

AFRICA ISRAEL RESIDENCES LTD.

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Registration Number: 520034760

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T087 (Public)
Transmitted via MAGNA: 08/09/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-067618

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Changes Therein

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

Nature of the Change:

Allocation of (non-tradable) warrants to employees

Explanation: Please briefly describe the nature of the change.

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

1. The Corporation's Securities Position After the Change:

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
Ordinary share of 1 NIS par value	1097948	30,000,000	Last Report: 12,665,583	Current: 12,665,583
Bonds (Series 5)	1162825	0	Last Report: 214,277,360	Current: 214,277,360
Employee warrants	1186311	0	Last Report: 116,497	Current: 128,989
Non-tradable warrants	1202951	0	Last Report: 526,814	Current: 526,814

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

2. The Corporation Announces That:

On the date: 08/09/2025

A change occurred in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Exercise of (non-tradable) warrants by employees

Explanation: Please describe all details of the transaction or action that caused the change in the corporation's securities.

Details:

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- Name of registered holder affected by the change: Altshuler Ltd.
 - Type of identification number: Israeli Companies Registrar Number
 - Identification number: 520024647
 - Nature of the change: Exercise of options
 - Date of change: 08/09/2025
 - Executed via TASE clearing house: No
 - Type and name of security affected: Employee warrants
 - Security number on TASE: 1186311
 - Holder's balance in the security in the last report: 116,497
 - Holder's balance in the security after the change: 128,989
 - Total quantity of securities increased/decreased: 12,492
 - Is this a grant of rights to purchase shares: Yes
 - Total consideration for allocated securities: 0
 - TASE number of the share resulting from the exercise: 1097948
 - Number of shares resulting from full exercise/conversion: 128,989
 - Total additional consideration from full exercise/conversion: 0
 - Period during which the security can be exercised: 72 months
 - From: 08/09/2027 To: 07/09/2031
 - The allocated securities will be registered for trading: No
 - The allocation of these securities is pursuant to: Private placement report published on: 31/08/2025, Reference number: 2022-01-028876
 - ☒ The security has been fully paid and the consideration has been fully received.
 - ☐ The security has been fully paid, but the consideration has not been fully received.
 - ☐ Issued for ATM program
 - ☐ Other: _____
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Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, performed on the same day, should be summarized in one row. For this purpose, changes made through the TASE clearing house should be separated from those made directly in the company's books.
3. For a decrease, add the sign "-".
4. All quantity fields should indicate the number of securities, not NIS par value.

3. Main Register of Shareholders as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a file of the register of shareholders in accordance with Section 130 of the Companies Law, 1999: [1757313604_Shareholders_Register_08092025_isa.pdf]
5. Attached is an updated file of the corporation's securities registers, including the option holders' register and bond holders' register: [092025_isa.pdf]

Details of the authorized signatories on behalf of the corporation:

No.	Name of Signatory	Position
1	Eran Shuster, Adv.	Company Secretary

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

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Note: The exercise dates detailed above relate to the warrants subject to the private placement report dated 31.8.2025.

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

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

Form structure update date: 06/08/2024

Short name: AFRICA ISRAEL RESIDENCES LTD.

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Previous names of the reporting entity: AFRICA ISRAEL RESIDENCES LTD.

Electronic reporter name: Eran Shuster Position: Company Secretary Employer company name: Weksler, Bergman & Co., Advocates Address: Yehuda Halevi 23, Tel Aviv 65136 Phone: 03-5119340 Fax: 03-5119394 Email: erans@wblaw.co.il