

Achi Donitz Ltd.

Achi Donitz Ltd. (the Company)

To:
Israel Securities Authority
www.isa.gov.il

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

November 9, 2025

Re: Approval of Urban Renewal Plan – HaHotrim Project, Kiryat Eliezer, Haifa

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Further to the Company’s immediate report dated April 9, 2024 (Reference No.: 2024-01-040623), the Company is pleased to report that on November 6, 2025, it received the protocol of the Subcommittee for Urban Renewal of the Haifa Local Planning Area (the Committee), according to which the Committee decided to approve, with customary conditions, City Building Plan No. 304-1253764, which relates to the urban renewal evacuation-reconstruction project of the HaHotrim Complex in Kiryat Eliezer, Haifa, which is being promoted (100%) by the Company¹ (the Plan and the Project, respectively).

According to the Plan, after demolishing the existing 107 residential units, the project will include 7 new buildings comprising 503 residential units (of which 396 units are for sale), as well as commercial and office space.

It should be noted that, within the Plan, among other things, the number of units for sale by the Company (compared to what was stated in the Company’s periodic report), the apartment area mix for sale, and the overall area mix of the project have been updated, in a manner that did not result in a material change to the expected gross profit margin as stated in the Company’s periodic report.

For further details regarding the project, see Section 8.9.6, Part A, of the Company’s periodic report for 2024, published by the Company on March 27, 2025 (Reference No.: 2025-01-021710) (the Periodic Report), as well as Slide 32 of the Capital Market Presentation published by the Company on September 15, 2025 (Reference No.: 2025-01-069350), the content of which is incorporated herein by reference.

The abovementioned information (including by way of incorporation by reference) contains the Company’s assessments regarding future data that have not yet materialized, and there is no certainty if and to what extent they will materialize. Therefore, this is forward-looking information as defined in the Securities Law, 1968. This forward-looking information is based, among other things, on information known to the Company’s management at the time of preparing this report, including the Company’s estimates regarding various parameters that may affect the Company’s assessments, such as the fulfillment of conditions precedent in the Company’s agreements and the timing thereof, marketing of the project, project sales prices, project costs, completion of planning and permitting procedures, including obtaining all required permits, and more. It is clarified that there is no certainty that the Company’s estimates will actually materialize (in whole or in part), among other reasons, because the Project, whose execution depends on the fulfillment of precedent conditions, is not certain to be carried out, as well as due to other factors not within the Company’s control, including the risk factors detailed in the Company’s Periodic Report.

Sincerely,
Ronen Yafo, CEO
Achi Donitz Ltd.

¹ Through a company wholly owned and controlled by the Company.