

AFRICA ISRAEL RESIDENCES LTD

Company Registration Number: 520034760

To:

- Israel Securities Authority [www.isa.gov.il]
- TEL AVIV STOCK EXCHANGE LTD [www.tase.co.il]

Form Number: T087 (Public) Filed on: 28/01/2026 Reference: 2026-01-010399

Supplemental Report to the Report Submitted on 07/01/2026 (Reference Number: 2026-01-003311)

Main details added/completed: On 28.1.2026, the company issued 2 additional shares for options that were exercised, considering the share price at the time of actual exercise.

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

Securities Regulations (Immediate and Periodic Reports), 1970, Regulation 31e/31(a)/31(b1)/32

Nature of Change:

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

Reference numbers of previous reports on this topic: _____, _____, _____.

1. Corporation's Securities Status After the Change:

Name and Type of Security	TASE Security Number	Registered Share Capital	Issued and Paid-Up Capital	Registered in the Name of Nominee Company
Ordinary Share of 1 NIS par value	1097948	30,000,000	12,666,533 (last report)	12,669,248
			12,669,248 (current)	
Bonds (Series 5')	1162825	0	214,277,360	214,277,360
Employee Warrants	1186311	0	126,382 (last report)	0
			119,120 (current)	
Non-traded Warrants	1202951	0	526,814	0

Note: All company securities must be detailed, including those not registered for trading.

2. The corporation notifies that:

From date: 16/12/2025 Until date: 28/01/2026

A change has occurred in the quantity and register of the corporation's securities (including rights to purchase shares) as a result of: Expiration and exercise of (non-traded) warrants for employees

The following are the details of the changes per registered holder:

1. Holder: Altshuler Ltd.

- ID Type: Israeli Companies Registrar Number
- ID Number: 520024647
- Nature of Change: Expiration
- Date of Change: 16/12/2025
- Performed via TASE Clearing House: No
- Type and Name of Security: Employee Warrants
- TASE Security Number: 1186311
- Security Balance on Last Report: 126,382
- Security Balance After Change: 125,432
- Total Change (decrease): 950
- Is this a grant of rights to purchase shares: Yes
- Total consideration for issued securities: 0
- Resulting share TASE number: 1097948
- Number of shares arising from the exercise/conversion: 125,432
- Total additional proceeds to be received on full exercise/conversion: 0
- Period for exercise: 72 months
- From: 08/05/2024 To: 07/05/2028
- The allocated securities will be registered for trading: No
- Allocation is in continuation of: Private Offering Report published on 13/03/2022 (Reference: 2022-01-028876)
- ☒ The security has been fully paid and the consideration was fully received.

2. Holder: Altshuler Ltd.

- Nature of Change: Exercise of options
- Date of Change: 06/01/2026
- Performed via TASE Clearing House: No
- Employee Warrants - 1186311
- Security Balance on Last Report: 125,432
- Security Balance After Change: 123,857
- Total Change (decrease): 1,575
- Grant of rights to purchase shares: Yes
- All other details as above (exercise period, reference, etc.)
- ☒ Fully paid and consideration was fully received.

3. Holder: TASE Nominee Company

- ID Number: 515736817
- Nature of Change: Exercise of options
- Date of Change: 06/01/2026
- Performed via TASE Clearing House: Yes
- Ordinary Share of Africa Residences - 1097948
- Security Balance on Last Report: 12,666,533
- Security Balance After Change: 12,667,020
- Total Change (increase): 487
- Grant of rights to purchase shares: No
- ☒ Fully paid and consideration was fully received.

4. Holder: Altshuler Ltd.

- Nature of Change: Exercise of options
- Date of Change: 07/01/2026
- Performed via TASE Clearing House: No
- Employee Warrants - 1186311
- Security Balance on Last Report: 123,857
- Security Balance After Change: 119,120
- Total Change (decrease): 4,737
- Grant of rights to purchase shares: Yes
- ☒ Fully paid and consideration was fully received.

5. Holder: TASE Nominee Company

- Nature of Change: Exercise of options
- Date of Change: 07/01/2026
- Performed via TASE Clearing House: Yes
- Ordinary Share of Africa Residences - 1097948
- Security Balance on Last Report: 12,667,020
- Security Balance After Change: 12,669,246
- Total Change (increase): 2,226
- Grant of rights to purchase shares: No
- ☒ Fully paid and consideration was fully received.

6. Holder: TASE Nominee Company

- Nature of Change: Exercise of options
- Date of Change: 28/01/2026
- Performed via TASE Clearing House: Yes
- Ordinary Share of Africa Residences - 1097948
- Security Balance on Last Report: 12,669,246
- Security Balance After Change: 12,669,248
- Total Change (increase): 2
- Grant of rights to purchase shares: No
- ☒ Fully paid and consideration was fully received.

Notes:

1. If the change affects more than one security, detail each separately.
2. Change date: All changes of the same type, in the same security, performed on the same day, should be summed in one line.
Separate between changes through TASE Clearing and those directly in company records.
3. For decreases, use "-".
4. All quantity fields refer to the number of securities, not NIS par value.

3. Main Shareholder Register at Report Date:

[Table Placeholder – Data not present]

4. Attached is the file of the updated shareholder register according to Section 130 of the Companies Law, 1999:

1769590563_register_of_shareholders_28012026_isa.pdf

5. Attached is the updated file of the corporation’s securities registers, including the options holders’ register and bonds holders’ register:

28012026_isa.pdf

Details of Authorized Signatories for the Corporation:

Name	Position
Eran Shuster, Adv.	Corporate Secretary

Explanation: According to Regulation 5 of the Immediate and Periodic Reports Regulations (1970), a report filed thereunder should be signed by those authorized to sign on behalf of the corporation. The staff's position can be found on the ISA website: [Click here](#).

Additional Details

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

Contact Details:

- Head office address: Yoni Netanyahu 1G, Or Yehuda, 60250
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Electronic reporter's name: Eran Shuster **Position:** Corporate Secretary **Employer:** Weksler Bergman & Co., Adv. **Employer's address:** Yehuda Halevi 23, Tel Aviv, 65136 **Employer's phone:** 03-5119340, Fax: 03-5119394 **Employer's email:** erans@wblaw.co.il

Previous document reference numbers on this topic (reference does not constitute incorporation by reference):

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

Last form structure update: 06/08/2024

Short name: AFRICA RESIDENCES

Images referenced in original file:

- 1769590563_register_of_shareholders_28012026_isa.pdf
Alt: Registered shareholders register as of 28/01/2026
- 28012026_isa.pdf
Alt: Updated registers of the corporation's securities, including options holders and bonds holders as of 28/01/2026