Date: 30.1.2026

Africa Israel Residences Ltd.

Immediate Report: Institutional Tender Results for Bond Offering

Following the company's immediate reports from 14.1.2026, 27.1.2026, and 29.1.2026 (reference numbers: 2026-01-006289, 2026-01-010152, and 2026-01-010668, respectively), the company hereby updates that on 29.1.2026 a tender was held for classified investors (as defined in Regulation 1 of the Securities Regulations (Manner of Offering Securities to the Public), 2007 (the "Tender"), in preparation for a possible offering of bonds (Series 6) of the company.

The bonds (Series 6) were offered to classified investors by way of a tender on the fixed annual interest rate to be borne by the bonds (Series 6). The bonds (Series 6) are not linked to the Consumer Price Index and are not secured by any collateral.

Below are the details concerning the tender results:

Within the framework of the tender, classified investors submitted early commitments to purchase NIS 531,848 thousand par value bonds (Series 6).

Accordingly, from the early commitments submitted in the tender, the company received early commitments from classified investors to purchase NIS 250,000 thousand par value bonds (Series 6), at a fixed annual interest rate not exceeding 4.4%, which will constitute in the public offering the maximum interest rate to be borne by the bonds (Series 6).

It is clarified that the final interest rate to be borne by the bonds (Series 6) will be determined in the public tender to be conducted by the company (if held), within the shelf offering report, if and to the extent it is published (hereinafter: "Shelf Offering Report").**Shelf Offering Report).**

The scope of the public offering and additional terms of the offering will be detailed in the Shelf Offering Report, if and to the extent it is published.

Further to the rating report dated 15.1.2026 (reference number: 2026-01-006605), it should be noted that the company received a preliminary approval from Midroog Ltd. to increase the fundraising scope of bonds (Series 6) to a total of NIS 250 million, with a rating of A1.il (stable outlook).

Subject to receipt of the required approvals, including the approval of the Tel Aviv Stock Exchange Ltd. for the listing for trading of the bonds offered, the company will publish a Shelf Offering Report according to the company's shelf prospectus dated 28.8.2025 (reference number: 2025-01-064415), as required by law, by way of a uniform offer.

It is clarified that the company does not undertake to carry out any issuance, and that there is no certainty as to the actual execution of the issuance, its terms, scope, or timing, and that this is subject to its sole discretion.

This information on the public issuance of bonds, its date, and its terms is forward-looking information, which may not materialize, or may materialize differently than expected, inter alia due to changes in market conditions and other factors not under the company's control.

Africa Israel Residences Ltd.
Signed by: Aharon Frenkel, CFO