



August 12, 2025

45-2025

To:

Israel Securities Authority Via the MAGNA system

Tel Aviv Stock Exchange Ltd. Via the MAGNA system

Dear Sir/Madam,

Re: Agreement for Financing Real Estate Acquisitions in England

MIVTACH SHAMIR HOLDINGS LTD. is pleased to announce that on August 11, 2025, it signed a transaction in the amount of approximately £20 million, which includes an equity investment and loans with Eatos Group Real-Estate Ltd, a private company registered in England ("Eatos Group").

Eatos Group is engaged in the acquisition, improvement, management, and development of residential real estate in England.

As part of the transaction, the company will be allocated 50% of the share capital of Eatos Group. The company will be entitled to appoint 2 out of 4 directors in Eatos Group.

Respectfully,

MIVTACH SHAMIR HOLDINGS LTD.

Limor Avidor, Deputy CEO