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

To: Israel Securities Authority www.isa.gov.il | To: Tel Aviv Stock Exchange Ltd. www.tase.co.il | T138 (Public / Annex) | Filed via MAGNA: 27/07/2026 Reference: 2026-01-070662

Supplementary report to the report submitted on *29/06/2026* **whose reference number is:** *2026-01-060960*
Main details that were added / completed: *Adding supplements at the request of the Tel Aviv Stock Exchange*

Immediate report on a private offering
Regulations 3(a)(1), 20, 21, 17(c) of the Securities Regulations (Private Offering of Securities in a Registered Company), 5760 - 2000
Explanation: If the private offering is also a transaction with a controlling shareholder, only Form T-133 must be completed.
Explanation: This form is also used for submitting a correcting or amended report.

Reference numbers of previous reports on the matter: _________, _________, _________.

1. Hereby submitted is an immediate report on a private offering. *Private_Offering_Report__27072026_Supplement_isa.pdf*
Explanation: If the agenda of the meeting includes items in addition to approval of a private offering, all details required by law must be included in the attached file.

2. Type of offering *Material*

3. Date of approval of the transaction by the Board of Directors *29/06/2026*
Reference number of the preliminary report _________, date of its submission _________
Explanation: To be completed if a preliminary report was submitted

4. Securities being allocated

No.	Type of security:	Security number on the stock exchange	Number of shares / securities that can be converted or exercised into shares, including rights to such*	Number of shares received from the exercise of convertible securities*	Number of the company's share security on the stock exchange	The base price of the share on the trading day preceding the date of submission of the report**	The percentage granted by the allocated securities in voting rights:	The percentage granted by the allocated securities in the equity:
1	*Shares* _________	*1091354* *Afi Properties NIS 1 par value*	*430,835*	_________	*1091354*	184.6 *New Israeli Shekel*	*1.03*	*1.03*

Explanation: The percentage will be calculated according to the rights in the company prior to the offering; if convertible securities are allocated, the percentage that they would constitute if converted or exercised must be specified.
*The quantity will be calculated before consolidation of capital.
** In accordance with the report initially submitted or the preliminary offering report, as applicable.

5. Number of offerees in the last 12 months, excluding sophisticated offerees *0*

6. Have the issued securities been deposited with a trustee No
Trustee details: _________

7. To the report *no financial statements were attached* pursuant to Regulation 9(2); name of accountant _________
The review report / opinion of the accountant for the attached financial statements is identical to the original signed copy delivered to the company.
If financial statements were not attached, the reason must be specified *OtherNot relevant*

8. Details of the company's representative regarding handling of the transaction report, including his office address, telephone numbers and email address:

Adv. Eran Podem (054-2640640, eranf@afi.global)

9. The company approached the stock exchange on *29/06/2026*to obtain listing approval for trading of the offered shares or those derived from the securities offered pursuant to this report.

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

	Name of signatory	Position
1	Avi Barzilay	*Chief Executive Officer* ________
2	Anna Dafna	*Chief Financial Officer* ________

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

With respect to Section 1 of the report – 63,358 shares will be allocated to the CEO and 367,048 will be allocated to the other offerees. With respect to Section 2 of the report, the type of offering is a material offering to the CEO and a non-material offering in relation to the other offerees. With respect to Section 5 of the report, the number of offerees does not include the allocation of the shares that are the subject of this report. With respect to Section 9 of the report, the company intends to approach the stock exchange shortly after the publication of this report.

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

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

Date of form structure update: 21/10/2025

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: Podem EranHis position: Vice President and General CounselName of employing company:

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