

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: March 30, 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: 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: Details regarding the second stage of the share capital increase operation

The management of STAR RESIDENCE INVEST S.A. (hereinafter referred to as the "Company") informs investors regarding the Decision of the Sole Director dated March 29, 2026, concerning the second stage of the share capital increase operation.

According to this decision, the shares remaining unsubscribed following the first stage of the share capital increase, totaling 205,805,402 new, ordinary, registered, and dematerialized shares, will be offered for subscription within a private placement, that starts on March 30, 2026. The subscription price is set at RON 0.24 per share. The private placement will be closed by decision of the Sole Director at any time deemed appropriate, to facilitate the completion of the transaction regarding the Polona 68 Business Center office building, for which the deadline for completion is July 15, 2026.

Information regarding the share capital increase can be found in the document "Share Capital Increase – General Overview", attached to this current report. Additionally, details regarding the second stage of the share capital increase can be found in the Decision of the Sole Director attached to this current report.

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

Sole Director of STAR RESIDENCE INVEST S.A.