

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: February 13, 2026

Name of the Company: STAR RESIDENCE INVEST S.A.

Registered Office: 119 Calea Moșilor, Cluj-Napoca, Cluj County

Phone: +40 735 514 941

Registration no. with Trade Registry: J12/46/2023

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: Signing of a promise to sell for a property in the portfolio

STAR RESIDENCE INVEST S.A. informs its shareholders and investors about the signing, on February 13, 2026, of a promise to sell for an apartment and a parking space from its portfolio located in Bucharest.

The total transaction price amounts to EUR 165,000 + VAT, applicable under the reverse charge mechanism, of which EUR 10,000 + VAT, applicable under the reverse charge mechanism, represents the advance payment upon signing the promise to sell.

The Company continues its efforts to capitalize on and optimize its portfolio, in line with its strategy.

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

Sole Director of STAR RESIDENCE INVEST S.A.