

AFRICA ISRAEL RESIDENCES LTD

Registered number: 520034760

To: Israel Securities Authority
To: Tel-Aviv Stock Exchange Ltd.
Form Number: T121 (Public)
Sent via MAGNA: 29/01/2026
Website: www.isa.gov.il, www.tase.co.il
Reference: 2026-01-010668

Immediate Report on General Material Information

Explanation: Do not use this form when there is a dedicated form suitable for the event being reported. This reporting form is intended for material events for which there is no appropriate designated form. Results of an issuance must be reported on Form T20 and not with this form. Reporting the rating of government bonds or corporate rating should be submitted on Form T125.

Nature of the Event:

Institutional tender date for offering of BONDS (Series 6').

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

Following the immediate report of the company dated 14.1.2026 (reference number: 2026-01-006289) regarding the examination of the possibility to publish a shelf prospectus report, under which BONDS (Series 6') of the company will be offered to the public, and following the immediate report dated 27.1.2026 (reference number: 2026-01-010152) to which a second draft of the deed of trust for holders of BONDS (Series 6') and its appendices was attached, the company respectfully updates that the institutional tender regarding BONDS (Series 6') will take place today, Thursday, 29.1.2026, and will not include a maximum interest rate. For subscribers whose offer is accepted, an early commitment fee of 0.5% of the consideration for BONDS (Series 6') for which they committed to submit orders will be paid by the company.

It should be clarified that the execution of any issuance, its scope and/or its terms have not yet been determined and approved, and if and to the extent that it is carried out, it will be subject to obtaining the necessary approvals according to law, including a decision by the company’s board of directors, approval of the Tel Aviv Stock Exchange Ltd. for listing the BONDS for trading and publication of a final shelf prospectus report.

The above does not constitute an obligation on the part of the company to carry out such issuances and/or an invitation by the company to submit offers to purchase BONDS, and there is no certainty that such an issuance will indeed be carried out and/or what its terms will be.

An attached file: _____

The company is not a shell company as defined by the stock exchange's regulations.

The date on which the event first became known to the corporation: 29/01/2026
At time: 09:00

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

#	Name	Position
1	Aharon Frankel	CFO

Note: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report filed pursuant to these regulations must be signed by those authorized to sign on behalf of the corporation. Staff's position on this matter can be found on the authority's website: [Click here](#)

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

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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: Eran Shuster

Position: Company Secretary

Employer company: Weksler, Bergman & Co., Law Office

Address: Yehuda Halevi 23, Tel Aviv 65136

Phone: 03-5119340

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