

AFRICA ISRAEL RESIDENCES LTD.

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Registration Number: 520034760

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T076 (Public)
Sent via MAGNA: 21/10/2025 Reference: 2025-01-078588

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

1

Name of corporation/Last name and first name of holder: Lulu Tamir

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: Lulu Tamir

Type of identification number: ID number

Holder's identification number: 027349323

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Is the holder acting as a representative for the purpose of reporting on several shareholders holding together with him securities of the corporation: No

Name of controlling shareholder in the interested party: L.R.

Identification number of controlling shareholder in the interested party: L.R.

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 1186311

Name and type of security: AFRICA ISRAEL RESIDENCES LTD. 3/22 Employee Warrants

Nature of change: Decrease Other: Exercise of employee options

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 20/10/2025

Transaction rate: 0 agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (in number of securities) in the last report: 14,880 **Holding percentage of total securities of the same type in the last report:** 11.54%

Change in number of securities: -2,607

Current balance (in number of securities): 12,273 **Current holding percentage of total securities of the same type:** 9.71%

Holding percentage after the change: In capital: 0% In voting rights: 0%

Explanation: The holding percentage after the change does not refer to convertible securities.

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Holding percentage after the change on a fully diluted basis: In capital: 0.1% In voting rights: 0.1%

Note number:

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Name of corporation/Last name and first name of holder: Lulu Tamir

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: Lulu Tamir

Type of identification number: ID number

Holder's identification number: 027349323

Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting on several shareholders holding together with him securities of the corporation: No

Name of controlling shareholder in the interested party: L.R.

Identification number of controlling shareholder in the interested party: L.R.

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 1097948

Name and type of security: Ordinary share of 1 NIS par value

Nature of change: Increase Other: Exercise of employee options

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Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 20/10/2025

Transaction rate: 0 agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (in number of securities) in the last report: 0 **Holding percentage of total securities of the same type in the last report:** 0%

Change in number of securities: +950

Current balance (in number of securities): 950 **Current holding percentage of total securities of the same type:** 0.01%

Holding percentage after the change: In capital: 0.01% In voting rights: 0.01%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: 0.1% In voting rights: 0.1%

Note number: 1

3

Name of corporation/Last name and first name of holder: Lulu Tamir

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in passport: Lulu Tamir

Type of identification number: ID number

Holder's identification number: 027349323

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Type of holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting on several shareholders holding together with him securities of the corporation: No

Name of controlling shareholder in the interested party: L.R.

Identification number of controlling shareholder in the interested party: L.R.

Citizenship / Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration:

Security number on the stock exchange: 1097948

Name and type of security: Ordinary share of 1 NIS par value

Nature of change: Decrease Other: Due to sale on the stock exchange

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction

Date of change: 20/10/2025

Transaction rate: 27,660 agorot

Are these dormant shares or securities convertible into dormant shares: No

Balance (in number of securities) in the last report: 950 **Holding percentage of total securities of the same type in the last report:** 0.01%

Change in number of securities: -950

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Current balance (in number of securities): 0 **Current holding percentage of total securities of the same type: 0%**

Holding percentage after the change: In capital: 0% In voting rights: 0%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: In capital: 0.09% In voting rights: 0.09%

Note number:

Note: If the value 'increase due to forced purchase of loaned securities' or 'decrease due to forced sale of loaned securities' is selected, then loaned securities that were not returned to the lender and thus the lending action became a forced purchase and the lending action a forced sale.

No.	Note
1	It is clarified that the "holding percentage after the change on a fully diluted basis" is theoretical in view of the "net exercise" mechanism as detailed in the company's option plan.

1. Was the entire consideration paid at the time of the change? Yes

If not all the consideration was paid at the time of the change, please specify the date of completion of the payment:

2. If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan:

Explanation: The holding percentages should be stated taking into account all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter: 20/10/2025 at 18:25

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

	Name of Signatory	Position
1	Eran Shuster, Adv.	Company Secretary

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

Previous reference numbers of documents on the subject (the 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: 04/02/2025

Short name: AFRICA ISRAEL RESIDENCES LTD.

Address: Yoni Netanyahu 1G, Or Yehuda 60250 Phone: 03-7402500, 03-5119340 Fax: 03-5119301 Email: gilc@wblaw.co.il Company website: www.africa-israel.co.il/megurim

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

Electronic reporter name: Shuster Eran Position: Company Secretary Employer company name: Wexler, Bergman & Co., Advocates

Address: Yehuda Halevi 23, Tel Aviv 65136 Phone: 03-5119340 Fax: 03-5119394 Email: erans@wblaw.co.il