



Share Capital Increase

Overview

Star Invest (BVB: REIT)



Share Capital Increase — Overview

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About Star Invest: [Star Invest](#) is the first investment platform listed on the Bucharest Stock Exchange providing investors with direct access to the real estate sector. The company builds on the infrastructure developed over five years of presence on the BVB's AeRO market, trading under the symbol [REIT](#).

Star Invest has launched a share capital increase following the approval of the prospectus by the Romanian Financial Supervisory Authority (ASF). The company aims to raise up to RON 60 million (~EUR 12 million). The share capital increase is carried out in two stages. Key transaction details are outlined below:

- **New shares issued:** 249,000,000
 - **Nominal value:** RON 0.20 per share (EUR 0.04)
 - **Intermediary of the transaction:** Swiss Capital S.A.
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Stage I — Preferential Rights

The first stage of the capital increase is conducted through preferential rights granted to existing shareholders registered as of December 10, 2025. The preferential rights were credited to shareholders' accounts on December 11, 2025.

- **Subscription price:** RON 0.24 per share (EUR 0.05)
 - **NAV/share:** RON 0.34 per share (EUR 0.07)
 - **Subscription period:** March 6, 2026 – March 19, 2026
 - **Subscription rate:** 0.30745571 preferential rights are required to subscribe for one new share
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Stage II — Private Placement

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.

Purpose of the Share Capital Increase

The transaction aims to strengthen the company's capital base and finance Star Invest's investment strategy, which focuses on the acquisition and management of income-generating real estate assets.

The funds raised through the capital increase will be used primarily to finance the acquisition of an office building located on Polonă Street in Bucharest, with a total built area of 13,755 sqm and a gross leasable area (GLA) of approximately 9,500 sqm. The transaction has an estimated value of EUR 19 million and an estimated yield of approximately 11% (unlevered), and is subject to the fulfilment of customary conditions precedent.

Timeline

The long stop date for the acquisition is July 15, 2026. Should all conditions precedent be satisfied earlier and financing secured, the subscription period will be reduced accordingly.



Resources & Contact

The prospectus for the share capital increase is available on the [company's website](#).

Contact	david.canta@starinvest.eu
Company website	www.starinvest.eu
BVB listing <i>(trading history, current and financial reports, charts, issuer profile)</i>	BVB — REIT Star Invest

Documents Attached

1. **General company presentation:** [Star-Invest — Company Profile \(ENG, March 2026\)](#)
2. **Fact sheet**
3. **Land presentation**
4. **Polona office presentation**

Fact Sheet

Attached Document

STAR INVEST

FACT SHEET

previous investments					
	asset	holding period	acquisition price	operating income	sale price
investment #1	14 apartments 26 parking places in Greenfield Baneasa	4 years	2,000,000 €	800,000 €	2,500,000 €
investment #2	1,400 sqm retail space in Cluj-Napoca	6 monts	1,400,000 €		2,000,000 €

current assets					
	asset	acquisition date	acquisition price	operating income	valuation
asset #1	cash	N/A	1,500,000 €		1,500,000 €
asset #2	Landbank	Jan-24	2,300,000 €		3,600,000 €
debt					0 €
current NAV					5,100,000 €
current no of shares					76,556,472
current NAV/share EUR					0.07 €
current NAV/share RON					0.34 lei

future assets					
	asset	acquisition date	acquisition price	operating income	valuation
asset #3	Polona 68 Business Center	Feb-25	19,000,000 €	2,100,000 €	24,700,000 €
asset #4	cash		700,000 €		700,000 €
debt					(8,000,000 €)
future NAV					22,500,000 €
future no of shares					325,556,472
future NAV/share EUR					0.07 €
future NAV/share RON					0.35 lei

