

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: June 12, 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:** RON 55.051.308,60

Market where securities are traded: BVB, AeRO Premium category, SMT Segment, symbol REIT

Important events to be reported: Asset sales

STAR INVEST IMOBILIARE S.A. (the "Issuer") informs the shareholders and investors that, on 12 June 2026, entered into two sale and purchase agreements for assets from its portfolio, namely six real estate properties consisting of intravilan land plots located in Bucharest, District 1, on Drumul Lăpuș Street, with a total area of approximately 25,000 sqm.

The total value of the transactions amounts to EUR 3,250,000, excluding VAT, subject to the reverse charge mechanism.

Upon signing the transactions, the Company received an advance payment of EUR 500,000, with the remaining amount to be paid in accordance with the contractual provisions.

The Company continues the process of monetizing and optimizing its real estate portfolio, in line with its adopted strategy.

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

Sole Director of STAR INVEST IMOBILIARE S.A.