

27 March, 2025

To:

Israel Securities Authority Via the MAGNA system

TEL AVIV STOCK EXCHANGE LTD Via the MAGNA system

Dear Sir/Madam,

Subject: MELISRON LTD. (the "Company") – Subsidiary's Win in a Tender for Residential Dense Construction in Tel Aviv

The Company is pleased to announce that on 26.3.2025, its wholly owned subsidiary, Aviv Melisron Ltd. (a wholly owned subsidiary of the Company, "Aviv Melisron"), was notified of its conditional win in Tender No. TA 267/2024/ published by the Israel Land Authority for the sale of leasehold rights in a land area of approximately 6 dunams, located in Complex E North in Sde Dov, Tel Aviv (known as Lot 3205 according to Plan 507-0973057), designated for the construction of 320 residential units, approximately 3,800 sqm of employment areas, and approximately 1,000 sqm of commercial areas (the "Land" and the "Project", respectively).

Receipt of a final notice of winning the tender is conditional upon the entry into force of Local Outline Plan TA/2/4444, which is expected to come into effect after its publication in the official records in the near future.

According to the terms of the tender, the expected cost for the acquisition of the land, plus development expenses, amounts to approximately NIS 605 million plus purchase tax and VAT as required by law. The realization of the win in the tender is subject to Aviv Melisron meeting conditions to be fulfilled within 90 days from the date of winning, including payment of the full consideration and development expenses, as well as settling all obligations under the tender booklet. Aviv Melisron intends to finance the transaction and the execution of the project through equity and obtaining financing from a financial institution. The total cost of the project is estimated at approximately NIS 1.5 billion, and the expected gross profit from it is estimated at approximately NIS 320 million.

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It should be clarified that as of the date of this report, the win is conditional as described above, and there is no certainty regarding the manner and/or scope and/or timing of the initiation and development of the land and the project, and that the statements regarding the total cost of the project and/or the expected gross profit from the project, and the Company's intentions regarding the financing of the transaction and execution of the project, constitute forward-looking information, as defined in the Securities Law, 1968, for which there is no certainty as to its realization (in whole or in part), inter alia, due to factors not under the Company's control.

Respectfully,

MELISRON LTD.

Signed by:

Mr. Ofir Sarid, CEO, and Mr. Oren Hillinger, CFO

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