Land Presentation

Attached Document



Inner-city land development opportunity



25,000 sqm
(extension option to 6ha)
Drumul Lapus, Bucharest

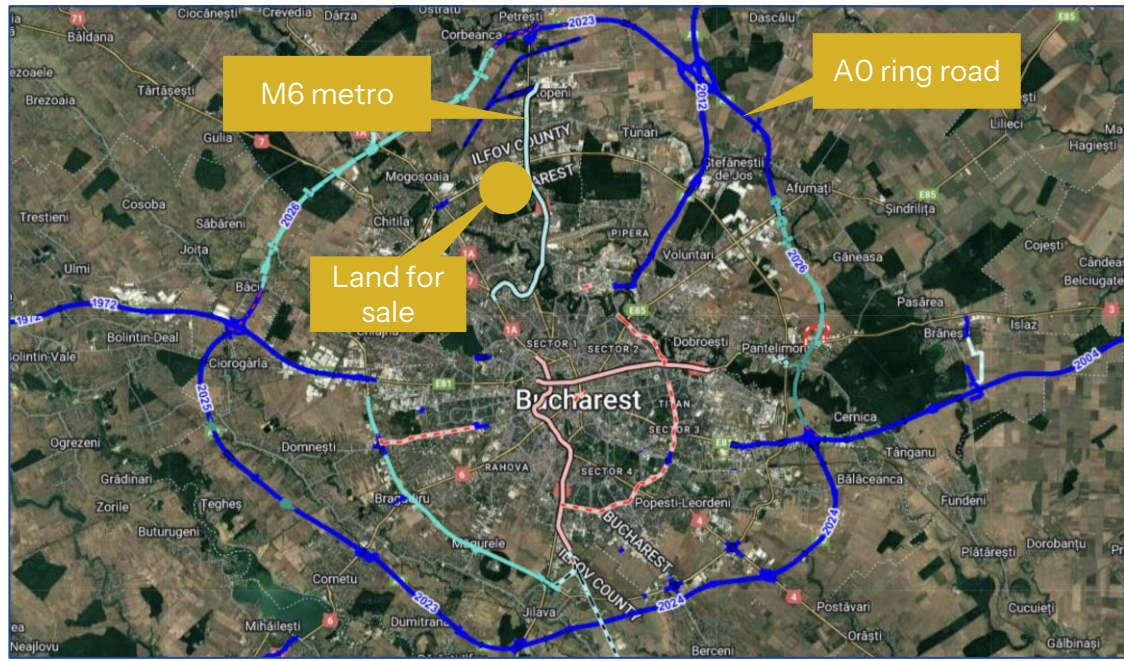


INNER-CITY LAND DEVELOPMENT OPPORTUNITY

Infrastructure

Major infrastructure projects ongoing in the area, improving land desirability:

- Bucharest's second ring road A0 (100 km of highway) to be completed in 2026 – allowing fast access to highways A1, A2 and A3
- M6 metro line (14 km, 12 stations) will give the site fast, high-frequency access to both the city centre and Henri Coanda International Airport

