

2026-01-14

Aura Investments Ltd.
(the Company)

January 14, 2026

To:Israel Securities Authoritywww.isa.gov.il

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

Subject: Sharira Project in Rishon LeZion – Approval of the Local Committee for the Company’s Plan and Recommendation for Its Deposit At the District Committee

The Company is pleased to announce that it has received the approval of the Rishon LeZion Local Committee for the Company's plan, and its recommendation to the Central District Local Committee for its deposit, regarding the project at 1, 1A, 2, 6 Shmuel Sharira Street, Rishon LeZion (hereinafter: the Project).

According to the plan, instead of 64 existing units, 205 new units will be built, along with commercial spaces, public buildings, and public areas.

According to the Company's estimate, the plan will be validated by the end of 2026, and during the following year the Company will begin the marketing and execution of the Project.

Warning Regarding Forward-Looking Information: The information described above regarding the Project, number of units, plan approval

The Company, and the expected commencement of marketing and execution, includes forward-looking information as defined in the Securities Law, 1968. Such information includes, among other things, projections, objectives, future estimates and forecasts, the realization of which is uncertain and not under the Company's control. Forward-looking information is based on the management’s estimates, which in turn are based, among other things, on the Company's assessments and plans which may not materialize, or may materialize differently from the Company's expectations, including if one or more of the following occurs: (1) a negative change in apartment demand, apartment prices, the state of the economy and/or the real estate market in general and/or in the area where the Project is located in particular; (2) changes in the expected costs of establishing the Project including construction and/or the prices and/or availability of raw materials and/or in construction input prices and/or the availability of manpower; (3) failure to meet some of the conditions of the validated plan or the conditions set in the permits the Company received or required for full building permit; (4) failure to fulfill any of the requirements for establishing the Project in the compound, including insufficient marketing of units, execution of individual agreements with each of the residents in the compound, delays or other obstacles in obtaining building permits or in the fulfillment of any of the plan conditions applicable to the Project, failure to reach agreement and sign financing agreements with a financial institution for the Project, and more; (5) occurrence of any of the risk factors to which the Company is exposed, as detailed in the chapter “Description of the Corporation’s Activities” included in the Company's 2024 periodic report published on March 24, 2025 (reference number: 2025-01-019503), which are incorporated herein by reference.

Sincerely,

Ariel Pashin – CFO