AFI Properties Ltd
AFI PROPERTIES LTD
Registration number: 510560188

To: Israel Securities Authority	To: Tel Aviv Stock Exchange Ltd	T053 (Public)	Filed via MAGNA: 08/07/2026
www.isa.gov.il	www.tase.co.il		Reference: 2026-01-064881

Immediate report on an event or matter deviating from the corporation's ordinary course of business
Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Results of an offering must be reported on T20 and not on this form.
A report on rating of BONDS or rating of a corporation must be submitted via form T125

Report on: ☐ Report whose submission was delayed

Nature of the event: ***Completion of a transaction for the acquisition of commercial shopping centers in Romania***

1. Further to the company's immediate report dated May 25, 2026 (reference: 2026-01-047608, the "previous report"), regarding the entry by AFI EUROPE NV, a wholly owned and controlled subsidiary of the company ("AFI Europe"), into an agreement for the acquisition of eight special-purpose companies incorporated in Romania (the "asset companies"), which own six open-air commercial shopping centers (retail park assets) in Romania (the "transaction"), the company hereby updates that on July 8, 2026, the transaction was completed following the fulfillment of the conditions precedent as stated in the previous report. The amount borne by AFI Europe for the payment to the seller and by way of shareholder loans granted to the asset companies (after adjustments regarding tax reserves and adjustments regarding the working capital of the asset companies) is approximately EUR 282 million. For additional details regarding the centers and the asset companies, see the previous report. The information included in the previous report is hereby incorporated by reference.

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2. The date and time on which the corporation first became aware of the event or matter:
   ○ 08/07/2026at 11:22.
   ○ _________

Report delayed in accordance with Regulation 36(b):

3. If the report was delayed – the reason for the delay in its submission:

   ____

4. On date _________ at _________ the impediment to report was removed.

5. ☐ The company is a shell company as defined in the TASE Regulations.

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

	Name of signatory	Position
1	Avi Barzilay	*Chief Executive Officer* _________

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 5730 – 1970, a report submitted pursuant to these regulations shall be signed by those authorized to sign on behalf of the corporation. Staff's position on this matter can be found on the Authority's website: Click here .

Reference numbers of previous documents on the subject (the mention does not constitute incorporation by reference):
2026-01-047608

Securities of the corporation are listed for trading on the Tel-Aviv Stock Exchange

Form structure update date: 06/08/2024

Short name: AFI Properties

Address: 1 Yael Man (Allied Cities Tower)1 , Ramat Hasharon4734501 Telephone: 03-5393562 , Fax: 03-5393523

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

Previous names of the reporting entity: Africa Israel Properties Ltd

Name of electronic reporter: Podem EranPosition: VP and Legal CounselEmployer company name:
Address: Allied Cities Tower, 25th floor0 , Ramat Hasharon4713402Telephone: 03-5393562Fax: 03-5393678E-mail: eranf@afi.global