DIVIDEND POLICY
STAR RESIDENCE INVEST S.A.

1. Purpose of the Policy

This Policy sets out the principles and rules governing the distribution of dividends to shareholders, in accordance with the provisions of Law No. 31/1990, Law No. 24/2017, the Bucharest Stock Exchange Corporate Governance Code (2025 edition), and the Articles of Association, which provide for the distribution of at least **90% of the annual net profit**.

2. General Principles

- **Transparency:** The dividend policy is clear, predictable, and communicated to shareholders.
- **Compliance:** Dividend distributions are carried out in accordance with the Articles of Association, the applicable legislation, and the resolutions of the General Meeting of Shareholders.
- **Equal Treatment:** Dividends are distributed proportionally to all shareholders, in accordance with their shareholding in the Company's share capital.
- **Financial Sustainability:** Dividend distributions are made in compliance with legal requirements and with due regard to the Company's financial stability.

3. Dividend Policy Structure

a) Dividend Level

The Company shall distribute at least **90% of its annual net profit**, in accordance with the Articles of Association, provided that:

- the profit has been realized and is available for distribution;
- there are no legal restrictions on the distribution of dividends; and
- the legal reserves have been established in accordance with the applicable legislation.

b) Types of Dividends

- **Annual dividends**, based on the audited financial statements.
- **Interim dividends** may be distributed only with the explicit approval of the General Meeting of Shareholders.

4. Approval and Payment Procedure

- The proposal regarding the distribution of dividends is submitted by the Sole Director and approved by the **Ordinary General Meeting of Shareholders**.
- The General Meeting of Shareholders determines the **gross dividend per share**, the **record date**, and the **payment date**.

- Dividends are paid through the **Central Depository**, within the applicable statutory timeframe.
- Information regarding the dividend is disclosed in the **Annual Report** and communicated to the market in accordance with the Bucharest Stock Exchange regulations.

5. Exceptions in Extraordinary Circumstances

In extraordinary circumstances (e.g. legal restrictions, the need to preserve liquidity, unforeseen financial developments, or external economic shocks), the Company may propose a temporary adjustment to the dividend level, subject to the approval of the General Meeting of Shareholders, if such measure is necessary to protect the Company's long-term interests and financial stability.

6. Final Provisions

This Dividend Policy shall be reviewed periodically or whenever necessary to ensure alignment with the applicable legislation and the best practices of the capital market.

The Policy shall be published on the Company's website and included in the Corporate Governance section of the Annual Report.

If, in the future, the Company decides to prepare and report its financial results in accordance with the International Financial Reporting Standards (IFRS), the Sole Director, REIT Capital S.A., shall propose that the shareholders amend the Articles of Association so that the basis for dividend distribution becomes the EPRA earnings, as defined under the EPRA[1] reporting standards.

[1] EPRA (European Public Real Estate Association) – the European association representing publicly listed real estate companies and investors in the real estate sector.