VOTING BALLOT

for natural person shareholders

for the Ordinary General Meeting of Shareholders (OGMS)

STAR INVEST IMOBILIARE S.A. - 12/13.11.2026

The undersigned [_____], identified with ID card/Identity card/Passport series [____], no. [_____], issued by [_____], on [_____], Personal Identification Number (CNP) [_____], residing at [_____], 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 under no. J2023000046124, EUID ROONRC.J2023000046124, Fiscal Code 43151040, having its registered office in Cluj-Napoca, 119 Calea Moților, 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 read the agenda of the OGMS and hereby express my vote as follows.

The meeting is convened for 12.11.2026, at 9:30 a.m., at the registered office of the Sole Director in Cluj-Napoca, 119 Calea Moților, 2nd Floor, Cluj County; should the validity requirements not be met, the meeting shall be held on 13.11.2026, at 9:30 a.m., at the same location. Reference date: 02.11.2026.

1. Election of the secretary of the OGMS.

FOR	AGAINST	ABSTENTION
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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, Sector 1, unique registration code RO 11909783, registered in the Electronic Public Register of Financial Auditors and Audit Firms maintained by A.S.P.A.A.S. under no. FA77, as financial auditor of the Company. Approval of the minimum term of the financial audit agreement of 3 (three) years, namely for the financial years 2026, 2027 and 2028, in accordance with Article 111 para. (2) letter b^1) of Law no. 31/1990. The scope of the contracted services shall include the audit of the Company's financial statements, prepared in accordance with O.M.F.P. no. 1802/2014 and, respectively, in accordance with the International Financial Reporting Standards (IFRS), for the financial years 2026, 2027 and 2028. Authorization of the Sole Director to negotiate and execute the financial audit agreement, to determine the remuneration of the financial auditor and the other terms of the agreement, and to complete all related registration formalities.

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

3. Approval of 03.12.2026 as the registration date (ex-date 02.12.2026) for identifying the shareholders upon whom the resolutions adopted by the Ordinary General Meeting of Shareholders shall take effect, in accordance with Article 87 para. (1) of Law no. 24/2017.

FOR	AGAINST	ABSTENTION
☐	☐	☐

4. Approval of the authorization of the Sole Director, acting through Mr. Canta David, with the right to sub-delegate, in the name and on behalf of the Company, with full powers, to carry out all procedures and formalities required by law for the implementation of the OGMS resolutions, to submit and collect documents and to sign for such purpose in the name of the Company, in relation to the Trade Register, the Official Gazette of Romania, the Financial Supervisory Authority, the Bucharest Stock Exchange, Depozitarul Central and any other institutions, natural persons or legal entities.

FOR	AGAINST	ABSTENTION
☐	☐	☐

Date of the voting ballot: [_____]

Full name of the shareholder: [_____]

Signature: _____

Note: Indicate your vote by marking an "X" in 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 shall be null/shall not be deemed cast.

* 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

The undersigned [_____], identified with ID card/Identity card/Passport series [____], no. [_____], issued by [_____], on [_____], Personal Identification Number (CNP) [_____], residing at [_____], 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 under no. J2023000046124, EUID ROONRC.J2023000046124, Fiscal Code 43151040, having its registered office in Cluj-Napoca, 119 Calea Moților, 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 read the agenda of the OGMS and hereby express my vote as follows.

The meeting is convened for 12.11.2026, at 9:30 a.m., at the registered office of the Sole Director in Cluj-Napoca, 119 Calea Moților, 2nd Floor, Cluj County; should the validity requirements not be met, the meeting shall be held on 13.11.2026, at 9:30 a.m., at the same location. 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, Sector 1, unique registration code RO 11909783, registered in the Electronic Public Register of Financial Auditors and Audit Firms maintained by A.S.P.A.A.S. under no. FA77, as financial auditor of the Company. Approval of the minimum term of the financial audit agreement of 3 (three) years, namely for the financial years 2026, 2027 and 2028, in accordance with Article 111 para. (2) letter b^1) of Law no. 31/1990. The scope of the contracted services shall include the audit of the Company's financial statements, prepared in accordance with O.M.F.P. no. 1802/2014 and, respectively, in accordance with the International Financial Reporting Standards (IFRS), for the financial years 2026, 2027 and 2028. Authorization of the Sole Director to negotiate and execute the financial audit agreement, to determine the remuneration of the financial auditor and the other terms of the agreement, and to complete all related registration formalities.

FOR	AGAINST	ABSTENTION
☐	☐	☐

Date of the secret vote annex: [_____]
Full name of the shareholder: [_____]
Signature: _____

Note: Indicate your secret vote by marking an "X" in a single box: "FOR", "AGAINST" or "ABSTENTION". If more than one option is marked or no option is marked, the vote shall be null/shall not be deemed cast.