

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 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: Completion of the acquisition of an office building on Polonă Street

STAR INVEST IMOBILIARE S.A. (the "Issuer") informs the shareholders and investors of the completion of the acquisition of a premium office building located on Polonă Street in Bucharest, the first income-generating property in the Company's investment portfolio. The transaction, completed on July 30, 2026, has a value of approximately EUR 19 million and an estimated investment yield of approximately 11%.

The property has approximately 9,500 sqm of leasable area and a current occupancy rate of 100%. It is situated on a 2,687 sqm plot of land, has a total built area of 13,755 sqm, comprises two basement levels, a ground floor and five upper floors, and includes 136 underground parking spaces, as well as an additional 60 parking spaces leased on an adjacent plot of land.

David Canta, CEO STAR INVEST IMOBILIARE S.A.:

"With this transaction, Star Invest begins generating recurring income from the operation of its real estate portfolio. Our objective is not to make a single investment, but to develop a scalable platform that generates predictable cash flows, attractive returns and sustainable value for our shareholders. Over the coming period, we will implement a modernization and repositioning program for the office building on Polonă Street, with the objective of enhancing the property's attractiveness, strengthening its occupancy rate and supporting its long-term investment performance. This is the foundation on which we are building a scalable investment platform, based on high-quality assets, active asset management and disciplined capital allocation. At the same time, we continue to evaluate investment opportunities and are actively engaged in discussions regarding new acquisitions."

This acquisition marks the completion of the process initiated on July 31, 2025, when the Company informed the market of the signing of a letter of intent for the acquisition of the property on Polonă Street, one of the first projects undertaken as part of the Company's new investment strategy.

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

Sole Director of STAR INVEST IMOBILIARE S.A.