

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: May 21, 2026

Name of the Company: STAR INVEST IMOBILIARE 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: Asset disposals

The management of STAR INVEST IMOBILIARE S.A. (hereinafter referred to as the "Company") informs shareholders and investors, further to Current Report no. 4/13.02.2026, that on 20.05.2026 it entered into a sale and purchase agreement for assets from its portfolio, namely [1] apartment and [1] parking space, for a total price of EUR 165,000 + VAT, applicable under the reverse charge mechanism.

The Company continues the process of capitalization and optimization of its real estate portfolio, in line with its assumed strategy, aiming to identify the most efficient solutions for increasing the value of the assets held.

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

Sole Director of STAR INVEST IMOBILIARE S.A.