

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: March 5, 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:** Publication of the Prospectus for the share capital increase operation

STAR RESIDENCE INVEST S.A. informs its shareholders and investors about the publication of the Prospectus for the share capital increase operation approved by Extraordinary General Meeting of Shareholders (EGMS) Resolution no. 5 dated November 20, 2025. The Prospectus was approved by the Financial Supervisory Authority (ASF) on March 2, 2026, as stated in ASF Decision no. 242 dated 3.03.2026.

The Prospectus, the subscription and withdrawal of subscription acceptance forms, as well as the ASF Decision approving the Prospectus, are available to investors on the company's website at the following link: <https://starinvest.eu/shareholders/shares/corporate-operations/>, as well as on the Issuer's page on the Bucharest Stock Exchange website.

According to the Prospectus, the exercise of preferential rights will take place during the period 6.03.2026 – 19.03.2026. The nominal value of one share is RON 0.2, and the subscription price has been set at RON 0.24 per share.

According to EGMS Resolution no. 5 dated November 20, 2025, the Company will issue 249,000,000 new shares with a nominal value of RON 0.2 per share. The share capital increase operation will be carried out in two stages.

In the first stage, investors will be able to purchase newly issued shares based on the number of preferential rights they hold. In order to subscribe for one new share, 0.30745571 preferential rights are required. The preferential rights were credited to shareholders' accounts on December 11, 2025.

If, at the end of the first stage, there remain unsubscribed shares, they will be offered for subscription in the second stage to a maximum of 149 investors through a private placement. The Sole Director of the Company will determine the terms and conditions of this stage.

Any new shares remaining unsubscribed after completion of the second stage, within the private placement, will be cancelled by decision of the Sole Director, which will ascertain the results of the share capital increase and approve the amendment of the Articles of Association.

The share capital increase is carried out for the purpose of securing the financial resources necessary for the investment announced in the Company's Current Report no. 36/31.07.2025, supporting the implementation of the Company's development plan for the upcoming period, with the aim of consolidating a stable and high-performing portfolio. The development strategy includes the acquisition of income-generating properties in areas demonstrating sustained long-term rental growth and the professional management of assets to pursue yield improvement through increased occupancy rates and modernization.

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

Sole Director of STAR RESIDENCE INVEST S.A.