

FOX-WIZEL LTD
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Company number in the Registrar: 512157603

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. T053 (Public) Filed via MAGNA: 23/03/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-025573

Immediate report on an event or matter that deviates from the corporation’s ordinary course of business
Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970
Results of an issuance must be reported on Form T20 and not on this form.
A report on the rating of BONDS or rating of a corporation must be submitted via Form T125

Report on: ☐ Report whose submission was delayed

Nature of the event: ***Update regarding transactions for the purchase and lease of offices in the “BIG Petah Tikva” project***

Further to the Company’s immediate report dated January 1, 2023 [1] regarding the Company’s entry, on December 29, 2022, into a sale agreement, an option agreement, a joint leasing agreement and a lease agreement (together: the “Agreements”) with BIG Shopping Centers Ltd. (“BIG”) in connection with an office tower that is expected to be constructed on land in Petah Tikva (as the terms are defined in the previous report), the Company hereby updates that the parties have reached principal understandings, which have not yet been set out in an amendment to the Agreements, regarding a reduction of the tower’s area, including a change in the structure of the tower’s floors and the ownership thereof. Within this framework, the number of floors in the tower is expected to be reduced to approximately 20 office floors (instead of 38 floors), and the estimated built area of the office space in the tower is expected to be reduced to a total of approximately 44,000 sq.m. gross (instead of approximately 70,000 sq.m. gross). Accordingly, and 1. subject to the consolidation of the principal understandings into a binding agreement, the option granted to the Company to purchase additional areas in the tower as specified in the previous report is expected to be canceled. In addition, adjustments will be made to the conditions precedent and the period for their fulfillment is expected to be postponed. Furthermore, according to the parties’ estimate, the expected occupancy date of the tower is expected to be during 2029. At this stage, the Company is unable to assess the implications of the said understandings on the estimate of the consideration as reported in the previous report. The Company will further update as required by law. This report includes forward-looking information, as defined in the Securities Law, 5728-1968, the realization and/or non-realization of which is uncertain and may be affected by factors that cannot be assessed in advance and are not under the Company’s control. [1] Reference number: 2023-01-000408.

2. The date and time on which the corporation first became aware of the event or matter:
- ☐ 23/03/2026at 07:30.
- ☐ _____

Report that was delayed in accordance with Regulation 36(b):

3. If the report was delayed – the reason for which its submission was delayed:
- _____
4. On the date _____ at _____ the impediment to reporting was removed.
5. ☐ The Company is a shell company as defined in the TASE Regulations.

Details of the signatories authorized to sign on behalf of the corporation:

	Name of signatory	Position
1	Yodfat Harel Buchris	<i>Chairperson of the Board of Directors</i> _____
2	Shahar Rania	<i>Other</i> <i>Deputy CEO and CFO</i>

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted pursuant to these Regulations shall be signed by those authorized to sign on behalf of the corporation. The staff’s position on this matter can be found on the Authority’s website: [Click here](#).

Reference numbers of previous documents on the matter (the mention does not constitute inclusion by way of reference):

Securities of the corporation are listed for trading on the Tel-Aviv Stock Exchange	Date of last update of the form structure: 06/08/2024
Short name: FOX	
Address: Hermon6, Airport-City , Ben Gurion Airport70100 Telephone: 03-9050100 , Fax: 03-9050200	
Email: shahar@fox.co.il Company website:www.fox.co.il	

Previous names of reporting entity: Wizel Textile Marketing Ltd.

Name of electronic reporter: Rania ShaharPosition: Acting CEO and CFOName of employing company:
Address: Yael Rom19 , Petah Tikva4906204Telephone: 03-9050267Fax: 03-9050200Email: shahar@fox.co.il