

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T076 (Public)
Transmitted via MAGNA: 06/08/2025
Israel Securities Authority Website: www.isa.gov.il
Tel Aviv Stock Exchange Website: www.tase.co.il
Reference: 2025-01-058232

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. To report changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

1

Name of corporation/last name and first name of the holder:
MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD.

Name of corporation/last name and first name of the holder in English as registered with the Companies Registrar or in the passport:
Migdal Insurance and Financial Holdings Ltd

Type of identification number:
Israeli Companies Registrar Number

Identification number of the holder:
520029984

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Type of holder:

Participating life insurance accounts

Does the hedge fund have the right to appoint a director or representative to the company's board?

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation?

Yes

Name of the controlling shareholder in the interested party:

See Note 1

Identification number of the controlling shareholder in the interested party:

-

Citizenship / Country of incorporation or registration:

Incorporated in Israel

Country of citizenship / incorporation or registration:

Security number on the stock exchange:

1224096

Name and type of security:

Debentures (Series 8)

Nature of the change:

Increase

Due to issuance according to prospectus

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this manner.

Is this a change in a single transaction or multiple transactions (cumulative change):

Single transaction

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Date of change:

01/07/2025

Transaction rate:

108.20

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares:

No

Balance (in number of securities) in the last report:

0

Holding percentage of total securities of the same type in the last report: 0.00%

Change in number of securities:

+29,204,000

Current balance (in number of securities):

29,204,000

Current holding percentage of total securities of the same type: 20.86%

Holding percentage after the change:

In capital: 10.04%

In voting rights: 10.04%

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis:

In capital: 9.74%

In voting rights: 9.74%

Note number: 1

Note: If the value 'increase due to forced purchase of loaned securities' or 'decrease due to forced sale of loaned securities' is selected, then loaned securities not returned to the lender, and thus the lending action became a forced purchase and the lending action a forced sale.

No.	Note
1	<p>Report on a cumulative change of over 10% of the securities of type REIT 1 LTD Debentures (Series 8), held by MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. To the best of the company's knowledge, the holding percentage in capital, considering all securities held by MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD, is 10.04% (9.74% on a fully diluted basis). According to information received from the interested party, as of the report date, Mr. Shlomo Eliyahu is the ultimate controlling shareholder of the company and holds 48.59% of the issued and paid-up share capital of the company ["share capital"], through ELIAHU ISSUES LTD. ELIAHU ISSUES LTD is wholly owned by Eliyahu 1959 Ltd. To the best of the company's knowledge, the shareholders of Eliyahu 1959 Ltd are: Mr. Shlomo Eliyahu, holding 25.14% of the capital and 98% of the management shares, Mrs. Chaya Eliyahu, holding 0.02% of the capital and 2% of the management shares, Shlomo Eliyahu Holdings Ltd, holding 61.7% of the capital, and Achim Eliyahu Trust and Investments Ltd, holding 13.14% of the capital. The shareholders of Shlomo Eliyahu Holdings Ltd are Mr. Shlomo Eliyahu holding 83.31% and Mrs. Chaya Eliyahu holding 16.69%. The sole shareholder of Achim Eliyahu Trust and Investments Ltd is Shlomo Eliyahu Holdings Ltd, whose shareholders are Mr. Shlomo Eliyahu and Mrs. Chaya Eliyahu as detailed above. The debentures of the company appearing under participating life insurance accounts are held by the partnership "Migdal Sal – Corporate Bonds in Israel" ("the partnership"). The partnership is a registered partnership, all of whose rights holders are companies of the institutional reporting group from the Migdal group. The partnership itself is not participating life insurance accounts and/or a management company. According to the agreements among the partners in the partnership, the holding percentage of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. Below are the holding percentages in the partnership of the rights holders as of July 1, 2025: Insurance for participating life insurance accounts – 43.87%, Pension and Provident – 56.13%.</p>

1. Was the entire consideration paid at the time of the change?
Yes

If not all the consideration was paid at the time of the change, please specify the date of completion of the payment:

2. If the change is by way of signing a loan agreement, please specify details regarding the termination of the loan:

Explanation: The holding percentages should be stated considering all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter:
05/08/2025
At: 18:00

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	Shmuel Rofeh	CEO
2	Aviram Benasouli	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#).

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

Short name: REIT 1 LTD

Address: 6 Nehoshet St., Tel Aviv 69710
Phone: 03-7686700
Fax: 03-7686710

Email: reit1@reit1.co.il
Company website: www.Reit1.co.il

Previous names of the reporting entity:

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Electronic reporter name: Guy Viskopf

Position: Accountant

Employer company name: -

Address: 6 Nehoshet St., Tel Aviv 69710

Phone: 03-7686700

Fax: 03-7686710

Email: guyw@reit1.co.il

Form structure update date: 04/02/2025