

Aura Investments Ltd.
("the Company")

Complementary immediate report dated May 31, 2026, to the immediate report dated May 28, 2026

To
Securities Authority
www.isa.gov.il

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

Via MAGNA

Dear Sir/Madam,

Subject: Immediate report regarding a private placement of BONDS (Series 19)

1. General - The offered BONDS and their terms

- 1.1. The Company is honored to announce that, further to the decision of the Company's board of directors, on May 27, 2026, the Company entered into an agreement with classified investors, as defined in the Securities Regulations (Manner of Offering Securities to the Public), 2007-5767 (hereinafter: "**Board Approval Date**" and "**the Offerees**", respectively)¹ for a private placement of 100,000,000 NIS par value BONDS (Series 19) of the Company (hereinafter: "**the BONDS Series**"), at a price of 1.052 NIS for every 1 NIS par value of the BONDS (Series 19).
- 1.2. After the completion of the said private allocation, the BONDS series will stand at a total amount of 500,000,000 NIS par value.
- 1.3. The BONDS to be allocated within the framework of the private allocation subject of this report will be allocated to the offerees by way of expansion of the BONDS (Series 19) (traded series) which was first registered for trading on the Tel Aviv Stock Exchange Ltd. (hereinafter: "**the TASE**") according to a shelf offering report dated June 10, 2025 (reference no.: 2025-01-041666), included in this report by way of reference, and this by virtue of a trust deed for the BONDS signed on June 10, 2025 and which was attached as Appendix A to the said shelf offering report. The BONDS (Series 19) in circulation were first issued without a discount.
- In October 2025, the Company completed a private placement (performed without discount) of 100,000,000 NIS par value additional BONDS (Series 19) by way of expansion of a traded series. For details, see the immediate report regarding a private offer published by the Company on October 16, 2025 (reference no.: 2025-01-076253), and a capital status report published by the Company on October 20, 2025 (reference no.: 2025-01-077537), included in this report by way of reference.
- In January 2026, the Company completed an additional private placement (performed without discount) of 150,000,000 NIS par value additional BONDS (Series 19) by way of expansion of a traded series. For details, see the immediate report regarding a private offer published by the Company on January 4, 2026 (reference no.: 2026-01-001121), and a capital status report published by the Company on January 6, 2026 (reference no.: 2026-01-002267), included in this report by way of reference.
- 1.4. The terms of the BONDS (Series 19) to be allocated within the framework of the private allocation subject of this report will be identical in every respect to the terms of the BONDS (Series 19) as described in the said shelf offering report in section 1.3 above, and they will constitute, starting from the date of their registration for trading, one series in every respect together with the BONDS in circulation issued by the Company as stated. The BONDS (Series 19) issued within the framework of the private allocation subject of this report will be entitled to interest payments starting from the payment

¹ To the best of the Company's knowledge, the offerees are not related to the Company and/or its controlling shareholder.

of interest that will occur on August 30, 2026. Furthermore, since no principal payments have yet been paid for the BONDS (Series 19), the holders of the BONDS (Series 19) to be issued according to the shelf offering report will be entitled to all principal payments for the BONDS (Series 19) starting from the first principal payment on August 30, 2029.

1.5 The adjusted value of the BONDS (Series 19) for the last trading day preceding the date of engagement with the classified investors, i.e., May 26, 2026, is 1.0137 NIS for every 1 NIS par value BONDS (Series 19), and therefore the BONDS to be allocated within the framework of the private allocation subject of this report are offered at a price higher than their adjusted value, meaning they are not issued at a discount.

1.6 The BONDS (Series 19) are rated A2.il with a stable outlook by Midroog Ltd. (hereinafter: **"Midroog"**). On May 28, 2026, Midroog announced an A2.il rating for BONDS (Series 19) that the Company will issue in a total of up to 100 million NIS par value through expansion of the BONDS (Series 19) described in this report.²

1.7 Subject to receiving all approvals required for the private allocation subject of this report, the Company meets the terms and financial covenants specified in the Trust Deed mentioned in section 1.3 above.

1.8 The allocation of the BONDS subject of this allocation report is subject to receiving the approval of the TASE for their registration for trading. Subject to receiving the said TASE approval, the BONDS offered according to this report will be registered in the name of the registration company of the Tel Aviv Stock Exchange Ltd. or another registration company that will take its place through which all the securities of the Company will be held, and they will be registered for trading on the TASE.

2. The Consideration for the Offered Securities

The offered securities will be allocated to the offerees in exchange for a total sum of approximately 105,200 thousand NIS (gross).

3. Prevention and/or Restrictions on Performing Actions in the Offered Securities

3.1 The allocation of the offered securities is subject to the TASE approval for registration for trading.

3.2 In accordance with the provisions of the Securities Law and the Securities Regulations (Details regarding sections 15A to 15C of the Law), 2000-5760 (hereinafter: **"the Details Regulations"**), restrictions on the resale of the offered securities will apply to the offerees, in accordance with the provisions of section 15C of the Securities Law and the Details Regulations, as they may be from time to time.

Sincerely,

Aura Investments Ltd.

By: Ariel Pashin - CFO

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- 1.2 After the completion of the said private allocation, the BONDS series will stand at a total amount of 500,000,000 NIS par value.
- 1.3 The BONDS to be allocated within the framework of the private allocation subject of this report will be allocated to the offerees by way of expansion of the BONDS (Series 19) (traded series) which was first registered for trading on the Tel Aviv Stock Exchange Ltd. (hereinafter: "**the TASE**") according to a shelf offering report dated June 10, 2025 (reference no.: 2025-01-041666), included in this report by way of reference, and this by virtue of a trust deed for the BONDS signed on June 10, 2025 and which was attached as Appendix A to the said shelf offering report. The BONDS (Series 19) in circulation were first issued without a discount.

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- 1.4 The terms of the BONDS (Series 19) to be allocated within the framework of the private allocation subject of this report will be identical in every respect to the terms of the BONDS (Series 19) as described in the said shelf offering report in section 1.3 above, and they will constitute, starting from the date of their registration for trading, one series in every respect together with the BONDS in circulation issued by the Company as stated. The BONDS (Series 19) issued within the framework of the private allocation subject of this report will be entitled to interest payments starting from the payment

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- 1.7. Subject to receiving all approvals required for the private allocation subject of this report, the Company meets the terms and financial covenants specified in the Trust Deed mentioned in section 1.3 above.
- 1.8. The allocation of the BONDS subject of this allocation report is subject to receiving the approval of the TASE for their registration for trading. Subject to receiving the said TASE approval, the BONDS offered according to this report will be registered in the name of the registration company of the Tel Aviv Stock Exchange Ltd. or another registration company that will take its place through which all the securities of the Company will be held, and they will be registered for trading on the TASE.

2. The Consideration for the Offered Securities

The offered securities will be allocated to the offerees in exchange for a total sum of approximately 105,200 thousand NIS (gross).

3. Prevention and/or Restrictions on Performing Actions in the Offered Securities

- 3.1. The allocation of the offered securities is subject to the TASE approval for registration for trading.
- 3.2. In accordance with the provisions of the Securities Law and the Securities Regulations (Details regarding sections 15A to 15C of the Law), 2000-5760 (hereinafter: "the Details Regulations"), restrictions on the resale of the offered securities will apply to the offerees, in accordance with the provisions of section 15C of the Securities Law and the Details Regulations, as they may be from time to time.

Sincerely,
Aura Investments Ltd.
By: Ariel Pashin - CFO

² Reference no.: 2026-15-050502.