Solicitation Version

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS
FORT WORTH DIVISION

IN RE:	§	
	§	
Silver Star Virginia Parkway LLC, *et al.*	§	**Case No. 26-42315-mxm11**
	§	
	§	**(Jointly Administered)**
Debtors.[1]	§	
	§	

BALLOT FOR ACCEPTING OR REJECTING THE CHAPTER 11 PLAN OF LIQUIDATION FOR DEBTOR SILVER STAR PROPERTIES REIT, INC.

This ballot ("Ballot") is provided to you by Hartman vREIT XXI, Inc. and Al Hartman (collectively, the "Plan Proponents") to solicit your vote to accept or reject the proposed *Hartman Parties' First Amended Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc*. (as may be amended, modified, or supplemented, collectively, the "Plan"). Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Plan.

You should review the Plan and the Disclosure Statement before you vote. You may wish to seek legal advice concerning the Plan and the classification and treatment of your Claim under the Plan. Only Holders of Claims in Class 3 (HSRE Guaranty Claim), 4 (Greyhawk Guaranty Claim), 5 (Wells Fargo Guaranty Claim), 6 (FBRED Guaranty Claim), and 7 (General Unsecured Claims) are entitled to vote on the Plan.

This Ballot must be completed, executed by a person authorized to act on behalf of the Holder of a Claim entitled to vote on the Plan, and returned ***and received*** **no later than 5:00 p.m. (prevailing Central Time) on December 4, 2026** (the "Voting Deadline"). To be counted, your completed and signed Ballot must be retuned only as follows:

If Voting by First Class Mail, to:
Donlin, Recano & Company, LLC
Re: Silver Star Properties REIT, Inc.
Attn: Voting Department
P.O. Box 2053
New York, NY 10272-2042

If Voting by Hand Delivery/Overnight Courier, to:
Donlin, Recano & Company, LLC
c/o Angeion Group
Re: Silver Star Properties REIT, Inc.
Attn: Voting Department
200 Vesey Street, 24th Floor
New York, NY 10281

[1] The Debtors in these proceedings (including their respective taxpayer identification numbers) are: Silver Star Virginia Parkway LLC (99-3308488); Silver Star Properties REIT, Inc. (26-3455189); and Cooper Street SPE LLC (93-4893154). The Debtors' corporate headquarters are: 100 N. Forest Park Blvd., Suite 100, Fort Worth, TX 76102.

If Voting via Email: scan your completed and signed ballot into a Portable Document Format (pdf) file and return it via email to *DRCVote@DonlinRecano.com* (with "Silver Star Ballot" in the subject line)

*To arrange hand delivery of your ballot, please e-mail the Solicitation Agent at drcvote@donlinrecano.com (with "Silver Star Ballot" in the subject line) at least 24 hours prior to your arrival at the address above and provide the anticipated date and time of delivery.

Do not file or submit your Ballot to the Bankruptcy Court. Ballots must be returned to and received by the Solicitation Agent to be counted. Failure to timely submit a Ballot so that it is received by the Voting Deadline or failure follow these voting instructions may disqualify your Ballot and vote. Ballots returned to other addresses or email addresses, by facsimile, or through other electronic transmission, except to the email above, will not be accepted or counted.

Copies of the Plan, approved Disclosure Statement, Solicitation Procedures Order, and related materials are available free of charge on the Solicitation Agent's website at www.bankruptcy.angeiongroup.com/silverstar, and paper copies may be requested free of charge from the Solicitation Agent by sending a request via email to *DRCVote@DonlinRecano.com*.

IF YOUR COMPLETED AND EXECUTED BALLOT IS NOT *RECEIVED* BY THE SOLICITATION AGENT ON OR BEFORE DECEMBER 4, 2026, AT 5:00 P.M. (CT) AND THE VOTING DEADLINE IS NOT EXTENDED, YOUR VOTE WILL NOT COUNT AS EITHER AN ACCEPTANCE OR REJECTION OF THE PLAN.

If the Plan is confirmed by the Bankruptcy Court, it will be binding on you whether or not you vote on the Plan.

(remainder of page intentionally left blank)

ACCEPTANCE OR REJECTION OF THE PLAN

Claim Holder Name: _____ Class: _____

Amount: $_____

CHECK ONE BOX ONLY:

☐ I vote to **ACCEPT** the Plan ☐ I vote to **REJECT** the Plan

By signing below, the undersigned certifies that the undersigned is the Holder, or an authorized representative of the Holder, identified above; has received and reviewed the Plan and approved Disclosure Statement or has had access to them; is authorized to cast this vote; and understands that this Ballot must be received by the Solicitation Agent on or before the Voting Deadline to be counted.

Dated: _____

Signature: _____

Print Name: _____

Title: _____

Address: _____

_____