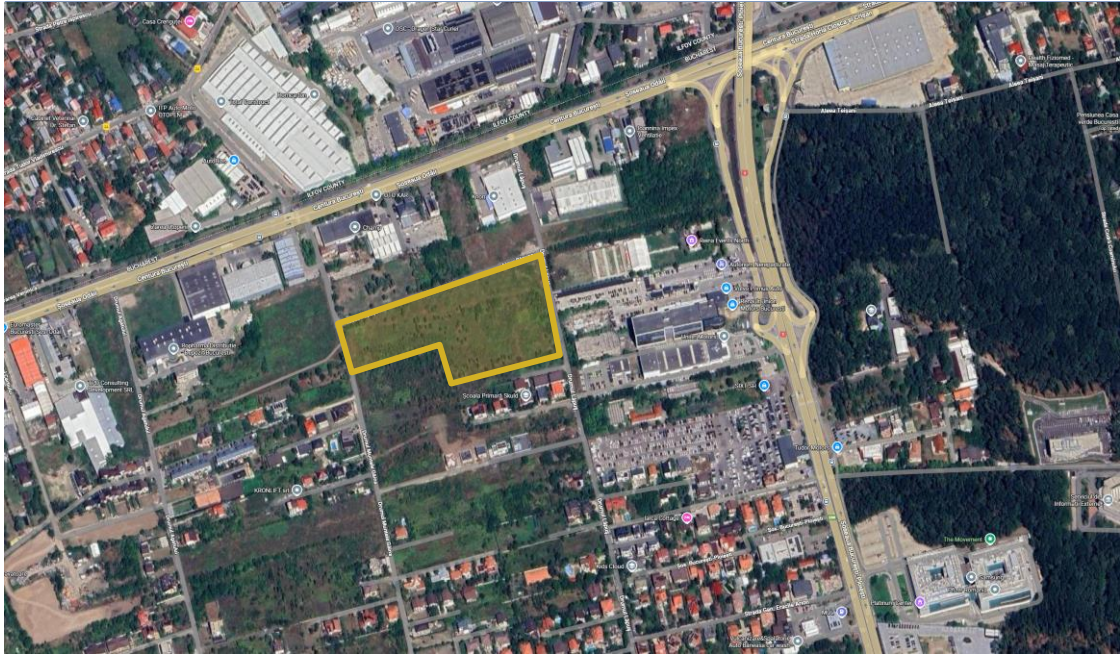




INNER-CITY LAND DEVELOPMENT OPPORTUNITY

Site features

- Located in northern Bucharest (Drumul Lapus), in Sector 1 – Bucharest’s highest-income district
- Emerging neighbourhood urbanistically
- Located on Bucharest’s north-south axis, linking the city centre with the airport
- The largest contiguous site in the area, providing maximum design flexibility
- Size: 2.5 ha, with possibility to extend up to 6 ha
- All utilities nearby

