



Y.H.DIMRI CONSTRUCTION & DEVELOPMENT LTD

August 24, 2025

To:

Israel Securities Authority
Via MAGNA

Tel Aviv Stock Exchange Ltd.
Via MAYA

www.isa.gov.il

www.tase.co.il

Dear Sir/Madam,

Re: Immediate Report pursuant to Regulation 36 of the Securities Regulations (Periodic and Immediate Reports)

Further to the details provided in section 4.1.6 of the company's periodic report for 2024 (Reference No.: 2025-01-020421) (hereinafter: "the company's periodic report for 2024") regarding the "Evacuation and Construction" project in the Herzl complex in Tirat Carmel (hereinafter: "the project"), the company updates that on August 22, 2025, an Urban Building Plan (TABA) No. -355-0895417 Urban Renewal Tirat Carmel (hereinafter: "the plan") was published for validation, in accordance with the provisions of section 119 of the Planning and Building Law.

The plan proposes the demolition of 80 residential units, the construction of 480 residential units in four residential buildings (77,600 sqm above ground [main and service] and 30,390 sqm below ground), as well as public buildings and institutions, and commercial and employment areas covering approximately 7,830 sqm (main and service). The plan adds building areas for public uses according to municipal needs.

The company intends to promote the issuance of several building permits for the construction of all 480 residential units in accordance with the plan, and to act to complete

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obtaining the required consents from the remaining apartment owners who have not yet signed an agreement with the company.

Below is additional information regarding the project:

- The company's share in the project is 100%.
- Evacuation and construction agreements have been signed with apartment owners who own about 80% of the apartments in the project.
- The required signature rate by law for the execution of the project is in relation to 100% of the apartments, but the required signature rate for submitting a "reluctant tenant" claim, if necessary, is a special majority among the apartment owners as defined in the Evacuation and Construction (Encouragement of Evacuation and Construction Projects) Law, 2006.
- Upon fulfillment of the required conditions by law, the company will submit a request for a final declaration from the Government Authority for Urban Renewal.

It is clarified that there is no certainty that the project will indeed be carried out, among other things, since not all the suspensive conditions in the evacuation and construction agreement between the company and the apartment owners have been fulfilled, and since some of the conditions for its execution do not depend on the company and depend on third parties as detailed above, as well as due to the risk factors detailed in section 4.1.12 of the company's periodic report for 2024.

Sincerely,

Y.H.DIMRI CONTRUCTION & DEVELOPMENT LTD

By Nurit Tuito, Deputy CEO