

To,
 STAR INVEST IMOBILIARE S.A.
 Financial Supervisory Authority

Standard form for notification of major holdings

Notification of major holdings (to be sent to the relevant issuer and to the competent authority)

1. Identity of the issuer or the issuer of the underlying shares to which voting rights are attached				
Name: STAR INVEST IMOBILIARE S.A., ISIN: RON95JJEDCB1 Address: Calea Mitorilor, No. 119, CLUJ-NAPOCA, CLUJ, Romania Tax ID: 43151040 Trade RegisterNo.: J2023000046124 LEI Code: 3 7872005CU7IMPL0XZT69				
2. Reasons for the notification (please tick the box or boxes as appropriate):				
<input type="checkbox"/> An acquisition or disposal of voting rights <input checked="" type="checkbox"/> An acquisition or disposal of financial instruments <input type="checkbox"/> An event changing the breakdown of voting rights <input type="checkbox"/> Other (please specify):				
3. Details of the person subject to the notification obligation:				
Name/Denomination WILLIAM PHILIP RICHARDS			City and country of registered office (if applicable) ST AUBIN, JERSEY	
4. Full name/denomination of the shareholder(s) (if different from point 3)				
5. Date of the threshold being crossed, reached or fallen below (percentage of voting rights): 04.06.2026				
6. Total positions of the person subject to the notification obligation:				
	% of voting rights attached to shares (total from 7. A)	% of voting rights through financial instruments (total from 7.B.1 + 7.B.2)	Total of both expressed as a percentage (7.A + 7.B)	Total number of voting rights of the issuer
Resulting situation on the date on which the threshold was crossed, reached or fallen below	15,80%		15,80%	275.256.543
Position at the date of the previous				

notification (if applicable)				
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7. Notifiable information regarding the resulting situation on the date on which the threshold was crossed, reached or fallen below

A: Voting rights attached to shares

Class/Type of shares ISIN code, where applicable	Number of voting rights		% of voting rights	
	Direct (Art. 69, para. (1)-(3) of Law no. 24/2017)	Indirect (Art. 70 of Law no. 24/2017)	Direct (Art. 69, para. (1)-(3) of Law no. 24/2017)	Indirect (Art. 70 of Law no. 24/2017)
ISIN: RON95JJEDCB1	43.500.000		15,80%	
Subtotal A	43.500.000			

B 1: Financial instruments in accordance with Art. 73, para. (1), letter (a) of Law no. 24/2017

Type of financial instrument	Expiry date (maturity date)	Conversion/exercise period	Number of voting rights that may be acquired if the instrument is exercised/converted	% of voting rights
Subtotal B.1				

B 2: Financial instruments with equivalent economic effect in accordance with Art. 73, para. (1), letter (b) of Law no. 24/2017

Type of financial instrument	Expiry date (maturity date)	Conversion/exercise period	Physical or cash settlement	Number of voting rights	% of voting rights
Subtotal B.2					

8. Information relating to the person subject to the notification obligation (please tick the appropriate box):

The person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any entity (entities) which has (have) directly or indirectly an exposure in the issuer of the underlying shares.

Full chain of controlled persons through which voting rights and/or financial instruments are effectively held, starting with the ultimate controlling natural person or legal entity:

Name/Denomination	% of voting rights if this is equal to or higher than the threshold to be notified	% of voting rights through financial instruments if this is equal to or higher than the threshold to be notified	Total of both if this is equal to or higher than the threshold to be notified

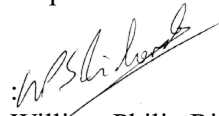
9. In the case of voting by proxy: [name/denomination of the proxy] will cease to hold [% and number] of voting rights as of [date]

N/A

10. Additional information

N/A

Prepared on 4 June 2026



William Philip Richards