

STAR INVEST

FACT SHEET

previous investments					
	asset	holding period	acquisition price	operating income	sale price
investment #1	14 apartments 26 parking places in Greenfield Baneasa	4 years	2,000,000 €	800,000 €	2,500,000 €
investment #2	1,400 sqm retail space in Cluj-Napoca	6 monts	1,400,000 €		2,000,000 €

current assets					
	asset	acquisition date	acquisition price	operating income	valuation
asset #1	cash	N/A	1,500,000 €		1,500,000 €
asset #2	Landbank	Jan-24	2,300,000 €		3,600,000 €
debt					0 €
current NAV					5,100,000 €
current no of shares					76,556,472
current NAV/share EUR					0.07 €
current NAV/share RON					0.34 lei

future assets					
	asset	acquisition date	acquisition price	operating income	valuation
asset #3	Polona 68 Business Center	Feb-25	19,000,000 €	2,100,000 €	24,700,000 €
asset #4	cash		700,000 €		700,000 €
debt					(8,000,000 €)
future NAV					22,500,000 €
future no of shares					325,556,472
future NAV/share EUR					0.07 €
future NAV/share RON					0.35 lei