CLERK, U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF TEXAS

ENTERED

THE DATE OF ENTRY IS ON
THE COURT'S DOCKET

The following constitutes the ruling of the court and has the force and effect therein described.

Signed November 16, 2026

United States Bankruptcy Judge

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]	§	
	§	

ORDER APPROVING DISCLOSURE STATEMENT, APPROVING SOLICITATION PROCEDURES, AND ESTABLISHING CONFIRMATION DEADLINES

Came on for consideration the *Motion for Approval of Disclosure Statement, Approval of Solicitation Procedures, and Establishment of Confirmation Deadlines* (the "Motion") [ECF 178] filed by Hartman vREIT XXI, Inc. and Allen R. Hartman (together, the "Plan Proponents"). The

[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.

Court, having considered the Motion, the *Disclosure Statement for Hartman Parties' Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc.* [ECF 167], as amended by the *Disclosure Statement for Hartman Parties' First Amended Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc*. [ECF 228] (collectively and as may be further amended or supplemented, the "Disclosure Statement"), *Hartman Parties' Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc*. [ECF 168], as amended by the *Hartman Parties' First Amended Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc*. [ECF 229] (collectively and as may be further amended or supplemented, the "Plan"), the timely filed objections and responses, the arguments of counsel, the record, and applicable law, including sections 105(a), 1125, 1126, and 1128 of the Bankruptcy Code and Bankruptcy Rules 2002, 3016, 3017, 3018, and 3020, FINDS that notice was adequate, the Disclosure Statement contains adequate information within the meaning of section 1125 of the Bankruptcy Code, and that cause exists to grant the Motion as set forth below.[2]

1. The Motion is GRANTED as set forth herein.

2. All objections to the adequacy of the disclosure statement, to the extent not withdrawn or settled or incorporated into the terms of this Order, are overruled.

3. The Plan Proponents served notice of the hearing on the Disclosure Statement and the Motion on October 16, 2026 through the Court's ECF noticing system and by first-class mail on the creditor matrix maintained in these Chapter 11 Cases, including the Debtor's transfer agent. *See* ECF 182. The Court finds that such notice was provided at least twenty-eight (28) days before the hearing in accordance with Bankruptcy Rules 2002(b) and 3017(a) and N.D. Tex. L.B.R. 3017-3, and was good, adequate, and sufficient under the circumstances as to all parties so served. The

[2] Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Motion, Plan, and Disclosure Statement, as applicable.

deadline for any party so served to object to the adequacy of the Disclosure Statement was on or before November 13, 2026 at 1:00 p.m. and any objection not so raised on or before such deadline shall be deemed waived.

4. Any party in interest that did not previously receive notice of the hearing on the Disclosure Statement may, following service of the Solicitation Packages (as defined below) in accordance with this order (the "Solicitation Procedures Order"), file and serve an objection to the adequacy of the Disclosure Statement on or before 5:00 p.m. (prevailing Central Time) on December 4, 2026 (the "Supplemental Disclosure Statement Objection Deadline"), to be considered at the Confirmation Hearing; any objection not so raised shall be deemed waived. The Plan Proponents may respond to any such objection at or before the Confirmation Hearing.

5. Pursuant to Bankruptcy Rules 2002(b), 9006(c)(1), and 9007, and for cause shown, the twenty-eight (28) day notice period otherwise required under Bankruptcy Rule 2002(b) for the time to file objections to, and the hearing on, confirmation of the Plan is shortened to the periods set forth in this Solicitation Procedures Order. For the same cause, and pursuant to Bankruptcy Rules 2002(b), 2002(d), 3017(a), 9006(c)(1), and 9007, the notice period for the time to object to, and the hearing on, approval of the Disclosure Statement is shortened, solely as to any party in interest that did not previously receive notice of the hearing on the Disclosure Statement, to the period ending on the Supplemental Disclosure Statement Objection Deadline, and service of the Solicitation Packages in accordance with this Solicitation Procedures Order constitutes good and sufficient notice to such parties of their right to object to the adequacy of the Disclosure Statement.

6. The Confirmation Hearing Notice attached hereto as Exhibit 1 is approved and shall be served on all Holders of Claims and Equity Interests (including Holders in non-voting Classes 1, 2, and 8) and all other parties entitled to notice under the Bankruptcy Code, the Bankruptcy

Rules, applicable Local Rules, and any order of the Court. Service of the Solicitation Packages (as defined below) in accordance with this Solicitation Procedures Order on or before the Deadline to Serve Solicitation Packages constitutes good and sufficient notice of the Voting Deadline, the Confirmation Objection Deadline, the Supplemental Disclosure Statement Objection Deadline, and the Confirmation Hearing in satisfaction of Bankruptcy Rules 2002(b), 2002(d), 3017(d), and 3020(b), and no other or further notice is required.

