Aura Investments Ltd.

("the Company")

August 6, 2026

To:

Israel Securities Authority

www.isa.gov.il

To:

The Tel Aviv Stock Exchange Ltd.

www.tase.co.il

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

The Company is pleased to announce that it has been selected by the rights holders to carry out an urban renewal project on HaHistadrut 79-89 (odd), and Yavne 18-28 (even) streets in Holon (hereinafter: **"the Project"**). Within the framework of the Project, 129 housing units are expected to be demolished, and in their place, the Company will build approximately 400 new apartments as well as commercial, employment, hotel, and public areas. The Company's assessments as stated are based, among other things, on internal planning tests and professional consultants' tests and in accordance with Appraisal Standard 21.1[1] and subject to the approval of a detailed plan for the complex.

The project location is in the center of Holon at the intersection of HaHistadrut and Hankin streets, a strategic location with significant advantages, which will allow for the design of an impressive and high-quality project.

The Company will conduct negotiations to finalize an evacuation-reconstruction agreement with the tenants' representatives and will immediately begin signing the veteran tenants onto this agreement. At the same time, the Company intends to promote a detailed plan for the complex, work towards declaring the complex as an "evacuation-reconstruction 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 other standard conditions in evacuation-reconstruction projects. According to the Company's management assessments and subject to the fulfillment of the conditions required to bring the project to fruition as detailed in this report above, a building permit is expected to be received within approximately 5 years.

Forward-Looking Information Warning: **The information described above regarding the Project, the number of housing units, completion of the plan, and the date of issuance of the building permit includes forward-looking information as the term is defined in the Securities Law, 5728-1968. Such information includes, among other things, forecasts, goals, assessments, and future estimates whose realization is uncertain and is not under the Company's control. Forward-looking information is based on Company management's assessments, which are based, among other things, on Company assessments and plans including planning aspects, which may not occur or may occur in a different manner than planned by the Company, including in the event that one or more 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 in the area where the project is located in particular; (2) changes occur in expected construction costs and/or raw material prices and/or their availability and/or construction input prices and/or personnel availability; (3) the detailed plans initiated by the Company and/or easements requested by the Company are not approved or are approved with conditions or changes relative to the plans submitted; (4) non-fulfillment of any of the conditions required for establishing the project in the complex, including, marketing**

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[1] Standard 21.1 established by the Land Appraisers Council in 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 various parties involved in an evacuation-reconstruction 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 within the project will ensure the project's economic viability so that the developer can execute 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 to promote urban renewal projects intended for private developers. According to this track, the government declares a complex based on the recommendation of the Urban Renewal Advisory Committee, and today, in cooperation with the apartment owners, works to change the detailed plan of the complex. In this track as well, similar to the local authority track, the validity of the declaration is for a period of six years with the possibility of extension for an additional six years (it should be noted that within the framework of the Arrangements Law as defined below, the limitation on the period of time for the validity of the declaration was canceled). Unlike the local authority track, in this track the Ministry of Construction does not participate in financing 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 the existing apartment owners, and the possibility of postponing the date determining tax liability, and VAT exemption on construction services and sale of the new apartments to the owners.

supply of housing units, signing individual contracts with each of the tenants in the complex, delay or other prevention in issuing building permits or in the fulfillment of any of the conditions of the plan that will apply to the project, failure to reach agreement and signature on a support agreement with a financial body regarding the project, and more; (5) any of the risk factors to which the Company is exposed as detailed in the description of the corporation's business chapter included in the Periodic report for the year 2025 published by the Company on March 23, 2026 (Reference No.: 2026-01-025498), which are included here by way of reference.

Sincerely,

Ariel Pesin – CFO