

**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: **September 23, 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: **J2007004439126**

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

Symbol: **STKP**

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

Important events to report: Notification of transactions made by the persons discharging managerial responsibilities and/or persons closely associated with them to Article 19 of Regulation (EU) No. 596/2014

STK PROPERTIES SA would like to inform investors of the transactions with the issuers shares made in the period of September 15–21, 2026 by persons discharging managerial responsibilities and/or persons closely associated with them.

The transactions were notified to the issuer by the persons discharging managerial responsibilities and/or persons closely associated with them in accordance with the provisions of the capital market law and are annexed to the present to this report.

Best regards,

PASCU Nicolae

Representative of the Sole Manager STK Financial AFIA SA

Notification and public disclosure of transactions made by persons discharging managerial responsibilities and/ or persons closely associated with them

Details of the person discharging managerial responsibilities/person closely associated			Reason for the notification		Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		Details of the transaction(s) Section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted						
							Price(s) and volume(s)		Aggregated information				
							Price(s)	Volume(s)	Price	Aggregated volume			
Name	Position/status	Initial notification/Amendment	Name	LEI	Description of the financial instrument, type of instrument Identification code	Nature of the transaction	Price(s)	Volume(s)	Price	Aggregated volume	Date of the transaction	Place of the transaction	
FIA AG Capital	Fund managed by STK FINANCIAL AFIA SA, a company that also manages the issuer STK Properties SA	Initial	STK Properties SA	787200HFRV0HCQUZUB30	allocation rights/ROOR7NFBGBR9	Rights subscription	2.4000	66,898	2.4000	66,898	15.09.2026	Central Depository	Share capital increase – Rights subscription
							2.4000	1,291,133	2.4000	1,291,133	21.09.2026		