7. The Disclosure Statement is approved as containing adequate information within the meaning of section 1125 of the Bankruptcy Code. Subject to the requirements of the Bankruptcy Code, the Plan Proponents' rights to amend, supplement, and modify the Disclosure Statement, the Plan, the solicitation materials, and related exhibits are expressly reserved, including because the Plan Proponents do not control the Debtor's books, records, accounting systems, management, schedules, SEC reporting process, or underlying information concerning the Debtor's direct and indirect subsidiaries. Prior to distributing the Solicitation Packages, the Plan Proponents are authorized, without further order of the Court, to make non-material, conforming changes to the Disclosure Statement, the Plan, and related documents, including to conform such documents to this Solicitation Procedures Order and to any rulings of the Court at the hearing on the Motion, insert dates, deadlines, docket numbers, and the Solicitation Agent's (as defined below) contact information, correct typographical, grammatical, and formatting errors, and update information in the Disclosure Statement to reflect events occurring in the Chapter 11 Cases after the date of the Disclosure Statement, provided that the Plan Proponents shall file the solicitation version of the Disclosure Statement and the Plan with the Court on or before the Deadline to Serve Solicitation Packages.

8. The form ballot attached hereto as Exhibit 2 ("Form Ballot") is approved for use by Holders in Classes 3, 4, 5, 6, and 7 and any other Class later authorized to vote. The Plan Proponents are not required to prepare separate ballot forms for each voting Class; the Form Ballot may be used for any voting Class after the Solicitation Agent customizes the Form Ballot by inserting the applicable Class and Claim information for each Holder of an Allowed Claim entitled to vote.

9. The Notice of Non-Voting Status attached hereto as Exhibit 3 is approved for service on Holders of Claims in Classes 1 and 2 and Holders of Equity Interests in Class 8. Pursuant to Bankruptcy Rule 3017(d), the Plan Proponents are not required to serve paper copies of the Plan, the Disclosure Statement, or a Ballot on Holders in non-voting Classes, provided that such Holders may obtain copies as set forth in this Solicitation Procedures Order.

10. The following Solicitation Procedures are approved:

a. **Eligibility to Vote**. Only Holders of Allowed Claims, including Claims that are temporarily allowed for voting purposes by order of the Court, are entitled to vote on the Plan. Unless otherwise ordered by the Court, Claims shall be temporarily Allowed, pursuant to Bankruptcy Rule 3018(a), in the amount set forth in the Debtor's schedules in the Case ("Schedules") or a Proof of Claim, as applicable, for voting purposes only and without prejudice concerning the amount or allowability of such Claims under the Plan and Bankruptcy Code. To the extent the Schedules or a Proof of Claim reflect liquidated and unliquidated amounts, such Claim shall be temporarily Allowed, pursuant to Bankruptcy Rule 3018(a), in the liquidated amount of such Claim set forth in the Schedules or Proof of Claim without prejudice to the Creditor's right to assert the full amount of such Claim, including any unliquidated amounts, for all other purposes. To the extent the Schedules or a Proof of Claim reflect an unliquidated or unknown amount and do not set forth any liquidated amount, such Claim shall be temporarily Allowed, pursuant to Bankruptcy Rule 3018(a), for voting purposes only in the amount of $1.00 without prejudice to the Creditor's right to assert the full amount of such Claim for all other purposes. Any Holder seeking temporary allowance of a Claim in a different amount must file a motion under Bankruptcy Rule 3018(a) no later than seven (7) days before the Voting Deadline. To the extent an amount is set forth for a Claim in both the Schedules and a Proof of Claim, the amount set forth in the Proof of Claim will control for determining the temporarily Allowed amount for voting purposes. For the avoidance of doubt, reference to a Proof of Claim in this paragraph includes any and all attachments, exhibits, or addenda thereto.

b. **Solicitation Package.** No later than the Deadline to Serve Solicitation Packages, Donlin, Recano & Company, LLC (the "Solicitation Agent") shall serve (i) on each Holder of a

