

To

Financial Supervisory Authority
Financial Instruments and Investments Sector
Bucharest Stock Exchange

CURRENT REPORT

according to Law no. 24/2017 on issuers of financial instruments and market operations
and FSA Regulation no. 5/2018 on issuers of financial instruments and market operations

Report date: 5 October 2026

Company name: STAR INVEST IMOBILIARE S.A.

Registered office: 119 Calea Motilor, Cluj-Napoca, Cluj County

Phone: +40 735 514 941

Trade Registry number: J2023000046124

Fiscal code: 43151040, **Share capital:** RON 55,051,308.60

Regulated market on which the issued securities are traded: BSE, AeRO Premium category, SMT Segment, ticker REIT

Significant events to be reported: Signing of a letter of intent for the acquisition of an office building in Bucharest

STAR INVEST IMOBILIARE S.A. (the "Company") informs its shareholders and investors that, on 2 October 2026, it signed a non-binding letter of intent for the acquisition of 100% of the shares of a company that owns an office building located in the central-northern area of Bucharest.

The building has a gross leasable area (GLA) of approximately 5,000 sqm, and the property value contemplated in the transaction is approximately EUR 12 million. The property benefits from a diversified tenant base and has the potential to reach 100% occupancy.

The transaction is to be financed through a combination of own funds and bank financing, with own funds to be raised, among others, through a share capital increase of the Company.

The signed letter of intent grants the Company an exclusivity period, during which legal, technical, commercial, financial and tax due diligence will be conducted. Completion of the transaction is subject to satisfactory due diligence results, the negotiation and execution of the final transaction documents, securing the necessary financing, as well as obtaining the required corporate and regulatory approvals.

The transaction would be the Company's second acquisition in Bucharest, after POLONA 68 BUSINESS CENTER, and is in line with the Company's strategy to build a portfolio of income-generating real estate assets that supports the distribution of dividends to shareholders.

The information above reflects the relevant elements of the transaction at the current stage of the project. The Company will continue to keep investors informed throughout the acquisition process, providing further details as the next stages are completed, in accordance with the applicable reporting obligations.

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

Sole Administrator of STAR INVEST IMOBILIARE S.A.