

Africa Israel Residences Ltd
AFRICA ISRAEL RESIDENCES LTD
Number in the register: 520034760

To: Israel Securities Authority To: The Tel-Aviv Stock Exchange Ltd. T078 (Public) Filed via MAGNA: 27/03/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-028382

Immediate report on a person who became an interested party in the corporation
Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Holder details:

First name: _____

First name in English as it appears in the passport: _____

Last name / name of corporation: *Hapnix Finansim Ba’am*

Last name / name of corporation in English: *Phoenix Financial Ltd*

Type of identification number: *Number in the Israeli Companies Registrar* ☐ The holder is a corporation

Identification number: *520017450*

Citizenship / Country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _____

Address: *53 Derech Hashalom, Givataim*

Is the holder acting as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of the corporation: *Yes*

Name of the controlling shareholder in the interested party: *The interested party is a company without a core of control*

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

2. Details of the transaction by reason of which the holder became an interested party in the corporation:

a. Nature of the transaction IncreaseOther

Purchase custodian

b. Name and type of the security which is the subject of the transaction: *Africa Migurim ordinary share*

c. TASE security number: *1097948*

d. Date of execution of the transaction *25/03/2026*

e. Quantity of securities which are the subject of the transaction: *103,608*

f. Price at which the transaction was executed: *25,109.4*agorot_____

g. Whether they are dormant shares or securities convertible into dormant shares *No*

h. Whether the full consideration was paid on the date of the change *Yes*

If the full consideration was not paid on the date of the change, please indicate the date of completion of the payment _____

3. a. Holdings of the interested party after the transaction:

Name, type and series 330 of security	TASE security number	Quantity of securities	Dormant*	Holding percentage		Holding percentage (full dilution)	
				% Capital	% Voting	% Capital	% Voting
Africa Migurim ordinary share	1097948	696,249.52	No	5.50	5.50	5.50	5.50
Africa Mig Bonds E	1162825	31,276,155.74	No	0	0	0	0
Africa Mig Bonds Vav	1235878	43,107,996	No	0	0	0	0

- b. ☐ The holder is not a member of an institutional reporting group.
- ☐ The holder is not a member of an institutional reporting group, but serves as a senior officer who is not a CEO or director and is not an interested party by virtue of his holdings.
- ☐ The holder is a hedge fund as defined in the Joint Investment Trust Regulations (Assets that may be purchased and held by a fund and their maximum rates), 1994.
- The hedge fund has the right to appoint a director or its representative to the company’s board of directors
- ☐ The holder is a member of an institutional reporting group.

Below is a breakdown of its holdings:

Holder	Name type and series 330 of security	TASE security number	Quantity of securities	Dormant
Nostro account	Africa Migurim ordinary share	1097948	17,749	No
Participating life insurance accounts in profits	Africa Migurim ordinary share	1097948	17,386	No
Companies managing mutual investment trust funds	Africa Migurim ordinary share	1097948	337,770.26	No
Market maker	Africa Migurim ordinary share	1097948	4,004.74	No
Provident funds and companies managing provident funds	Africa Migurim ordinary share	1097948	327,349	No
Participating life insurance accounts in profits	Africa Mig Bonds E	1162825	13,434,125.65	No
Companies managing mutual investment trust funds	Africa Mig Bonds E	1162825	14,030,791.8	No
Market maker	Africa Mig Bonds E	1162825	148,460.24	No
Provident funds and companies managing provident funds	Africa Mig Bonds E	1162825	3,959,698.53	No
Companies managing mutual investment trust funds	Africa Mig Bonds Vav	1235878	41,063,767	No
Market maker	Africa Mig Bonds Vav	1235878	44,229	No
Provident funds and companies managing provident funds	Africa Mig Bonds Vav	1235878	2,000,000	No

Explanations:

1. If the interested party holds more than one type of security, the holding percentages must be stated taking into account all the securities held by him in only one of the lines.
2. It is also necessary to report the holding of other securities, including other securities that are not listed for trading.
3. In a case where the interested party is a subsidiary, the holdings must be split between shares purchased prior to the entry into force of the Companies Law, 1999, and shares purchased after its entry into force.
4. When the holder is not a member of an institutional reporting group, only section 3a must be completed. When the holder is a member of an institutional reporting group, sections 3a and 3b must be completed.
5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the field “Name of holder” must state the name of the single controlling shareholder, and in the notes at the bottom of the form the details of the corporation or corporations through which the shares are held will be provided, along with any other relevant detail. In contrast, if the interested party is a corporation held by more than one controlling shareholder, or held by a number of interested parties, the field “Name of holder” must state the name of the holding corporation, and in the notes at the bottom of the form the details of the controlling shareholders or interested parties who hold the holding corporation will be provided.

6. A report regarding a holder of a material means of control in a banking corporation without a core of control shall be reported on Form T121.

* It must be stated whether it is a matter of dormant shares or securities convertible into dormant shares

4. ☐ The interested party does not hold shares or other securities in a held company, if its activity is material to the activity of the reporting corporation
- ☐ The interested party holds shares or other securities in a held company, if its activity is material to the activity of the reporting corporation, as detailed below:

1 Name of the held company if its activity is material to the activity of the reporting corporation:

Type of identification number: _____

Identification number: _____

Country of incorporation or registration: _____Country: _____

Nature of the connection to the reporting corporation:

Type of security: _____ Security number: _____

Quantity of securities: _____

Holding percentage out of all securities of the same type: % _____

Holding percentage in the capital: % _____Holding percentage in voting power: % _____

5. Additional details:

6. The date and time on which the corporation first became aware of the event or matter 26/03/2026At 15:10

Details of the signatories authorized to sign 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 pursuant to these regulations shall be signed by the persons 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](#).

Due to the limitations of the form, it is noted that the holdings of the market maker account in the company’s shares are 4,004.74-

In addition, the holdings of the market maker account in the BONDS (Series 5’) are 148,460.24-

Reference numbers of previous documents on the subject (the reference does not constitute inclusion by way of reference):

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

Short name: Africa Migurim

Address: Yoni Netanyahu 1G , Or Yehuda60250 Telephone: 03-7402500 , 03-5119340Fax: 03-5119301

E-mail: gilc@wblaw.co.il Company website:www.africa-israel.co.il/megurim

Date of last update of form structure:
04/02/2025

Previous names of reporting entity: Africa Israel Residences Ltd

Name of electronic filer: Shuster EranPosition: Company SecretaryName of employer: Weksler, Bergman & Co., Advocates

Address: Yehuda Halevi23 , Tel Aviv65136Telephone: 03-5119340Fax: 03-5119394E-mail: erans@wblaw.co.il