

To

June 18, 2026

The Holders of BONDS (Series 8)

To

AFI Properties Ltd.

4 Derech HaHoresh St.

Yehud, 56470

Dear Sirs/Madams,

Subject: Annual Report - Trust for the Holders of BONDS (Series 8)

Issued by AFI Properties Ltd.

By virtue of our role as trustees for the holders of BONDS (Series 8) ("the BONDS"), issued by AFI Properties Ltd. ("the Company"), we are honored to submit an annual report regarding the trust actions performed by us during the period from June 17, 2025, until the date of this report (inclusive) ("the Report Period"), in accordance with the provisions of the Trust Deed and in accordance with Section 7 of the Trust Law, 5739 - 1979 and the provisions of Section 35H1 of the Securities Law, 5728 - 1968.

1. The Trust Deed

On November 7, 2017, a Trust Deed was signed between the Company and Hermetic Trust (1975) Ltd. ("the Trustee"), in connection with the BONDS (Series 8) issued by the Company ("the Trust Deed"). On March 11, 2019, a first addendum to the Trust Deed was signed.

2. The Securities Issued

Regarding the quantity of BONDS in circulation, see the Company's reports and details on the MAYA website of the Tel Aviv Stock Exchange Ltd.

3. Collateral and Obligations

The BONDS are not secured as per the provisions of the Trust Deed.

4. Financial Covenants

The Trust Deed established financial covenants which the Company must comply with.

5. Principal and Interest Payments

Regarding principal and interest payments, see the Company's reports and details on the MAYA website of the Tel Aviv Stock Exchange Ltd.

6. Special Events

During the Report Period, no unusual event was brought to the attention of the Trustee that should be brought to the knowledge of the BOND holders, in connection with the trust under the Trust Deed.

7. Meetings of BOND holders and Meetings of Shareholders (if any).

- 7.1 Regarding shareholders' meetings in the Company that took place during the Report Period, including the agenda items and the resolutions adopted therein, see the Company's reports in the MAGNA system of the Securities Authority.
- 7.2 During the Report Period, no meetings of BOND holders took place.

This report does not constitute a substitute for the holder's review of the Company's public reports, including the financial statements and the opinions of the auditing accountants.

Sincerely,

Hermetic Trust (1975) Ltd.