

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: Closing of the second stage of the share capital increase operation – Private Placement

The management of STAR INVEST IMOBILIARE S.A. (hereinafter referred to as the “Company”) informs investors regarding the closing of the private placement for the subscription of 155,505,473 new shares at a subscription price of RON 0.24 per share. The nominal value of each share is RON 0.20, the difference representing share premium.

The private placement, approved by the Sole Director’s Decision dated 29 March 2026, represented the second stage of the share capital increase operation approved by the EGMS Resolution no. 5 dated 20 November 2025.

Thus, within the capital increase operation, including the first stage, a total of 198,700,071 shares were subscribed, with a total subscription value of RON 47,688,017.04. The Company’s share capital will increase from RON 15,311,294.40 to RON 55,051,308.60.

David Canta, CEO of Star Invest:

“The successful completion of this share capital increase, through which we raised approximately EUR 9.1 million across the two stages, reflects investors’ confidence in our strategy and provides us with the necessary resources to finalize the acquisition of the building located at 68 Polonă Street. Upon completion of the transaction, Star Invest will move into the operational phase of its new strategy, focused on generating recurring income from a portfolio of properties and consistently distributing these returns to shareholders.”

New, ordinary, registered and dematerialized shares were offered to investors in the European Economic Area pursuant to the exemptions permitted from the publication of 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, and repealing Directive 2003/71/EC, as well as to investors to whom such private placements may be lawfully addressed and directed in accordance with the exemptions under Regulation S of the United States Securities Act of 1933.

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

Sole Director of STAR INVEST IMOBILIARE S.A.