Claim in Classes 3, 4, 5, 6, and 7 as of the Voting Record Date, the Confirmation Hearing Notice and Form Ballot (as to be customized with the applicable Class and voting amount) (the "Voting Package"); (ii) on each Holder of a Claim in Classes 1 and 2 and each Holder of an Equity Interest in Class 8 as of the applicable Record Date, the Confirmation Hearing Notice and the Notice of Non-Voting Status (the "Non-Voting Package"); and (iii) the Confirmation Hearing Notice on each Debtor, trustee, and all other parties in interest (the "Non-Creditor Package" and together with the Voting Package and the Non-Voting Package, the "Solicitation Packages"). The approved Disclosure Statement, the Plan, and this Solicitation Procedures Order shall be posted and made available free of charge on a website established and maintained by the Solicitation Agent at www.bankruptcy.angeiongroup.com/silverstar (the "Solicitation Website"), and the Confirmation Hearing Notice shall state the address of the Solicitation Website. Service of the Plan and Disclosure Statement by posting on the Solicitation Website, together with service of the Confirmation Hearing Notice identifying the Solicitation Website, satisfies Bankruptcy Rules 2002(b) and 3017(d). Any Holder may obtain paper copies of the Plan and Disclosure Statement free of charge by request to the Solicitation Agent.

c. **Voting Record Date.** The Voting Record Date is November 13, 2026. Only Holders entitled to vote as of that date may vote, subject to the Plan and any Court order.

d. **Class 8 Record Date and Turnover of Equity Register**. November 13, 2026 is also the record date for determining the Holders of Equity Interests in Class 8 entitled to receive the Confirmation Hearing Notice and Notice of Non-Voting Status (the "Equity Record Date"). The Debtor shall, and shall cause its transfer agent and any other Entity maintaining the Debtor's stock ledger or shareholder records on its behalf to, deliver to the Solicitation Agent and counsel to the Plan Proponents, no later than 9:00 a.m. (prevailing Central Time) on November 16, 2026, a complete register of the Holders of record of Equity Interests as of the Equity Record Date (the "Equity Register"), in electronic, sortable format (e.g., Microsoft Excel), including each Holder's name, mailing address, email address (to the extent maintained), number and class of shares held, and the identity and contact information of any nominee, broker, or other intermediary holding shares in street name. The Deadline to Serve Solicitation Packages shall be extended day-for-day as to Class 8: (i) for any delay in the Debtor's or transfer agent's compliance with this paragraph or (ii) for any delay in the Solicitation Agent's ability to serve the Solicitation Packages caused by any other Entity, including, without limitation, The Depository Trust & Clearing Corporation, The Depository Trust Company, or any of their affiliates or subsidiaries, as applicable. The Plan Proponents and the Solicitation Agent are permitted to rely upon the Equity Register and other information provided by the Debtor, or its transfer agent, for purposes of serving the Solicitation Packages and otherwise complying with this Solicitation Procedures Order.

e. **Service.** The Solicitation Agent is authorized to serve the Solicitation Packages by (i) electronic mail on any Holder or other party for whom an email address is reflected in the Debtor's books and records, the Equity Register, a Proof of Claim or Proof of Interest, a notice of appearance, or a creditor mailing matrix in the Case, and (ii) by first-class mail on all other Holders or parties at the address reflected in the Debtor's books and records, the Equity Register, a Proof of Claim or Proof of Interest, a notice of appearance, or a creditor mailing matrix in the Case. If an email is returned as undeliverable, the Solicitation Agent shall serve such Holder by first-class mail as soon as reasonably practicable. Service in accordance with this Solicitation Procedures Order constitutes good and sufficient service under Bankruptcy Rules 2002, 3017(d), and 9036.

f. **Classes Entitled to Vote.** Classes 3, 4, 5, 6, and 7 are impaired and entitled to vote. Classes 1 and 2 are unimpaired, presumed to accept, and not entitled to vote. Class 8 is impaired, deemed to reject the Plan under section 1126(g) of the Bankruptcy Code, and not entitled to vote.

g. **Voting Deadline.** Ballots must be properly completed, executed, and actually received by the Solicitation Agent no later than 5:00 p.m. (prevailing Central Time) on December 4, 2026. Such deadline may be extended by the Plan Proponents in their sole discretion, as expressly authorized by this Solicitation Procedures Order. Ballots must be returned to the Solicitation Agent 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

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.

h. **Multiple Classes.** The Form Ballot attached as Exhibit 2 may be used for any voting Class by inserting the applicable Class and Claim information. A Holder voting in more than one Class will receive, and must submit, a separate ballot for each Class to which it is entitled to vote.

i. **Tabulation.** The following ballots shall not be counted: (i) any ballot received after the Voting Deadline, unless the Plan Proponents grant an extension; (ii) any ballot that is illegible or lacks sufficient information to identify the Holder; (iii) any unsigned ballot; (iv) any ballot cast by an Entity that does not hold an Allowed Claim in a voting Class as of the Voting Record Date; (v) any ballot that both accepts and rejects the Plan or indicates neither; and (vi) any ballot transmitted by a method not authorized by this Solicitation Procedures Order, unless otherwise agreed by the Plan Proponents. If a Holder submits more than one timely ballot for the same Claim, the last properly completed ballot received before the Voting Deadline shall control. The Plan Proponents, with the assistance of the Solicitation Agent, may waive or permit cure of defects in any ballot, and any such waiver shall be disclosed in the Voting Report.

