VOTING BALLOT

for shareholders who are legal persons

for the Extraordinary General Meeting of Shareholders (EGMS)

STAR INVEST IMOBILIARE S.A. - 12/13.11.2026

The undersigned [_____], with its registered office in [_____], registered with the Trade Register/similar entity under no. [_____], Tax ID/equivalent number [_____], legally represented by [_____], 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 declares that it has taken note of the agenda of the EGMS and casts its vote as follows.

The meeting is convened for 12.11.2026, at 12:00, 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 12:00, at the same venue. Reference date: 02.11.2026.

1. Election of the EGMS secretary.

FOR	AGAINST	ABSTENTION
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2. Approval of the correction of the numbering error of the articles in Chapter III "SHARE CAPITAL. SHARES" of the Company's Articles of Association, as follows:
a) the paragraph currently numbered 6.1, with the following content: "The Company's shares are admitted to trading on the multilateral trading facility operated by Bursa de Valori Bucuresti SA ("BVB"). The records of the Company's shares and shareholders are kept in the shareholders' register maintained by Depozitarul Central SA.", is renumbered as 7.2, as the second paragraph of Art. 7 "SHARE CAPITAL";
b) the article entitled "SHARES. RIGHTS AND OBLIGATIONS ARISING FROM THE SHARES", currently also numbered as Art. 7, is renumbered as Art. 7^1, and its paragraphs are renumbered from 7.1 – 7.5 to $7^1.1$ – $7^1.5$.
The correction concerns exclusively the numbering of the articles and paragraphs. Their content remains unchanged, and the numbering of the other articles of the Articles of Association is not modified.

FOR	AGAINST	ABSTENTION
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3. Approval of the increase of the Company's share capital by cash contribution, by up to RON 8,000,000, from RON 55,051,308.60 to a maximum of RON 63,051,308.60, through the issuance of up to 40,000,000 new ordinary, registered and dematerialised shares, with a nominal value of RON 0.20/share, at an issue price of RON 0.27/share (including a share premium of RON 0.07/share), in order to raise funds totalling up to RON 10,800,000 (the equivalent of approximately EUR 2,000,000), of which up to RON 2,800,000 represents share premium (the "**Share Capital Increase**"; the new shares issued within the Share Capital Increase being referred to as the "**New Shares**"), as follows:

- The New Shares will be offered for subscription to the shareholders registered in the Company's shareholders' register kept by Depozitarul Central S.A. on the registration date of December 3, 2026 (the "**Registration Date**"), on the basis of their preference rights.

- Any New Shares remaining unsubscribed at the end of the preference rights exercise period will be offered for subscription in a private placement addressed to qualified investors and/or to fewer than 150 natural or legal persons per member state, other than qualified investors, or on the basis of the other permitted exemptions from the obligation to publish a prospectus, provided in article 1 paragraph (4) of Regulation (EU) 2017/1129 of the European Parliament and of the Council of June 14, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the "**Prospectus Regulation**"), and without any obligation to comply with any other formalities under any applicable law, to the extent that and only if an investment in the new shares does not constitute a breach of any applicable law by such investor (the "**Private Placement**").

- Any New Shares remaining unsubscribed at the end of the Private Placement will be cancelled by decision of the Sole Director ascertaining the final results of the Share Capital Increase, and the share capital will be increased by the nominal value of the shares actually subscribed and paid.

- The purpose of the Share Capital Increase is to obtain funds for the partial financing of the acquisition provided under item 4 of the EGMS agenda (i.e., the acquisition of the shares of a company owning an office building located in the central area of the Municipality of Bucharest), the difference to be covered from the Company's existing own sources and from bank financing.

- The number of preference rights issued will be equal to the number of shares issued by the Company, as registered in the Company's shareholders' register kept by Depozitarul Central S.A. on the Registration Date.

- Each shareholder registered in the Company's shareholders' register kept by Depozitarul Central S.A. on the Registration Date will receive a number of preference rights equal to the number of shares held.

- The preference rights will not be traded.

- The preference rights exercise period will be of at least 14 calendar days, but not less than 10 business days, and will follow the Registration Date.

- In order to subscribe for one New Share during the preference rights exercise period, a person must hold 6.88141358 preference rights (as the case may be, with any applicable rounding in accordance with the regulations in force, including those issued by the Central Depository).

- A shareholder of the Company registered in the Company's shareholders' register kept by Depozitarul Central S.A. on the Registration Date may subscribe for a maximum number of New Shares calculated by dividing the number of preference rights held by such shareholder by the number of preference rights required to subscribe for one New Share (6.88141358) (as the case may be, with any applicable rounding in accordance with the regulations in force, including those issued by the Central Depository).

- If the maximum number of shares that may be subscribed during the preference rights exercise period (resulting from the calculation above) is not a natural number, the maximum number of shares that may actually be subscribed will be rounded down to the nearest lower natural number.

