Star Invest

H1 2026 Financial results

Investor Presentation

Financial Results

H1 2026 Financial Results

- Total revenues recorded in the first half of 2026 amounted to RON 18,059,973, representing a significant increase compared to RON 4,786,600 in the corresponding period of the previous year. This evolution was mainly driven by the sale of real estate assets from the portfolio.

- Total expenses amounted to RON 20,074,106, while the gross result for the period was negative, amounting to RON 2,014,133.

- After recording corporate income tax of RON 791,338, the net loss for the period amounted to RON 2,805,471.

Indicators	30.06.2025	30.06.2026	Percentage variation
Total revenues	4,786,600	18,059,973	277.3%
Total expenses	5,151,990	20,074,106	289.6%
Gross Profit/(Loss)	(365,390)	(2,014,133)	451.2%
Income Tax	215,176	791,338	267.8%
Net Profit/(Loss)	(580,566)	(2,805,471)	383.2%

Reconciliation of Accounting Loss - Actual Profit

- The accounting loss reported for H1 2026, in accordance with RAS, is measured against the latest valuation of the land located on Drumul Lăpuș Street, Sector 1, Bucharest, which was sold for EUR 3.6 million, rather than against its acquisition cost. In fact, the Company generated an actual profit of approximately EUR 1 million compared to the land's acquisition price.
- This actual profit is confirmed both by the corporate income tax reported and by the credit balance of account 1175 – Realized Revaluation Reserves (approximately RON 7 million), an account from which the Company has previously made dividend distributions to shareholders.

Item	Value (EUR)
Land acquisition price	2,250,000
Land sale price	3,250,000
Latest valuation (prior to sale)	3,600,000
Accounting profit/(loss) from the transaction (Sale price – Latest valuation)	(350,000)
Balance of account 1175 – Realized Revaluation Reserves (Latest valuation – Acquisition price)	1,350,000
Actual taxable profit realized	**1,000,000**

Key Balance Sheet elements

- The increase in the value of current assets was driven by the corresponding increase in cash on hand and bank balances.
- During the reporting period, although non-current assets were disposed of through sale, total assets increased, driven by higher cash and cash equivalents and by the amounts paid in connection with the completed share capital increase. Overall, total assets increased by RON 42,315,777, representing an increase of 160%.
- Equity remains the Company's main source of asset financing, accounting for more than 98% of total liabilities and equity.

Balance Sheet Items	01.01.2026	30.06.2026	Percentage variation
Fixed assets	**19,129,136**	**5,407,401**	**(71.73)%**
Intangible assets	14,566	5,168,321	35,382.09%
Tangible assets	19,114,570	239,080	(98.75)%
Financial assets	-	-	-
Current assets, of which:	**7,249,925**	**63,283,586**	**772.89%**
Trade Receivables	15,768	782,465	4,862.36%
Cash and Bank Accounts	7,234,157	62,501,121	763.97%
Short-Term Liabilities	**748,292**	**1,125,808**	**50.45%**
Long-Term Liabilities	**2,184**	**2,184**	**0.00%**
Total Liabilities	**750,476**	**1,127,992**	**50.30%**
Total Equity	**25,628,585**	**67,566,846**	**163.64%**

The Strategy Takes Shape: Acquisition of the Polonă 68 Building and Sale of Land

Sale of Land

On June 11, 2026, the Company completed the sale of the land plots located on Drumul Lăpuș Street, Sector 1, Bucharest, for a total consideration of EUR 3.25 million, compared to an acquisition price of EUR 2.25 million. The transaction is part of the Company's strategy to fully divest, through sale, the real estate assets previously held in its portfolio.

Acquisition of the Polonă 68 Building – Completed

On July 30, 2026, through a share deal, Star Invest completed the acquisition of the office building located at 68 Polonă Street, Bucharest, the first income-generating property in its portfolio to provide recurring revenues.

Key Figures:

EUR 3,25 mill.
Sale price of the Drumul Lăpuș land plots

EUR ~1 mill.
Actual profit generated from the sale

EUR ~ 19 mill.
Appraised value of the Polonă 68 building

13.755 sq m
Total built-up area of the Polonă 68 building

11 June 2026
completion date of the sale transaction for the land plots on Drumul Lăpuș Street

~11%
Estimated annual rental yield

30 July 2026
completion date of the acquisition of the Polonă 68 building

Portfolio

14 apartments and 26 parking lots in Greenfield /sold

Address: Greenfield Baneasa
Apartments: 12 of 4 rooms, 2 of 3 rooms, 26 parking lots
Area: North of the city

Acquisition price: 2.000.000 euro
Sale price: 2.500.000 euro

Ultra Central Commercial Space /sold

Address: Aurel Vlaicu Street No. 1, CLuj Napoca
Area: 1,400 sqm, Street Frontage: 70 m
Floor: Mezzanine, Access: 4 stairways, Loading: Freight elevator
Access: High Foot Traffic, High Visibility

Acquisition price: 1.400.000 euro
Sale price: 2.000.000 euro

25,000 sqm Land Plot Strategically Positioned /sold

Address: Drumul Lăpuș, Bucuresti
Total Surface: 25,000 sqm
Area: emerging urbanistically in the North of the city
Access: 5min to Otopeni airport, metro coming nearby, commercial facilities nearby Baneasa Mall, hospital under construction nearby

Acquisition price: 2.250.000 euro
Sale price : 3.250.000 euro

Existing Portfolio

Polona 68
Business Centre

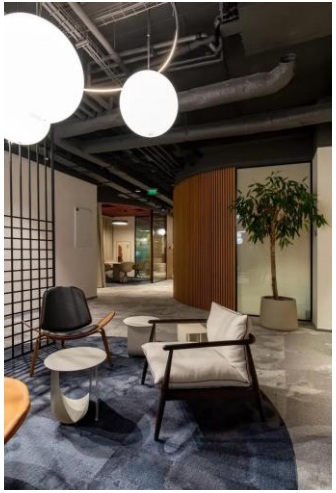
/purchase completed

Address: 68-72 Polona, 1st District, Bucharest

Existing Portfolio

Polona 68 Business Centre

Address: 68-72 Polona, 1st District, Bucharest



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process solutions
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ARISTON

Year of Construction: 2011
Lettable Area: 9,443 sqm
Occupancy: 100%

Existing Portfolio

Polona 68 Business Centre
Address: 68-72 Polona, 1st District, Bucharest

- **Competitive Capital Value per sqm: less than €2,000/sqm GLA**
- **Diverse Tenant Base**
- **Sustainability Credentials LEED Gold**
- **Flexible Floor Plates**
- **Prime Location for Talent Attraction**

- **Exceptional Demand Dynamics**
  CBD vacancy rate remains below 5%
- **No Development Pipeline**
  stable occupancy and underpinning long-term rental growth prospects
- **Attractive Parking Ratio**
  1/50 sqm

Q&A
Session