

# AURA INVESTMENTS LTD.

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("the Company")

August 28, 2025

To:

Israel Securities Authority

[www.isa.gov.il](http://www.isa.gov.il)

Tel Aviv Stock Exchange Ltd.

[www.tase.co.il](http://www.tase.co.il)

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## **Subject: Immediate Report - Commencement of Construction in the Aura Hadera (Rasko) Project**

Further to section 2.5.1 (15) of the Board of Directors' report attached to the Company's quarterly report as of June 30, 2025, published by the Company on August 25, 2025 (Reference No.: 2025-01-063162), and further to the receipt of a demolition, excavation, and shoring permit in connection with the Aura Hadera (Rasko) project in Hadera (hereinafter: "the Project"), which is incorporated herein by reference, the Company is pleased to announce that on August 27, 2025, the demolition of the old buildings and the construction of the new project commenced. The project includes the construction of 530 residential units in one phase, of which 102 units will be delivered to the existing apartment owners, and the remaining 428 units will be sold on the open market. The project also includes public buildings, as well as 94 small units intended for rent and commercial areas that will remain under the ownership of the Company through its subsidiary Aura Commercial Centers Ltd., which will hold the commercial areas.

The Company has signed a financing agreement for the construction of the project with Mizrahi Bank.

The Company has begun marketing the project and has so far sold 139 units.

The construction of the new project is expected to last approximately 60 months.

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**Warning Regarding Forward-Looking Information: The information described above in connection with the project, including the duration of the project's construction**

The information described above in connection with the project, including the duration of the project's construction, includes forward-looking information as defined in the Securities Law, 1968. Such information includes, among other things:

- Forecasts, objectives, future assessments, and estimates whose realization is uncertain and not under the Company's control.
- Forward-looking information is based on the Company's management's estimates, which are based, among other things, on the Company's assessments and plans, including regarding planning aspects, which may not materialize or may materialize differently from the Company's plans, including if one or more of the following factors occur:
  - (1) A deterioration in demand for apartments or in the state of the economy and/or the real estate market in general and in the area where the project is located in particular;
  - (2) Changes in expected construction costs and/or in the prices of raw materials and/or their availability and/or in construction input prices and/or in the availability of manpower;
  - (3) The specific plans initiated by the Company and/or reliefs requested by the Company are not approved or are approved with conditions or changes compared to the plans submitted;
  - (4) Non-fulfillment of any of the conditions required for the establishment of the project in the complex, including, among other things, sufficient marketing of units, signing individual contracts with each of the tenants in the complex, delay or other prevention in obtaining building permits or in the fulfillment of any of the conditions of the plan applicable to the project, failure to reach agreement and sign a financing agreement with a financial entity in connection with the project, and more;
  - (5) The occurrence of any of the risk factors to which the Company is exposed as detailed in the chapter describing the corporation's business included in the periodic report for 2024 published by the Company on March 24, 2025 (Reference No.: 2025-01-019503), which are incorporated herein by reference.

Sincerely,

Ariel Pashin – Chief Financial Officer