

Afi Properties Ltd
AFI PROPERTIES LTD
Number in the Register: 510560188

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd T087 (Public) Filed via MAGNA: 22/06/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-058494

Share capital structure, granting of rights to purchase shares and the registers of the corporation’s securities and the changes therein

- Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the change: Final redemption of commercial papers (Series 5)
Explanation: A brief description of the nature of the change is required.

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The corporation’s securities position after the change:

Name and type of security	Security No. on the Stock Exchange	Amount in registered capital	Issued and paid-up capital		Amount registered in the name of the Registration Company
			Amount in last report	Current amount	
Ordinary shares of NIS 1 par value.	1091354	60,000,000	41,427,455	41,427,455	41,427,439
Afi Properties BONDS 8 Debentures	1142231	0	829,797,230	829,797,230	829,797,230
Afi Properties BONDS 10 Debentures	1160878	0	240,279,900	240,279,900	240,279,900
Afi Properties BONDS B Debentures	1173764	0	678,903,070	678,903,070	678,903,070
Afi Properties BONDS G Debentures	1178292	0	711,731,000	711,731,000	711,731,000
Afi Properties BONDS D Debentures	1184530	0	596,441,000	596,441,000	596,441,000
Afi Properties BONDS T Debentures	1199603	0	316,509,000	316,509,000	316,509,000
Afi Properties BONDS Z Debentures	1210947	0	806,680,000	806,680,000	806,680,000
Afi Properties BONDS Z Debentures	1220383	0	1,000,000,000	1,000,000,000	1,000,000,000
Afi Properties BONDS H Debentures	1241967	0	800,000,000	800,000,000	800,000,000
Afi Commercial 5	1223668	0	110,000,000	0	0
Afi Commercial 6	1241926	0	450,000,000	450,000,000	450,000,000
Afi AP Employees	1236504	0	738,600	738,600	0

Explanation: All the company’s securities, including securities not listed for trading, must be detailed.

2. The corporation hereby reports that:

- ☐ On the date 22/06/2026
- ☐ From date _____ to date _____

- ☐ There was a change in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change Final redemption of commercial papers (Series 5)

Explanation: A description is required of all the details of the transaction or action by virtue of which the change in the corporation's securities occurred.

Name of the registered holder in respect of whom the change occurred: *The Registration Company of the Tel Aviv Stock Exchange Ltd*

Type of identification number: *Number in the Israeli Companies Register*Identification number: *515736817*

Nature of the change: Redemption _____

Date of change: *22/06/2026*Executed through the Stock Exchange Clearing House: *Yes*

Type and name of security in which there was a change: *Afi Commercial 5*

Security No. on the Stock Exchange: *1223668*

Balance of the holder in the security in the last report: *110,000,000*

Balance of the holder in this security after the change: *0*

Total quantity of securities in which there was a decrease/increase: *110,000,000*

Is this a granting of rights to purchase shares *No*

Total consideration for securities allotted: _____

The security number on the Stock Exchange of the share resulting from exercise of the security: _____

Number of shares that will result from exercise/full conversion of the security: _____

Total exercise premium to be received from full exercise/conversion of the security into shares:

The period during which the security may be exercised: _____
From _____to _____

The securities allotted will be registered for trading: _____

The above-mentioned allotment of securities is further to _____published on _____and its reference number is _____

☐ The security was redeemed in full and the consideration was received in full.

☐ The security was redeemed in full, but the consideration was not received in full.

☐ Issued for an ATM program

☐ Other.

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate line for each security.

2. Date of change – all changes of the same type, in the same security, executed on one day, shall be summarized in one line. For this matter – a distinction should be made between changes executed through the Stock Exchange Clearing House and changes executed directly in the company's books.

3. The change – for a decrease, the sign "-" should be added.

4. In all quantity fields, the number of securities and not NIS par value should be filled in.

- ☐ There was a change only in the register of the corporation's securities holders (**without a change in the quantity of the corporation's securities**)as a result of:

Description of the nature of the change _____

Explanation: A description is required of all the details of the transaction or action by virtue of which the change in the register occurred.

1 Name of the registered holder in respect of whom the change occurred: _____

Type of identification number: _____ Identification number: _____

Date of change: _____ Executed through the Stock Exchange Clearing House: _____

Type and name of security in which there was a change:

Security No. on the Stock Exchange: _____

Quantity of change: _____

Balance of the holder in this security after the change: _____

3. The main details of the shareholders register as of the report date are as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	Security number on the Stock Exchange	Type of shares and their par value	Number of shares	Does he hold the shares as trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a shareholders register file in accordance with the provisions of section 130 of the Companies Law, 1999
Register of Shareholders 22062026 isa.pdf

5. Attached is an updated file of the corporation's securities registers, including the warrants holders register and the BONDS holders register Register of BONDS and Warrants Holders 22062026 isa.pdf

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Eran Fodem	Other VP, Legal Counsel and Company Secretary

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report filed pursuant to these Regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's position on this matter can be found on the ISA website: [Click here](#).

Reference numbers of previous documents on the subject (the reference does not constitute incorporation by reference):

The corporation's securities are listed for trading on the Tel-Aviv Stock Exchange

Short name: Afi Properties

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Email: eranf@afi.global Company website:https://afi-properties.com

Former names of reporting entity: Africa Israel Properties Ltd

Name of electronic reporter: Fodem EranPosition: VP and Legal CounselName of employing company:

Address: Allied Cities Tower, 25th floor0 , Ramat Hasharon4713402Telephone: 03-5393562Fax: 03-5393678Email: eranf@afi.global

Form structure update date:
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