11. The following confirmation schedule is approved, subject to modification by further order of the Court or notice provided by the Plan Proponents:

Event	Date / Deadline
Voting Record Date	November 13, 2026
Equity Record Date (Class 8)	November 13, 2026
Deadline for Debtor to Turn Over Equity Register	5:00 p.m. (prevailing Central Time) on November 16, 2026
Deadline to Serve Solicitation Packages	November 20, 2026[3]
Plan Supplement Deadline	November 27, 2026
Voting Deadline	5:00 p.m. (prevailing Central Time) on December 4, 2026
Confirmation Objection Deadline	5:00 p.m. (prevailing Central Time) on December 4, 2026
Supplemental Disclosure Statement Objection Deadline (solely as to parties not previously served)	5:00 p.m. (prevailing Central Time) on December 4, 2026
Voting Report Deadline	December 8, 2026
Confirmation Brief / Reply Deadline	December 9, 2026
Confirmation Hearing	9:30 a.m. (prevailing Central Time) on December 11, 2026

12. The Plan Proponents are authorized to retain and employ Donlin, Recano & Company, LLC to solicit, calculate and tabulate votes on the Plan, and to act as solicitation and voting agent on the Plan Proponents' behalf, including to (i) establish and maintain the Solicitation Website; (ii) print, email, and mail the Solicitation Packages and notices; (iii) receive, review, and tabulate ballots; (iv) respond to inquiries from Holders regarding solicitation procedures; and (v) file a declaration certifying the results of the solicitation and tabulation (the "Voting Report") by the Voting Report Deadline. The Plan Proponents and Solicitation Agent are authorized to solicit votes on the Plan and to distribute the Solicitation Packages in accordance with this Solicitation Procedures Order. The Plan Proponents may seek reimbursement for the fees and expenses of the Solicitation Agent as part of the Hartman Substantial Contribution Claim.

[3] Subject to any day-for-day extension, as to Class 8 only, due to a delay pursuant to ¶ 9.d above.

13. Any objection to confirmation of the Plan must be filed with the Bankruptcy Court and served so that it is actually received by the Plan Proponents, counsel to the Debtors, and the U.S. Trustee by the Confirmation Objection Deadline.

14. The Plan Proponents are authorized to take all actions reasonably necessary to implement this Solicitation Procedures Order, including making non-substantive changes to the approved forms to correct typographical errors, insert dates, addresses, URLs, docket numbers, and contact information, and conform the forms to this Solicitation Procedures Order.

15. The Court retains jurisdiction to interpret and enforce this Solicitation Procedures Order.

END OF ORDER

Prepared and Submitted By:

John D. Gaither, Tex. Bar No. 24055516
Samantha Espino, Tex. Bar No. 24131801
WICK PHILLIPS GOULD & MARTIN, LLP
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Telephone: (214) 692-6200
Email: john.gaither@wickphillips.com
samantha.espino@wickphillips.com

COUNSEL FOR THE PLAN PROPONENTS

Exhibit 1

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]	§	
	§	

NOTICE OF CONFIRMATION HEARING, VOTING DEADLINE, AND DEADLINE TO OBJECT TO CONFIRMATION

PLEASE TAKE NOTICE that the Plan Proponents have filed the *Hartman Parties' First Amended Chapter 11 Plan of Liquidation for Debtor Silver Star Properties REIT, Inc*. [ECF 229] (as may be amended, modified, or supplemented, collectively, the "Plan") and the related Disclosure Statement [ECF 228], which the Bankruptcy Court has approved as containing adequate information by the *Order Approving Disclosure Statement, Approving Solicitation Procedures, and Establishing Confirmation Deadlines* [ECF __] (the "Solicitation Procedures Order"). Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Plan or the Solicitation Procedures Order.

PLEASE TAKE FURTHER NOTICE that the Bankruptcy Court will hold the Confirmation Hearing on December 11, 2026 at 9:30 a.m. (prevailing Central Time), at 501 West 10th Street, Fort Worth, Texas 76102, in person or by WebEx as follows:

For WebEx Video Participation/Attendance:	**For WebEx Telephonic Only Participation/Attendance:**
https://us-courts.webex.com/meet/mullin	Dial-In: 1-650-479-3207
Meeting Number: 2310-650-8783	Access Code: 2310-650-8783

The Webex hearing instructions may be obtained from Judge Mullin's hearing/calendar site: https://www.txnb.uscourts.gov/judges-info/hearing-dates/judge-mullin-hearing-dates.

