VOTING BALLOT

for shareholders who are natural persons

for the Ordinary General Meeting of Shareholders (OGMS)

STAR INVEST IMOBILIARE S.A. - 12/13.11.2026

I, the undersigned [_____], identified with identity card/passport series [____], no. [_____], issued by [_____], on [_____], personal identification number (CNP) [_____], residing in [_____], legally represented, if applicable, by [_____], identified with [_____], holder of [_____] shares out of a total of 275,256,543 shares issued by the Company, representing [_____] % of the share capital and conferring [_____] voting rights, shareholder of STAR INVEST IMOBILIARE S.A., registered with the Trade Register Office under no. J2023000046124, EUID ROONRC.J2023000046124, Tax ID (CUI) 43151040, with its registered office in Cluj-Napoca, 119 Calea Moților Street, Cluj County (the "Company"), having a share capital of RON 55,051,308.60, divided into 275,256,543 shares with a nominal value of RON 0.2000/share, and having REIT CAPITAL S.A. as Sole Director, hereby declare that I have taken note of the agenda of the OGMS and cast my vote as follows.

The meeting is convened for 12.11.2026, at 09:30, at the registered office of the Sole Director in Cluj-Napoca, 119 Calea Moților Street, 2nd floor, Cluj County; should the validity conditions not be met, the meeting will be held on 13.11.2026, at 09:30, at the same venue. Reference date: 02.11.2026.

1. Election of the OGMS secretary.

FOR	AGAINST	ABSTENTION
☐	☐	☐

2. Approval of the appointment of ERNST & YOUNG ASSURANCE SERVICES S.R.L., with its registered office in Bucharest, 15-17 Ion Mihalache Blvd., Bucharest Tower Center Building, District 1, sole registration code RO 11909783, registered in the Public Electronic Register of Financial Auditors and Audit Firms kept by A.S.P.A.A.S. under no. FA77, as financial auditor of the Company. Approval of the minimum duration of the financial audit agreement of 3 (three) years, namely for the financial years 2026, 2027 and 2028, in accordance with art. 111 para. (2) letter b^1) of Law no. 31/1990. The scope of the contracted services covers the audit of the Company's financial statements, prepared in accordance with Order of the Minister of Public Finance (O.M.F.P.) no. 1802/2014 and, respectively, in accordance with International Financial Reporting Standards (IFRS), for the financial years 2026, 2027 and 2028. Empowerment of the Sole Director to negotiate and sign the financial audit agreement, to determine the financial auditor's remuneration and the other terms of the agreement, and to carry out all related registration formalities.

**** SECRET VOTE - the vote on this item is cast exclusively in the Secret Vote Annex, which is an integral part of this ballot.***

3. Approval of 03.12.2026 as the registration date (ex-date 02.12.2026) of the shareholders affected by the resolutions adopted by the Ordinary General Meeting of Shareholders, in accordance with art. 87 para. (1) of Law no. 24/2017.

FOR	AGAINST	ABSTENTION
☐	☐	☐

4. Approval of the empowerment of the Sole Director, through Mr. Canta David, with the possibility of sub-delegation, in the name and on behalf of the Company, with full powers, to carry out all procedures and formalities provided by law for the implementation of the OGMS resolutions, to submit and collect documents and to sign for this purpose on behalf of the Company, in relation to the Trade Register, the Official Gazette, the Financial Supervisory Authority, the Bucharest Stock Exchange, the Central Depository and any other institutions, or natural or legal persons.

FOR	AGAINST	ABSTENTION
☐	☐	☐

Date of the voting ballot: [_____]

Shareholder's full name: [_____]

Signature: _____

Note: Indicate your vote by marking with an "X" a single box for each item: "FOR", "AGAINST" or "ABSTENTION". If more than one option is marked for the same item or no option is marked, the vote on that item is null/is deemed not to have been exercised.

* SECRET VOTE ANNEX

to the voting ballot for the Ordinary General Meeting of Shareholders

STAR INVEST IMOBILIARE S.A. - 12/13.11.2026

dedicated to item 2 on the agenda - appointment of the financial auditor

I, the undersigned [_____], identified with identity card/passport series [____], no. [_____], issued by [_____], on [_____], personal identification number (CNP) [_____], residing in [_____], legally represented, if applicable, by [_____], identified with [_____], holder of [_____] shares out of a total of 275,256,543 shares issued by the Company, representing [_____] % of the share capital and conferring [_____] voting rights, shareholder of STAR INVEST IMOBILIARE S.A., registered with the Trade Register Office under no. J2023000046124, EUID ROONRC.J2023000046124, Tax ID (CUI) 43151040, with its registered office in Cluj-Napoca, 119 Calea Moților Street, Cluj County (the "Company"), having a share capital of RON 55,051,308.60, divided into 275,256,543 shares with a nominal value of RON 0.2000/share, and having REIT CAPITAL S.A. as Sole Director, hereby declare that I have taken note of the agenda of the OGMS and cast my vote as follows.

The meeting is convened for 12.11.2026, at 09:30, at the registered office of the Sole Director in Cluj-Napoca, 119 Calea Moților Street, 2nd floor, Cluj County; should the validity conditions not be met, the meeting will be held on 13.11.2026, at 09:30, at the same venue. Reference date: 02.11.2026.

2. Approval of the appointment of ERNST & YOUNG ASSURANCE SERVICES S.R.L., with its registered office in Bucharest, 15-17 Ion Mihalache Blvd., Bucharest Tower Center Building, District 1, sole registration code RO 11909783, registered in the Public Electronic Register of Financial Auditors and Audit Firms kept by A.S.P.A.A.S. under no. FA77, as financial auditor of the Company. Approval of the minimum duration of the financial audit agreement of 3 (three) years, namely for the financial years 2026, 2027 and 2028, in accordance with art. 111 para. (2) letter b^1) of Law no. 31/1990. The scope of the contracted services covers the audit of the Company's financial statements, prepared in accordance with Order of the Minister of Public Finance (O.M.F.P.) no. 1802/2014 and, respectively, in accordance with International Financial Reporting Standards (IFRS), for the financial years 2026, 2027 and 2028. Empowerment of the Sole Director to negotiate and sign the financial audit agreement, to determine the financial auditor's remuneration and the other terms of the agreement, and to carry out all related registration formalities.

FOR	AGAINST	ABSTENTION
☐	☐	☐

Date of the secret vote annex: [_____]

Shareholder's full name: [_____]

Signature: _____

Note: Indicate your secret vote by marking with an "X" a single box: "FOR", "AGAINST" or "ABSTENTION". If more than one option is marked or no option is marked, the vote is null/is deemed not to have been exercised.