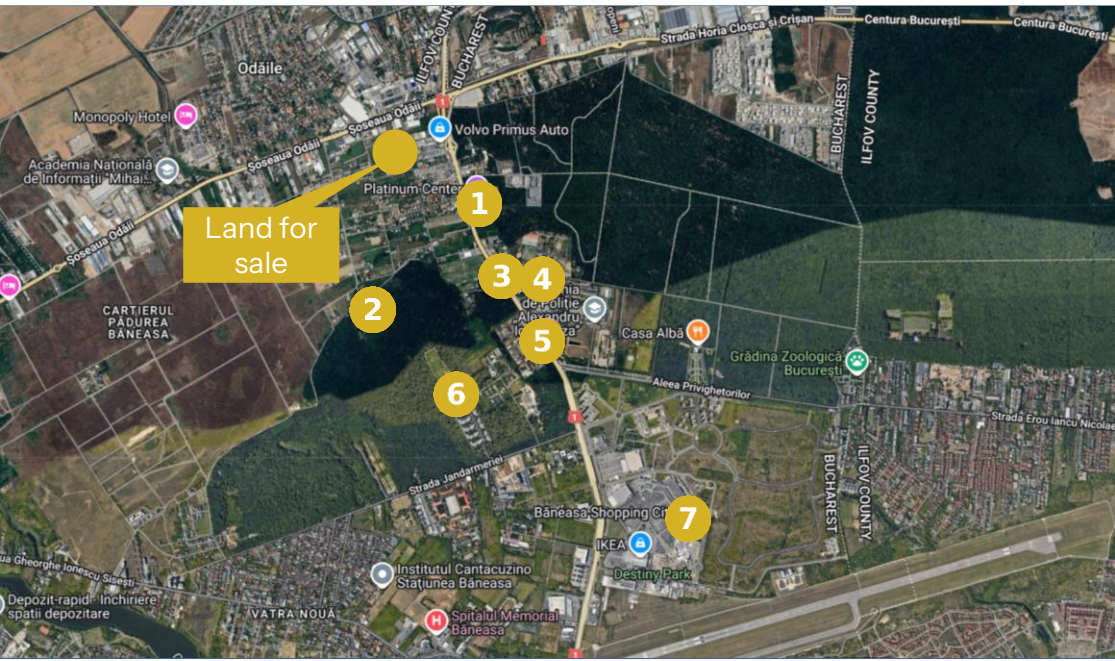




INNER-CITY LAND DEVELOPMENT OPPORTUNITY

Main landmarks in the area

1. Platinum Business and Convention Center and BCCH Auto showroom
2. Baneasa Forest
3. Elysium by Cortina
4. Lycée Français Anna de Noailles
5. New emergency hospital built by the Ministry of Internal Affairs
6. Stejarii Country Club
7. Baneasa Shopping City



Connectivity





**INNER-CITY
LAND
DEVELOPMENT
OPPORTUNITY**



Permitting and sale options

Permitting options:

1. Successive Detail Permitting (PUD), to be obtained directly from the District Mayor's Office – the site already includes 3 land plots below 3,000 sqm
2. Masterplan approved via Area Planning (PUZ)

The site may be purchased in full or partially

Possibility structured payment

Contact

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Administrator
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Polona Office Presentation

Attached Document



Polona 68 Business Center



Investment Highlights



Exceptional Demand Dynamics

CBD vacancy rate below 5%

No Development Pipeline

Stable occupancy and underpinning long-term rental growth prospects

Attractive Parking Ratio

1 Parking space per less than 50 sqm of office space

Competitive Capital Value per sqm

~€2,000/sqm GLA (including land value and parking spaces)

Diverse Tenant Base

15 tenants with varying spaces and staggered lease expiry dates

Sustainability Credentials

LEED Gold

Flexible Floor Plates

3 Core staircases, flexible layout design and efficient circulation

Prime Location for Talent Attraction

Mid-town/ boutique vibe, appealing for IT and creative occupiers



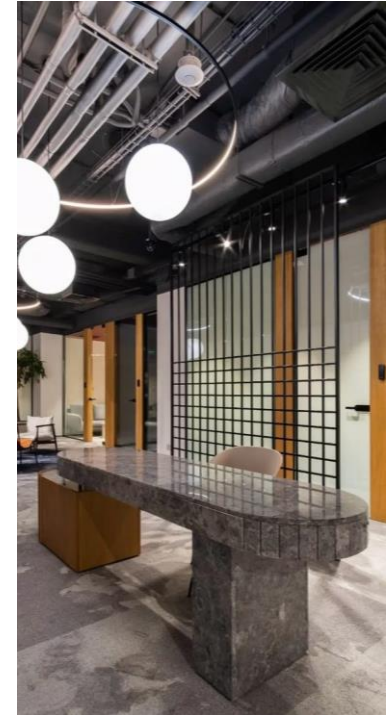
These factors collectively position the asset as a resilient, future-proofed investment with significant upside and defensive characteristics in a competitive market environment.



Fact Sheet



Address	68-72 Polona Street, District 1, Bucharest
Year of Construction	2011
Gross Leasable Area (sqm)	9,443
Land Area (sqm)	~2,500
Total Parking Places -Underground -Above Ground	199 136 63
Floors	2UG+GF+5F
Typical Floorplate (sqm)	1,700
Rent Denomination	EUR
Occupancy Rate (%)	100%
Anchor Tenants	Ariston, Stellar Development, Process Solutions, Aecom, Essity, Tarczynsky, Romcapital Invest, Jantzen Renewables, AK Jensen
WAULT (by income)	~4.5 years
Net Operating Income (€M/year)	2M+
Average Rent Office (€/sqm/month)	17





POLONA 68 BUSINESS CENTER

Quiet surroundings in the heart of Bucharest's CBD

Located in the vibrant heart of Bucharest, just a 10-minute walk from Romana Square, this boutique building sits in a prestigious central area known for its elegant villas and small apartment buildings dating from the 19th and 20th centuries.

