Star Invest Imobiliare S.A.

Cluj-Napoca, 119 Calea Moților Street, Cluj County, Romania

J2023000046124, Tax ID (CUI) 43151040

Subscribed and paid-up share capital RON 55,051,308.60

Supplemented Convening Notice for the Ordinary and Extraordinary General Meetings of Shareholders of Star Invest Imobiliare S.A. Convened for November 12/13, 2026

REIT CAPITAL S.A., a company incorporated and operating under Romanian law, registered with the Trade Register Office attached to the Cluj Court under number J2020002922126, European Unique Identifier (EUID) ROONRC.J2020002922126, sole registration code 43070891, with its registered office in Cluj-Napoca, 119 Calea Moților Street, 2nd Floor, Cluj County (hereinafter referred to as the "**Sole Director**"), in its capacity as sole director of STAR INVEST IMOBILIARE S.A., a company incorporated and operating under Romanian law, registered with the Trade Register Office attached to the Cluj Court under number J2023000046124, European Unique Identifier (EUID) ROONRC.J2023000046124, sole registration code 43151040, with its registered office in Cluj-Napoca, 119 Calea Moților Street, Cluj County (hereinafter referred to as the "**Company**"), in accordance with Resolution No. 1 of the Board of Directors of the Sole Director of the Company dated **06.10.2026**, the provisions of the Company's articles of association in force on the date of the convening, Art. 117 and Art. 117[1] of Companies Law no. 31/1990, republished and updated, Law no. 24/2017 on issuers of financial instruments and market operations, and ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented,

Whereas:

A. on October 7, 2026, the convening notice of the Ordinary and Extraordinary General Meetings of Shareholders of the Company, convened for November 12, 2026 (first convening) and November 13, 2026 (second convening), respectively, in accordance with Resolution No. 1 of the Board of Directors of the Sole Director of the Company dated October 6, 2026, was published in the Official Gazette of Romania, Part IV, No. 7450; and

B. The Sole Director has determined that it is necessary to supplement the agenda of the EGMS (as defined below), in accordance with Resolution No. 1 of the Board of Directors of the Sole Director of the Company dated October 23, 2026,

pursuant to art. 105 para. (5^1) of Law no. 24/2017 on issuers of financial instruments and market operations, republished, as subsequently amended and supplemented ("**Law no. 24/2017**"), Companies Law no. 31/1990, republished, as subsequently amended and supplemented ("**Companies Law**"), ASF Regulation no. 5/2018 on issuers of financial instruments and market operations, as subsequently amended and supplemented ("**Regulation no. 5/2018**") and the Company's articles of association ("**Articles of Association**"),

HEREBY SUPPLEMENTS THE AGENDA OF THE:

Extraordinary General Meeting of Shareholders of the Company (hereinafter referred to as the "**EGMS**"), convened for **12.11.2026**, at 12:00, at the registered office of the Sole Director of the Company, in Cluj-Napoca, 119 Calea Moților Street, 2nd floor, Cluj County, for all shareholders registered at the end of **02.11.2026**, deemed the reference date, in the Shareholders' Register kept

by Depozitarul Central S.A., and, should the statutory conditions or any other validity conditions not be met, the EGMS will be held on **13.11.2026**, at 12:00, at the same venue, for all shareholders registered in the Shareholders' Register on the same reference date.

The agenda of the Ordinary General Meeting of Shareholders of the Company (hereinafter referred to as the "**OGMS**"), convened for **12.11.2026**, at 9:30, at the registered office of the Sole Director of the Company, in Cluj-Napoca, 119 Calea Moților Street, 2nd floor, Cluj County, for all shareholders registered at the end of **02.11.2026**, deemed the reference date, in the Shareholders' Register kept by Depozitarul Central S.A., remains unchanged. Should the statutory conditions or any other validity conditions not be met, the OGMS will be held on **13.11.2026**, at 9:30, at the same venue, for all shareholders registered in the Shareholders' Register on the same reference date.

Agenda of the Ordinary General Meeting of Shareholders – unchanged:

1. Election of the OGMS secretary.

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.

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.

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.

Agenda of the Extraordinary General Meeting of Shareholders – supplemented:

1. Election of the EGMS secretary.

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.

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.

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.

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.

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.

Miscellaneous provisions

All shareholders registered at the end of **02.11.2026**, set as the reference date, are entitled to attend and vote at the Ordinary General Meeting and the Extraordinary General Meeting of Shareholders.

Access of the shareholders entitled to attend the OGMS and the EGMS is permitted upon simple proof of their identity, made, in the case of shareholders who are natural persons, with their identity document and, in the case of shareholders who are legal persons and of represented natural-person shareholders, with the special or general power of attorney granted to the natural person representing them, together with the representative's identity document. The power of attorney form may be obtained from the registered office of the Company's director starting with **07.10.2026** and from the website www.starinvest.eu, and is available in Romanian.

