VOTING BALLOT

for natural person shareholders

for the Extraordinary General Meeting of Shareholders (EGMS)

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 EGMS and hereby express my vote as follows.

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

1. Election of the secretary of the EGMS.

FOR	AGAINST	ABSTENTION
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2. Approval of the correction of the numbering error concerning the articles of Chapter III "SHARE CAPITAL. SHARES" of the Company's Articles of Association, in the sense that:
a) the paragraph currently numbered 6.1, having the following content: "The Company's shares are admitted to trading on the multilateral trading facility operated by Bursa de Valori București S.A. ('BVB'). The records of the Company's shares and shareholders are maintained in the register of shareholders kept by Depozitarul Central S.A.", shall be renumbered as 7.2, as the second paragraph of Article 7 "SHARE CAPITAL";
b) the article entitled "SHARES. RIGHTS AND OBLIGATIONS ARISING FROM SHARES", currently also numbered as Article 7, shall be renumbered as Article 7¹, and its paragraphs shall be renumbered from 7.1 – 7.5 to 7¹.1 – 7¹.5.
The correction concerns exclusively the numbering of the articles and paragraphs. Their content shall remain unchanged, and the numbering of the other articles of the Articles of Association shall not be modified.

FOR	AGAINST	ABSTENTION
☐	☐	☐

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 Extraordinary General Meeting of Shareholders shall take effect, in accordance with Article 87 para. (1) of Law no. 24/2017.

FOR	AGAINST	ABSTENTION
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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 EGMS resolutions, to submit and collect documents and to sign for such 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 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.