

Aura Investments Ltd. (the Company)

To: Israel Securities Authority www.isa.gov.il

To: The Tel Aviv Stock Exchange Ltd. www.tase.co.il

Subject: Immediate Report – Approval for the deposit of the Company's plan for the Bar Kochva Project in Tiberias by the Committee

Northern District Committee

The Company is honored to announce that the Northern District Planning and Building Committee (hereinafter: the Committee) has approved the deposit of the Company's plan for the Bar Kochva Project, located at 13-25 Bar Kochva Street (even numbers) in Tiberias (hereinafter: the Project).

The project includes the evacuation of 84 existing residential units and the construction of 720 new residential units in six new towers, as well as a commercial and retail center.

This project is the first urban renewal project in the city of Tiberias.

As of the reporting date, the Company has signed 92% of the project's existing residents on an evacuation-reconstruction agreement.

According to the Company's estimates, the project plan will come into effect this year, and the marketing and execution of the project will commence in 2027.

Warning regarding forward-looking information: The information described above regarding the project, including the number of expected new units, approval of the Company's plan, the project's scope, and the timeline for marketing and construction commencement, constitutes forward-looking information as defined by the Securities Law, 1968. This information includes, among other things, forecasts, objectives, assessments, and future estimates whose realization is not certain and is not under the Company's control.

Forward-looking information is based on the Company's management's estimates, which rely, among other things, on the Company's assessments and plans, including in relation to planning aspects, which may or may not materialize, or may materialize differently than planned, including if any of the following factors occur:

- (1) A negative change in demand for apartments or in the state of the economy and/or the real estate market in general and the area where the project is located in particular;
- (2) Changes will occur in expected construction costs and/or in the prices of raw materials and/or their availability and/or construction input prices and/or the availability of manpower;
- (3) The specific plans initiated by the Company and/or easements requested by the Company are not approved or are approved under conditions or with changes from 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, delays or other prevention in obtaining building permits or fulfilling any of the plan's conditions applicable to the project, failure to reach agreement and sign a financing agreement with a financial institution regarding the project, and more;
- (5) If any of the risk factors to which the Company is exposed, as detailed in the chapter "Description of the Corporation's Business" included in the Company's periodic report for the year 2024, published by the Company on March 24, 2025 (reference number: 2025-01-019503), which are incorporated herein by reference, materialize.

Sincerely,

Ariel Pashin – CFO