PLEASE TAKE FURTHER NOTICE that any objection to confirmation of the Plan must be in writing, filed with the Bankruptcy Court, and served so that it is actually received by the Plan Proponents, counsel to the Debtors, and the U.S. Trustee no later than December 4, 2026 at 5:00 p.m. (prevailing Central Time).

PLEASE TAKE FURTHER NOTICE that ballots from Holders of Claims entitled to vote must be properly completed, signed, and actually received the Solicitation Agent no later than

[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.

5:00 p.m. (prevailing Central Time) on December 4, 2026. Such deadline may be extended by the Plan Proponents in their sole discretion. Ballots must be returned to the Solicitation Agent 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

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.

PLEASE TAKE FURTHER NOTICE that, under the current Plan, Holders in Classes 3, 4, 5, 6, and 7 are impaired and entitled to vote. Holders in Classes 1 and 2 are unimpaired, presumed to accept the Plan, and are not entitled to vote. Holders in Class 8 are impaired, deemed to reject the Plan, and are not entitled to vote.

PLEASE TAKE FURTHER NOTICE that any party in interest that did not previously receive notice of the hearing on the Disclosure Statement may file and serve an objection to the adequacy of the Disclosure Statement no later than 5:00 p.m. (prevailing Central Time) on December 4, 2026, which will be considered at the Confirmation Hearing.

PLEASE TAKE FURTHER NOTICE that copies of the Plan, approved Disclosure Statement, Solicitation Procedures Order, this notice, 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*.

Dated: November __, 2026

Respectfully submitted,

/s/ John D. Gaither
John D. Gaither, Tex. Bar No. 24055516
Samantha Espino, Tex. Bar No. 24131801
WICK PHILLIPS GOULD & MARTIN, LLP
3131 McKinney Avenue, Suite 500
Dallas, Texas 75204
Telephone: (214) 692-6200

Email: john.gaither@wickphillips.com
samantha.espino@wickphillips.com

COUNSEL FOR THE PLAN PROPONENTS

Exhibit 2

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: _____

_____

Exhibit 3

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]	§	
	§	

NOTICE OF NON-VOTING STATUS

PLEASE TAKE NOTICE that you are receiving this *Notice of Non-Voting Status* because you hold a Claim or Equity Interest that is not entitled to vote to accept or reject the Plan under the provisions of the Plan, the Solicitation Procedures Order, or applicable Bankruptcy Court orders. No ballot is enclosed. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Plan or the Solicitation Procedures Order as identified in the enclosed *Notice of Confirmation Hearing, Voting Deadline, and Deadline to Object to Confirmation* (the "Confirmation Hearing Notice").

PLEASE TAKE FURTHER NOTICE that, under the current Plan, Classes 1 and 2 are unimpaired, presumed to accept the Plan, and not entitled to vote, and Class 8 (Equity Interests) is impaired, deemed to reject the Plan under section 1126(g) of the Bankruptcy Code, and not entitled to vote. Under the Plan, all Equity Interests will be cancelled on the Effective Date and Holders of Equity Interests will not receive or retain any property under the Plan. The status of any other Class or Holder is governed by the Plan, the approved Disclosure Statement, the Solicitation Procedures Order, and any later order entered by the Bankruptcy Court.

PLEASE TAKE FURTHER NOTICE that the Confirmation Hearing will be held on December 11, 2026 at 9:30 a.m. (prevailing Central Time), and any objection to confirmation must be filed and served no later than December 4, 2026 at 5:00 p.m. (prevailing Central Time), as set forth in the enclosed Confirmation Hearing Notice. Copies of the Plan and Disclosure Statement are available free of charge at www.bankruptcy.angeiongroup.com/silverstar or by request to the Solicitation Agent via email to *DRCVote@DonlinRecano.com*.

PLEASE TAKE FURTHER NOTICE that any party in interest that did not previously receive notice of the hearing on the Disclosure Statement may file and serve an objection to the adequacy of the Disclosure Statement no later than 5:00 p.m. (prevailing Central Time) on December 4, 2026, which will be considered at the Confirmation Hearing, as set forth in the enclosed Confirmation Hearing Notice.

[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.

Dated: November __, 2026

Respectfully submitted,

/s/ John D. Gaither

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