

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 24, 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: Conclusion of the first stage of the share capital increase operation

The management of STAR RESIDENCE INVEST S.A. (hereinafter referred to as the "Company") informs investors regarding the completion of the first stage of the share capital increase operation (the period for exercising preferential rights, hereinafter referred to as "Stage 1"), carried out between March 6, 2026 and March 19, 2026, in accordance with the prospectus for the share capital increase approved by ASF Decision no. 242/03.03.2026. The share capital increase operation was approved by Resolution of the Extraordinary General Meeting of Shareholders no. 5 dated November 20, 2025.

In Stage 1, investors subscribed for newly issued shares based on preferential rights REITR03, at a subscription price of RON 0.24 per share. In Stage 1, a total of 13,280,431 preferential rights were exercised during Stage 1, for which 43,194,598 new shares were subscribed, with a total subscription value of RON 10,366,703.52. Thus, in Stage 1, investors subscribed a total of 43,194,598 shares out of the 249,000,000 shares offered, representing approximately 17.34% of the total offer.

The shares remaining unsubscribed after Stage 1, namely 205,805,402 shares, will be offered for subscription through a private placement addressed to a limited number of investors in the European Union, based on exemptions from the obligation to publish a prospectus, including those provided under Article 1(4)(a)-(d) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, as amended and supplemented, and/or to investors to whom such private placements may be lawfully addressed, without triggering the obligation to publish a prospectus or fulfill other formalities, including in accordance with the exemptions provided by Regulation S under the U.S. Securities Act of 1933, to the extent that such investment does not violate applicable legislation.

The Company's Sole Director will determine the terms and conditions of Stage 2.

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

Sole Director of STAR RESIDENCE INVEST S.A.