

AURA INVESTMENTS LTD.

("the Company")

September 3, 2025

To:

Israel Securities Authority

www.isa.gov.il

Tel Aviv Stock Exchange Ltd.

www.tase.co.il

Subject: Immediate Report - Weizmann 2-22 Project in Yehud Monoson - Local Committee Approval

The Company is pleased to announce, in connection with the Weizmann 2-22 project in Yehud Monoson (hereinafter: "the Project"), that the local planning and building committee has conditionally approved the Company's plan for the Project, under which, in place of 146 existing residential units, 548 new residential units will be built, as well as commercial areas and public buildings. The local committee also recommended depositing the Company's plan as mentioned above with the Central District Planning and Building Committee.

According to the Company's assessment, the plan will be finally approved during the coming year, and immediately after approval, the Company will prepare the building permits. The Company expects to begin marketing and executing the Project within about two years.

The Company has obtained the required majority of tenants' signatures on an evacuation and construction agreement.

Warning Regarding Forward-Looking Information:

The information described above in connection with the Project, including the approval of the plan by the district committee, completion of the plan, issuance of building permits, and the commencement of marketing and execution, includes forward-looking information as defined in the Securities Law, 1968. Such information includes, among other things, forecasts, objectives, future assessments, and estimates, the realization of which is uncertain and not under the Company's control. Forward-looking information is based on the Company's management's assessments, which are based, among other things, on the Company's estimates and plans, including regarding planning aspects, which may not occur or may occur differently than the Company's plans, including if one or more of the following factors occur:

- **1.** A negative change occurs in the 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 occur in the 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 the reliefs requested by the Company are not approved or are approved with conditions or changes compared to the plans submitted;
- **4.** Any of the conditions required for the establishment of the Project in the complex are not met, including, among others, sufficient marketing of residential units, signing individual contracts with each of the tenants in the complex, delay or other prevention in the issuance of building permits or in the fulfillment of any of the conditions of the plan applicable to the Project, failure to reach an agreement and sign a financing agreement with a financial institution in connection with the Project, and more;
- **5.** 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 number: 2025-01-019503), which are incorporated herein by reference, occur.

Sincerely,

Ariel Pashin – Chief Financial Officer