

SOLE ADMINISTRATOR DECISION
of STAR RESIDENCE INVEST S.A.

No. 1 / 29.03.2026

The Sole Administrator of STAR RESIDENCE INVEST S.A., namely REIT CAPITAL S.A., through its legal representatives, considering:

- Resolution of the Extraordinary General Meeting of Shareholders (EGMS) no. 5 / 20.11.2025 regarding the increase of the share capital;
- The EU Growth Prospectus approved by ASF Decision no. 242 / 03.03.2026;
- The current report regarding the completion of Stage 1 of the share capital increase;
- The fact that 205,805,402 shares remained unsubscribed in Stage 1;
- The provisions of the Prospectus according to which the unsubscribed shares are to be offered through a private placement;
- The provisions of Law no. 24/2017 and ASF Regulation no. 5/2018;

HEREBY DECIDES:

Art. 1 – Initiation of Stage 2 (Private Placement) The initiation of the private placement corresponding to Stage 2 of the share capital increase operation is approved, for a number of 205,805,402 new, ordinary, registered, dematerialized shares.

Art. 2 – Characteristics of the shares offered within the private placement:

- Nominal value: RON 0.2 / share
- Subscription price: RON 0.24 / share (in line with the prospectus approved by ASF)

Art. 3 – The private placement shall commence on March 30, 2026 and will continue until a date to be subsequently determined by the Sole Administrator and communicated by the Issuer.

The placement will be closed by decision of the Sole Administrator at any time it deems appropriate, in order to finalize the transaction regarding the Polona 68 Business Center office building, whose deadline for completion is July 15, 2026.

Art. 4 –The private placement will be addressed to a limited number of investors from the European Union and/or other jurisdictions, in accordance with the exemptions provided under Article 1(4) of Regulation (EU) 2017/1129 and other applicable legal provisions.

Art. 5 – The transaction will be carried out through Swiss Capital S.A.

Sole Administrator

REIT CAPITAL S.A.

represented by David Canta, Chairman of the Board of Directors