

AFRICA ISRAEL RESIDENCES LTD

Company Number: 520034760

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form T087 (Public)

Date Reported on MAGNA: 07/01/2026

Reference: 2026-01-003311

Capital Structure, Granting Rights to Purchase Shares, and Securities Registers of the Corporation and 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 Change:

Expiration and exercise of options (non-traded) for employees

Explanation: Please briefly describe the nature of the change

Reference Numbers for Previous Reports on This Topic: _____, _____, _____.

1. Corporation securities status after the change:

Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-up Capital	Last Reported Quantity	Current Quantity	Quantity Listed on Behalf of Registration Company
Ordinary share of NIS 1 par value	1097948	30,000,000		12,666,533	12,669,246	12,669,246
BONDS (Series 5')	1162825	0		214,277,360	214,277,360	214,277,360
Employee options	1186311	0		126,382	119,120	0
Non-traded options	1202951	0		526,814	526,814	0

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

2. The corporation notifies that:

From date: 16/12/2025 To date: 07/01/2026 A change occurred 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 nature of change: Expiration and exercise of options (non-traded) for employees

Explanation: State all details of the transaction or action resulting in a change in the corporation's securities.

Detailed breakdown by registered security holders:

1. Name of registered holder affected by the change:

Altshuler Ltd. (Israeli Companies Register Number: 520024647)

- Nature of change: Expiration
- Change date: 16/12/2025
- Executed through TASE clearinghouse: No
- Security type/name: Employee options (1186311)
- Balance in last report: 126,382
- Balance after change: 125,432
- Total increase/decrease: -950
- Grant of rights to purchase shares: Yes
- Total consideration: 0
- TASE number of shares from exercise: 1097948
- Number of shares from full exercise/conversion: 125,432
- Additional proceeds from exercise/conversion: 0
- Exercise period: 72 months (08/05/2024 – 07/05/2028)
- Securities will not be registered for trading
- Allocation is further to: Private Placement Report published 13/03/2022, reference: 2022-01-028876
- The security has been fully paid and full consideration was received.

2. Name of registered holder affected by the change:

Altshuler Ltd. (Israeli Companies Register Number: 520024647)

- Nature of change: Exercise of options
- Change date: 06/01/2026
- Executed through TASE clearinghouse: No
- Security type/name: Employee options (1186311)
- Balance in last report: 125,432
- Balance after change: 123,857
- Total increase/decrease: -1,575
- Grant of rights to purchase shares: Yes
- Total consideration: 0
- TASE number of shares from exercise: 1097948
- Number of shares from full exercise/conversion: 123,857
- Additional proceeds from exercise/conversion: 0
- Exercise period: 72 months (08/05/2024 – 07/05/2028)
- Securities will not be registered for trading
- Allocation is further to: Private Placement Report published 13/03/2022, reference: 2022-01-028876
- The security has been fully paid and full consideration was received.

3. Name of registered holder affected by the change:

Company for Registration of TASE Ltd. (Israeli Companies Register Number: 515736817)

- Nature of change: Exercise of options
- Change date: 06/01/2026
- Executed through TASE clearinghouse: Yes
- Security type/name: Africa Residences ordinary share (1097948)
- Balance in last report: 12,666,533
- Balance after change: 12,667,020
- Total increase/decrease: +487
- Grant of rights to purchase shares: No
- Security fully paid and full consideration was received.

4. Name of registered holder affected by the change:

Altshuler Ltd. (Israeli Companies Register Number: 520024647)

- Nature of change: Exercise of options
- Change date: 07/01/2026
- Executed through TASE clearinghouse: No
- Security type/name: Employee options (1186311)
- Balance in last report: 123,857
- Balance after change: 119,120
- Total increase/decrease: -4,737
- Grant of rights to purchase shares: Yes
- Total consideration: 0
- TASE number of shares from exercise: 1097948
- Number of shares from full exercise/conversion: 119,120
- Additional proceeds from exercise/conversion: 0
- Exercise period: 72 months (08/05/2024 – 07/05/2028)
- Securities will not be registered for trading
- Allocation is further to: Private Placement Report published 13/03/2022, reference: 2022-01-028876
- The security has been fully paid and full consideration was received.

5. Name of registered holder affected by the change:

Company for Registration of TASE Ltd. (Israeli Companies Register Number: 515736817)

- Nature of change: Exercise of options
- Change date: 07/01/2026
- Executed through TASE clearinghouse: Yes
- Security type/name: Africa Residences ordinary share (1097948)
- Balance in last report: 12,667,020
- Balance after change: 12,669,246
- Total increase/decrease: +2,226
- Grant of rights to purchase shares: No
- Security fully paid and full consideration was received.

Notes:

- 1. If the change impacts more than one security, specify the impact for each in a separate row.
- 2. Change date – for all changes of the same type, in the same security, performed on the same day, aggregate in one row.
- 3. For reductions, use the sign "-".
- 4. For all quantity fields, indicate the quantity of securities, not in NIS par value.

Change occurred only in the corporation's register of holders (without change in total amount of securities) as a result of:

Description of the change: _____ Explanation: Please describe in detail the transaction or action resulting in the register change.

3. Principal Shareholder Register as of the report date:

No.	Registered Shareholder Name	ID Type	ID Number	Security Number on TASE	Type and Par Value of Shares	Number of Shares	Is Nominee Holder?
1	_____	_____	_____	_____	_____	_____	_____

Attached: Shareholder register file as per Section 130 of the Companies Law, 1999:

[07012026_מרשם_בעלי_מניות_isa.pdf](#) Alt text: Shareholder Register File - 07/01/2026 (Hebrew PDF)

Attached: Updated register file of corporate securities, including options and bonds holders ledgers:

[07012026_isa.pdf](#) Alt text: Updated Securities Register File - 07/01/2026 (Hebrew PDF)

Authorized signatories signing on behalf of the corporation:

No.	Signatory Name	Role	Role (text)
1	Eran Schuster, Adv.	Company Secretary	_____

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

Previous names of reporting entity: AFRICA ISRAEL RESIDENCES LTD

Electronic reporter name: Schuster Eran | Role: Company Secretary | Employer: Weksler Bergman & Co., Advocates

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

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

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