



# Y.H.DIMRI CONTRUCTION & DEVELOPMENT LTD

July 31, 2025

To:

Israel Securities Authority  
[www.isa.gov.il](http://www.isa.gov.il)  
Tel Aviv Stock Exchange Ltd.  
[www.tase.co.il](http://www.tase.co.il)

Dear Sir/Madam,

**Subject:** Immediate Report in accordance with Regulation 36 of the Securities Regulations (Periodic and Immediate Reports)

**4.** Further to the details provided in section 4.1.6 of the company's periodic report for 2024 (Reference No.: 2024-01-020421) (hereinafter: "the company's periodic report for 2024") regarding the "Urban Renewal" project on Gefen Street in Jerusalem, the company updates as follows:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

- On June 13, 2025, pursuant to the provisions of section 119 of the Planning and Building Law, Urban Building Plan (TABA) number 101-0737866 Urban Renewal Jerusalem (hereinafter: "the plan") came into effect.
- The plan allows for the demolition of 81 residential units, the construction of 383 residential units in four residential buildings, combined with public buildings and institutions according to urban needs, as well as commercial areas totaling 960 square meters (main and service).
- The company intends to promote the issuance of several building permits for the construction of all 383 residential units in accordance with the plan.
- The company's share in the project is 100%. The residential areas in the plan total 51,409 square meters above ground (main and service) and 14,398 square meters below ground.
- Additionally, on July 30, 2025, an urban renewal agreement was signed with the government company "AMIDAR THE ISRAELI NATIONAL PUBLIC HOUSING COMPANY" and thus urban renewal agreements were signed with apartment owners who own about 80% of the apartments, completing the required majority in the project for the purpose of submitting a "Reluctant Tenant" claim.

It is clarified that there is no certainty that the project will indeed be carried out, among other reasons, since not all the suspensive conditions in the urban renewal agreement between the company and the apartment owners have yet been fulfilled, including the issuance of a building permit, obtaining financial support for the project, and the consent of the Israel Land Authority, as well as due to the risk factors detailed in section 4.1.12 of the company's periodic report for 2024.

Respectfully,

Y.H.DIMRI CONTRUCTION & DEVELOPMENT LTD

By Nurit Tuito, Deputy CEO