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AURA INVESTMENTS LTD.

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Registration Number: 520038274

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T121 (Public)
Transmitted via MAGNA: 25/08/2025 Israel Securities Authority Website: www.isa.gov.il Tel
Aviv Stock Exchange Website: www.tase.co.il Reference: 2025-01-063159

Immediate Report for General Material Information

Explanation: Do not use this form when there is a form tailored to the reported event.

This reporting form is intended for material reports for which there is no suitable dedicated form.

Results of an issuance should be reported in T20 and not in this form.

Reporting on bond ratings or corporate ratings should be submitted using form T125.

Nature of the Event:

Investment agreement of The Phoenix in AURA Commercial Centers Ltd.

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

Attached file: [Haphoenix1_isa.pdf](#)

File name: *Haphoenix1_isa.pdf*

The company is **not** a shell company as defined in the stock exchange regulations.

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The date the corporation first became aware of the event: 25/08/2025 at 20:00

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Ariel Pashin	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those 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](#).

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

Form structure update date: 06/08/2024

Short name: AURA

Address: 132 Menachem Begin Road, Tel Aviv-Yafo 6701101 Phone: 03-7181910, Fax: 03-7181911

Email: ariel@auraisrael.co.il

Company website: www.auraisrael.co.il

Previous names of the reporting entity: AURA INVESTMENTS RESEARCH AND DEVELOPMENT LTD.

Electronic reporter name: Pashin Ariel Position: CFO Employer company name:

Address: 132 Menachem Begin Road, Tel Aviv-Yafo 6701101 Phone: 03-7181910, Fax: 03-7181911 Email: ariel@auraisrael.co.il