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AURA INVESTMENTS LTD.

("the Company")

October 16, 2025

To:

Israel Securities Authority

www.isa.gov.il

Tel Aviv Stock Exchange Ltd.

www.tase.co.il

Subject: Immediate Report - Winning an Urban Renewal Project in Kiryat Ekron

The Company is pleased to announce that it has been selected in a public tender by the rights holders to carry out an urban renewal project at 72-78 Herzl Street and 4 Weizmann Street in Kiryat Ekron (hereinafter: "the Project"). As part of the Project, 72 residential units are expected to be demolished, and in their place, the Company will build approximately 160 new residential units as well as commercial areas.

The Project has a statutory plan (TABA) that has received approval, numbered 453-0897611, which was promoted by the Urban Renewal Authority and the local authority.

The realization of the complex is subject to receiving additional land for about 160 more residential units, so that the Project will include

A total of approximately 320 new residential units.

The Company will negotiate with the residents' representatives to finalize the text of the evacuation-reconstruction agreement and will immediately begin signing the veteran residents on this agreement. At the same time, the Company intends to promote building permits.

According to the Company's management estimates, and subject to the fulfillment of the conditions required to implement the Project as detailed in this report above, the Company will begin marketing the Project within approximately 24 months.

Warning Regarding Forward-Looking Information:

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The information described above regarding the Project, the additional land, the signing of the existing residents on evacuation-reconstruction agreements, and the commencement of marketing includes forward-looking information as defined in the Securities Law, 1968. Such information includes, among other things, forecasts, objectives, estimates, and future assessments, the realization of which 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 occur or may occur differently from the Company's plans, including if one or more of the following factors occur:

- **1.** There is 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.** There are 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.** 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 residents 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 institution regarding 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