Street, Cluj County. According to the Convening Notice, persons holding shareholder status as of the reference date, July 20, 2026, were entitled to participate and vote.

The meeting was attended, in person, by proxy or by correspondence, by shareholders holding a number of 228.541.146 voting shares, representing 83,0284 % of the total number of voting shares in the Company's share capital.

During the Extraordinary General Meetings of Shareholders, all items on the agenda were discussed and approved, with 100% of the votes (228.541.146 shares) of the shareholders present. The shareholders resolved the following:

Resolution 1 – Approval of the appointment of Monica Ivan as Secretary of the Extraordinary General Meeting of Shareholders.

Resolution 2 – Approval of the correction of the numbering error in the Company's Articles of Association, so that the articles listed under Clause 11.8 shall be renumbered from 12.8.1 – 12.8.11 to 11.8.1 – 11.8.11.

Resolution 3 – Approval of the a mendment 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."

Resolution 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.

Resolution 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.

Resolution 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.

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

Sole Director of STAR RESIDENCE INVEST S.A.