The special or general power of attorney shall be drawn up in three original counterparts (one for the company, one for the principal, one for the proxy). The powers of attorney and a copy of the identity document or of the registration certificate and of the certificate of good standing issued by the trade register, or any other document issued by a competent authority of the state in which the shareholder is legally registered (no older than 3 months as of the date of publication of the general meeting convening notice), shall be submitted/sent in original to the Company's registered office or sent by e-mail by **10.11.2026**, 9:30, to the e-mail address office@starinvest.eu.

In the case of a special power of attorney granted by a shareholder to a credit institution providing custody services, it shall be signed by that shareholder and accompanied by a sworn statement given by the credit institution that received the power of representation through the special power of attorney, showing that:

- the credit institution provides custody services for that shareholder;
- the instructions in the special power of attorney are identical to the instructions in the SWIFT message received by the credit institution to vote on behalf of that shareholder;
- the special power of attorney is signed by the shareholder.

On the date of the meeting, upon entering the meeting room of the ordinary or extraordinary general meeting, respectively, the appointed representative shall hand over the original power of attorney, if

it was sent by e-mail with an embedded electronic signature, and a copy of their identification documents.

One or more shareholders, individually or jointly representing at least 5% of the share capital, are entitled to add items to the agenda of the General Meetings.

Proposals to add new items to the agenda of the general meeting, as well as draft resolutions for the items included or proposed to be included on the agenda of the general meeting, shall be accompanied by copies of the initiators' identification documents. These refer to identity documents (identity card) in the case of natural persons and the registration certificates and certificates of good standing, or any other document issued by a competent authority of the state in which the shareholder is legally registered (no older than 2 months as of the date of publication of the general meeting convening notice), indicating the legal representatives of the legal persons that are shareholders of the Company. Documents attesting the capacity of legal representative drawn up in a foreign language shall be accompanied by a translation into Romanian made by a certified translator, and the capacity of legal representative shall be ascertained on the basis of the list of shareholders provided by the Central Depository. Proposals shall be submitted to the registered office of the Company's director by no later than **23.10.2026**, 17:00, in a sealed envelope, clearly marked in capital letters "FOR THE ORDINARY AND/OR EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS", or also sent by e-mail, with an embedded electronic signature in accordance with Law no. 455/2001 on electronic signatures, within the same deadline, to: office@starinvest.eu, stating in the subject line "FOR THE ORDINARY AND/OR EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS".

Shareholders are hereby informed that, with respect to proposals to add new items to the agenda of the meeting, each item proposed by the initiators must be accompanied by a justification or a draft resolution proposed for adoption by the general meeting.

The latest updated version of the powers of attorney and correspondence voting ballots will be available on the Company's website starting with **30.10.2026**, 17:00.

Each shareholder is entitled to address written questions to the Sole Director before the date of the general meeting regarding the items on the agenda, in accordance with art. 198-199 of ASF Regulation no. 5/2018. An answer is deemed given if the requested information is published on the Company's website.

Shareholders registered in the shareholders' register on the reference date may vote by correspondence before the date of the meeting, using the correspondence voting form. The correspondence voting form, together with a copy of the identity document and/or of the registration certificate and of the certificate of good standing issued by the Trade Register Office (ORC) or any other document of the shareholder issued by a competent authority of the state in which the shareholder is legally registered (no older than 3 months as of the date of publication of the general meeting convening notice), shall be sent to the Company, in original, at its registered office or by e-mail, with an extended electronic signature embedded in accordance with Law no. 455/2001, to the e-mail address office@starinvest.eu, by **10.11.2026**, 9:30. The forms shall be drawn up in Romanian. Shareholders who have voted through special powers of attorney or correspondence voting ballots

may change their initial voting option or the means of casting their vote, the last vote cast and registered by **10.11.2026**, 9:30, being deemed valid.

Should a shareholder who has voted by correspondence attend the general meeting in person or through a representative, the correspondence vote cast for that general meeting will be cancelled. In this case, only the vote cast in person or through the representative will be taken into account.

The correspondence voting ballot forms, the special power of attorney forms, the documents and informative materials regarding the issues included on the agenda, including the draft resolutions, are made available to shareholders starting with **07.10.2026**, 17:00 (and those relating to the items newly added to the EGMS agenda, starting with 30.10.2026, 17:00), on the Company's website at www.starinvest.eu and at the registered office of the Company's director in Cluj-Napoca, 119 Calea Moților Street, 2nd Floor, Cluj County.

This convening notice is published in the Official Gazette of Romania, Part IV, on the website of the Bucharest Stock Exchange, on the Company's website (www.starinvest.eu) and in a widely circulated newspaper/publication, printed or online, in accordance with art. 105 para. (2^1) of Law no. 24/2017.

The Sole Director recommends that shareholders consult the supporting materials for the OGMS and EGMS, available on the website www.starinvest.eu starting with the date of publication of the convening notice in the Official Gazette of Romania, Part IV.

Canta David, Chairman of the Board of Directors of REIT CAPITAL S.A., Sole Director of Star Invest Imobiliare