

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: February 27, 2026

Name of the Company: STAR RESIDENCE INVEST 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:** 15,311,294.40 lei

Market where securities are traded: BVB, AeRO Premium category, SMT Segment, symbol REIT

Important events to be reported: Annual Financial Report as at December 31, 2025

STAR RESIDENCE INVEST S.A. informs its shareholders and investors about the publication of the Annual Financial Report as at December 31, 2025. The stakeholders may consult the report starting today, February 27, 2026, both in hard copy at the company administrator's headquarters in Cluj-Napoca, 119 Calea Moșilor, and in electronic format on the company's website, www.starinvest.eu, in the "Shareholders" section.

In 2025, the company recorded total revenues of RON 16.7 million, up 234%, reflecting the increased activity and the efficiency of the operational model. Equity increased by 35% to RON 25.6 million, representing 97% of total assets, a level that highlights a solid financial structure, with low debt levels and flexibility for new investments. The reported net profit amounts to RON 1.3 million, confirming the company's ability to generate results during an expansion phase.

David Canta, CEO Star Invest:

„For Star Invest, 2025 marked a moment of strategic redefinition and operational consolidation, supported by the expertise of a multidisciplinary team. We adopted a new approach to our investment portfolio, focusing on assets that generate stable and sustainable income, particularly in the office segment. We leverage our status as a listed company specialized in this segment to attract capital and scale efficiently. Our strategy aims to deliver attractive returns to shareholders by distributing at least 90% of net profit, while maintaining a prudent level of leverage (LTV- loan-to-value ratio below 65%). The capital increase approved by shareholders in 2025, together with the planned acquisition of the office building on Polonă Street, Bucharest, represent concrete steps through which we are strengthening the company's position as a REIT-type investment vehicle and supporting the preparation for the transfer to the Regulated Market of the Bucharest Stock Exchange.”

The annual financial results for 2025 will be presented during a videoconference organized by the company on March 5, 2026, at 2:00 PM Romanian time. Persons interested in participating are kindly requested to confirm their attendance by registering at the following link: https://us06web.zoom.us/webinar/register/WN_mp37FX6aSp2I-E5Nb5kA6Q

The financial statements as at December 31, 2025 have been audited.

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

Sole Director of STAR RESIDENCE INVEST S.A.