- Details regarding the subscription procedure, the subscription period, the payment procedure and method, the validation of subscriptions, the subscription form etc. with respect to the New Shares will be included in the prospectus to be approved by the Financial Supervisory Authority in connection with the Share Capital Increase.

- Empowerment of the Sole Director to issue any resolution or decision and to perform all legal acts and deeds necessary, useful and/or appropriate for implementing the resolutions to be adopted by the EGMS regarding the Share Capital Increase, including with respect to the following:

i. establishing the structure of the Share Capital Increase, the period and conditions of the Private Placement, the investors to whom the offer is addressed, the prospectus, the offering document and the allocation procedure (as well as approving the other final terms and conditions of the Share Capital Increase, such as, but not limited to, the allocation criteria, the success threshold etc.), selecting the intermediaries for the Share Capital Increase, negotiating, approving and signing any documents related to the Share Capital Increase, as the case may be, negotiating and signing any agreements with intermediaries and consultants, and performing any legal acts and deeds necessary, useful or appropriate in connection with the above;

ii. ascertaining the results of the Private Placement, cancelling the unsubscribed shares, determining the exact value of the Share Capital Increase and amending accordingly the provisions of the Articles of Association, as well as approving any agreements regarding the Share Capital Increase or any other arrangements, undertakings, offering documents, subscription, sale, agency or consultancy agreements, certificates, statements, registers, notifications, addenda and any other necessary acts and documents, completing any formalities and authorising and/or performing any other actions necessary to give full effect to the Share Capital Increase (including updating the Articles of Association);

iii. empowering the Company's representatives to sign any such documents, complete any such formalities and perform any such actions; and

iv. representing the Company before any competent authorities and institutions (such as the Trade Register Office, the Financial Supervisory Authority, the Bucharest Stock Exchange, Depozitarul Central S.A.) in connection with the Share Capital Increase, including for the admission to trading of the New Shares on the AeRO MTF.

- Approval of the following dates in connection with the Share Capital Increase referred to in this item of the EGMS agenda:

i. December 3, 2026 as the registration date for identifying the shareholders affected by this resolution, in accordance with art. 87 para. (1) of Law no. 24/2017;

ii. December 2, 2026 as the "ex-date", calculated in accordance with art. 2 para. (2) letter l) of Regulation no. 5/2018;

iii. November 27, 2026 as the guaranteed participation date, in accordance with art. 2 para. (2) letter j) of Regulation no. 5/2018; and

iv. December 4, 2026 as the payment date, in accordance with art. 2 para. (2) letter h) and art. 178 of Regulation no. 5/2018.

FOR	AGAINST	ABSTENTION
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4. Approval of the acquisition by the Company, through a share deal, of 100% of the shares issued by a company owning an office building located in the central area of the Municipality of Bucharest (the "**Target Company**"), at a property value, taken into account in determining the price, of up to EUR 12,100,000, corresponding to an estimated yield of approximately 9% (calculated as the ratio between the annual net operating income and the property value), under the terms of the letter of intent whose signing was disclosed to investors through current report no. 43 dated October 5, 2026 (the "**Transaction**"). The identification details of the property will be communicated to investors through a current report, immediately after the signing of the share sale and purchase agreement (the "**SPA**").

Empowerment of the Sole Director, with the possibility of sub-delegation, to take, in the name and on behalf of the Company, all measures necessary for negotiating, concluding, financing and completing the Transaction, within the limits approved under this item, including for:

a) negotiating and establishing the final price and the other terms of the Transaction, provided that the price is determined on the basis of a property value of no more than EUR 12,100,000, as well as engaging the consultants required to carry out the due diligence and for the Transaction;

b) negotiating, approving and signing the SPA, any addenda thereto and all other documents required for the signing and completion of the Transaction (closing), including the payment of the price;

c) negotiating and contracting, on behalf of the Company, the bank financing required to cover the part of the Transaction price that is not financed from the Share Capital Increase or from own sources, as well as signing the financing documentation;

d) creating, in favour of the lender, the security required in connection with the financing provided under letter c), including the pledge over the shares acquired in the Target Company;

e) exercising the Company's rights as sole shareholder of the Target Company, including for approving any security, undertakings, agreements, obligations etc. created at the level of the Target Company; and

f) representing the Company before any competent authorities and institutions, notaries public or third parties and completing all formalities necessary for the completion of the Transaction and its financing.

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

FOR	AGAINST	ABSTENTION
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6. 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 EGMS resolutions, to submit and collect documents and to sign for this purpose in the name and on behalf of the Company (including the updated Articles of Association), 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
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Date of the voting ballot: [_____]
Name of the legal-person shareholder: [_____]
Full name of the legal representative: [_____]
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.