The property is centrally positioned in downtown Bucharest, close to Dorobanți Boulevard and Romana Square, in a bustling diplomatic and business district. The area uniquely blends urban life with rich architectural heritage and historical landmarks.

Premium office building, located in the heart of Bucharest on the historic Polona Street

The office building is situated in a bustling business district near downtown Bucharest, on Polona Street, parallel to Dorobantilor Avenue, with easy pedestrian and vehicle access from Dacia and Stefan cel Mare Boulevards, and just minutes from ASE, a well-known university hub.

Easy access by car and public transport, with 8 city bus-lines, 1 express bus-line, 5 tram-lines and 2 Metro lines (Romana Square and Stefan cel Mare stations) are operating in the close vicinity of the building

Property Description

Polona 68 Business Center is a modern office building disposed over 5 aboveground floors and two underground floors, offering a gross leasable area (“GLA”) of 9,443 sqm with a typical floor plate of 1,700 sqm. The office building benefits from a dedicated parking area of 199 units out of which 136 are located at the underground levels.

The current Net Operating Income p.a. exceeds €2M p.a.

The Property’s lease profile offers a diverse tenancy with multinationals & national companies and boutique occupiers. The asset has 15 tenants with varying spaces and staggered lease expiry dates.

The total occupancy is 100%.

Selection of Tenants

AECOM



essity Stellar Development



Technical Description

STAIRS/ELEVATORS

- 3 high speed Schindler elevators with a capacity of 13 people each
- 3 core staircases + 3 independent closed stairs, finished in granite, aluminium balustrades, rail and fixing details

INTERNAL WALLS

- Internal walls to the cores are reinforced concrete diaphragm walls, plasterboard cladded and the partition walls to services/toilets areas are stud partitions comprising two layers of 12.5 mm plasterboard, one on each side, with mineral wool insulation - 100 mm metal studwork

EXTERNAL DOORS

- Main entrance doors are double glazed and aluminium framed automatic sliding doors (3 sets)
- Emergency fire escape doors are double glazed and aluminium framed with “anti-panic” system



Polona 68 Business Center

technical details

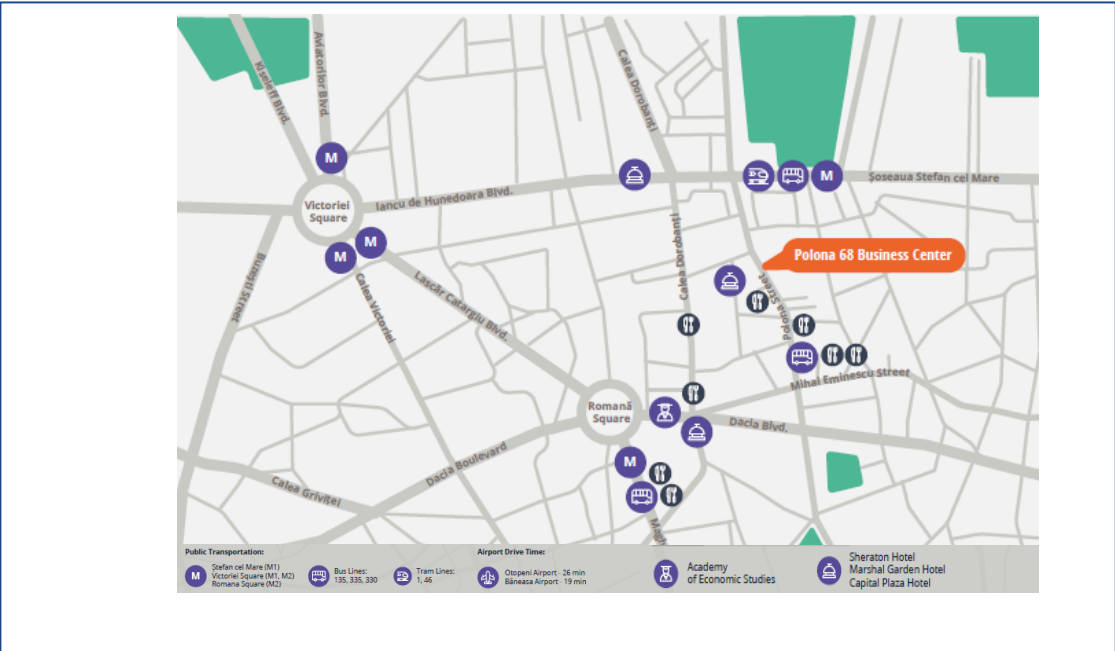
- **2.75m clear height in the office areas**
- **4 pipes cooling/heating system**
- **Installed raised floor**
- **Diesel powered emergency backup generator**
- **500 lux flush fluorescent lamps**
- **Openable windows**
- **Green Building – LEED Gold**



