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Aura Investments Ltd.

("the Company")

February 12, 2026

To:

The Tel Aviv Stock Exchange Ltd.

www.tase.co.il

To:

Israel Securities Authority

www.isa.gov.il

Re: Immediate Report - Winning an Urban Renewal Project in Nahariya

The Company is honored to announce that it has been selected by the rights holders to perform an urban renewal project on Hertzel 53, 53a, 55, 55a, 57, 57a, 59, 59a, HaMeyasdim 11, Wolfson 17, 19, 21 streets in Nahariya (hereinafter: the "**Project**"). As part of the project, 72 housing units and 12 stores are expected to be demolished, and in their place, the Company will build approximately 400-450 new housing units as well as commercial areas and public buildings. The Company's estimates as stated are based, among other things, on internal planning reviews and reviews by professional consultants and in accordance with Appraiser Standard 21.1[1] and subject to the approval of a detailed plan for the complex.

The Company will conduct negotiations to finalize with the tenants' representatives the version of a Pinui-Binui (evacuation-construction) agreement and will immediately begin signing the veteran tenants on this agreement. Simultaneously, the Company intends to promote a detailed plan for the complex, act to declare the complex as a "Pinui-Binui complex" in the "taxation track"[2] in accordance with the provisions of the Government Authority for Urban Renewal Law, 5776-2016, and act in accordance with additional conditions customary in Pinui-Binui projects. According to the Company's management assessments and subject to the fulfillment of the conditions required to carry out the project as detailed in this report above, a building permit is expected to be received within approximately 5 years.

<u>Warning regarding forward-looking information:</u> The information described above regarding the Project, number of housing units, completion of the plan, signing the existing tenants on Pinui-Binui agreements, and the date of issuance of the building permit includes forward-looking information as the term is defined in the Securities Law, 5728-1968. The said information includes, among other things, forecasts, goals, assessments, and future estimates whose realization is uncertain and not under the Company's control. Forward-looking information is based on the assessments of the Company's management, which are based, among other things, on the Company's assessments and plans, including planning aspects, which may not materialize or may materialize differently than the Company's plans, including if one or more of the factors detailed below occurs: (1) an adverse change occurs in the demand for apartments or in the economic situation and/or the real estate market situation in general and specifically in the area where the project is located; (2) changes occur in the expected construction costs and/or raw material prices and/or their availability and/or construction input prices and/or labor availability; (3) the detailed plans initiated by the Company and/or relief requested by the Company will not be approved or will be approved under conditions or changes relative 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 housing units, signing individual contracts with each of the tenants in the complex, delay or

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other prevention in issuing building permits or in fulfilling any of the conditions of the plan that will apply to the project, failure to reach an agreement and sign a financing agreement with a financial entity regarding the project, and more; (5) any of the risk factors to which the Company is exposed materialize as detailed in the 'Description of the Corporation's Business' chapter included in the Periodic report for the year 2024 published by the Company on March 24, 2025 (reference no.: 2025-01-019503), which are included herein by reference.

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[1] Standard 21.1 set by the Land Appraisers Council at the Ministry of Justice is a professional standard for the work of land appraisers which came into effect in June 2022 and is intended to assist in balancing the interests between the various parties involved in a Pinui-Binui project, namely the authorities, the developer, and the apartment owners. The purpose of the standard is to ensure on the one hand that the rights the developer receives as part of the project will ensure the project's economic viability, so that the developer executes it, but on the other hand, to prevent a burden on the local authority.

[2] "Taxation track" by virtue of the Government Authority for Urban Renewal Law, 5776-2016, the government operates the taxation track for the promotion of urban renewal projects intended for private developers. According to this track, the government declares a complex based on the recommendation of the Advisory Committee for Urban Renewal, and the developer, in collaboration with the apartment owners, acts to change the detailed plan of the complex. In this track as well, similar to the local authorities' track, the validity of the declaration is for a period of six years with the possibility of extension for another six years (it should be noted that within the framework of the Arrangements Law as defined below, the restriction on the period of the declaration's validity was cancelled). Unlike the local authorities' track, in this track the Ministry of Housing does not participate in funding the planning, but the developer is entitled to tax benefits such as – exemption from betterment levy under certain conditions, capital gains tax benefits, purchase tax benefits for existing apartment owners, and the possibility of postponing the determining date for tax liability, and VAT exemption on construction services and the sale of new apartments to the owners.

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Sincerely,

Ariel Pashin – CFO