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REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T126 (Public)

Sent via MAGNA: 11/08/2025

Reference: 2025-01-059536

The corporation will schedule the report for publication on: 12/08/2025 07:35

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting Period: 30/06 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public, Excluding Bonds Held by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them, or Companies Controlled by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------|-------------------|-----------------------|------|--------|-------|-------|-------|--|-------------------|
| Year 1 | 429,602 | 0 | 0 | 0 | 0 | 0 | 0 | 108,317 | 537,919 |
| Year 2 | 429,602 | 0 | 0 | 0 | 0 | 0 | 0 | 91,865 | 521,467 |
| Year 3 | 429,602 | 0 | 0 | 0 | 0 | 0 | 0 | 75,412 | 505,014 |
| Year 4 | 412,640 | 0 | 0 | 0 | 0 | 0 | 0 | 58,960 | 471,600 |
| Year 5+ | 1,820,462 | 0 | 0 | 0 | 0 | 0 | 0 | 131,424 | 1,951,886 |
| Total | 3,521,908 | 0 | 0 | 0 | 0 | 0 | 0 | 465,978 | 3,987,886 |

B. Private Bonds and Non-Bank Credit, Excluding Bonds or Credit Provided by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them, or by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 0 | 450,000 | 0 | 0 | 0 | 0 | 0 | 21,375 | 471,375 |
| Year 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 5+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 450,000 | 0 | 0 | 0 | 0 | 0 | 21,375 | 471,375 |

C. Bank Credit from Banks in Israel - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 0 | 175,010 | 0 | 0 | 0 | 0 | 0 | 10,551 | 185,561 |
| Year 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 5+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 175,010 | 0 | 0 | 0 | 0 | 0 | 10,551 | 185,561 |

D. Bank Credit from Banks Abroad - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 5+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------|-------------------|-----------------------|------|--------|-------|-------|-------|--|-------------------|
| Year 1 | 429,602 | 625,010 | 0 | 0 | 0 | 0 | 0 | 140,243 | 1,194,855 |
| Year 2 | 429,602 | 0 | 0 | 0 | 0 | 0 | 0 | 91,865 | 521,467 |
| Year 3 | 429,602 | 0 | 0 | 0 | 0 | 0 | 0 | 75,412 | 505,014 |
| Year 4 | 412,640 | 0 | 0 | 0 | 0 | 0 | 0 | 58,960 | 471,600 |
| Year 5+ | 1,820,462 | 0 | 0 | 0 | 0 | 0 | 0 | 131,424 | 1,951,886 |
| Total | 3,521,908 | 625,010 | 0 | 0 | 0 | 0 | 0 | 497,904 | 4,644,822 |

F. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Commitments) - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 22,621 | 47,568 | 0 | 4,923 | 0 | 0 | 0 | 0 | 75,112 |
| Year 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 5+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| One-time Commitment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 22,621 | 47,568 | 0 | 4,923 | 0 | 0 | 0 | 0 | 75,112 |

G. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Commitments) of All Consolidated Companies, Excluding Companies that are Reporting Entities and Excluding Data of the Reporting Corporation Entered in Table F Above (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 0 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |
| Year 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Year 5+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| One-time Commitment | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 51 |

H. Total Balances of Bank Credit, Non-Bank Credit, and Bonds of All Consolidated Companies, Excluding Companies that are Reporting Entities and Excluding Data of the Reporting Corporation Entered in Tables A-D Above (in thousands of NIS)

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| | NIS CPI Linked | NIS Non- Linked | Euro | Dollar | _____ | _____ | Other | Gross Interest Payments (before tax) | Total by Years |
|---------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| Year 1 | 4,898 | 102,021 | 0 | 0 | 0 | 0 | 0 | 24,866 | 131,785 |
| Year 2 | 4,915 | 235,564 | 0 | 0 | 0 | 0 | 0 | 18,011 | 258,490 |
| Year 3 | 4,915 | 1,467 | 0 | 0 | 0 | 0 | 0 | 3,241 | 9,623 |
| Year 4 | 4,915 | 1,467 | 0 | 0 | 0 | 0 | 0 | 2,971 | 9,353 |
| Year 5+ | 55,139 | 14,713 | 0 | 0 | 0 | 0 | 0 | 1,401 | 71,253 |
| Total | 74,782 | 355,232 | 0 | 0 | 0 | 0 | 0 | 50,490 | 480,504 |

I. Balances of Credit Granted to the Reporting Corporation by the Parent Company or Controlling Shareholder and Balances of Bonds Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS):

All values are zero.

J. Balances of Credit Granted to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Balances of Bonds Issued by the Reporting Corporation Held by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation (in thousands of NIS):

All values are zero.

K. Balances of Credit Granted to the Reporting Corporation by Consolidated Companies and Balances of Bonds Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS):

All values are zero.

Details of the authorized signatories on behalf of the corporation:

| # | 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. The staff's 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

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:

Electronic Reporter Name: Benasouli Aviram

Position: CFO

Employer Company Name: -

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Address: 6 Nehoshet St., Tel Aviv 69710

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