POLONA 68 BUSINESS CENTER

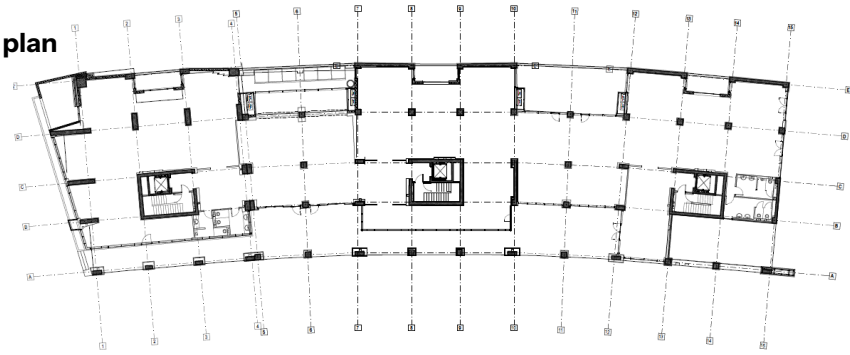
Location & Accessibility

Excellently located in the heart of the city, Polona 68 Business Center benefits from easy access to M1 and M2 metro lines via Victoriei Square (M1 & M2), Romana Square (M2) and Stefan cel Mare Blvd (M1). The immediate surroundings offer a varied offering of cafes, bars and restaurants and diverse hidden cultural gems like museums or art studios in the Gradina Icoanei-Romana area.

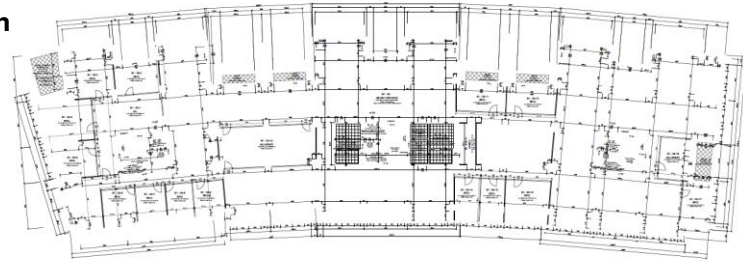


Plans

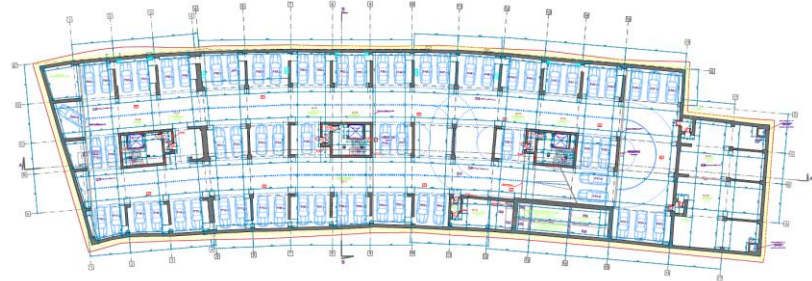
Ground Floor plan



Typical Floor plan



Underground parking plan



Polona 68 Business Centre / interior design



