

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T076 (Public)
Sent via MAGNA: 21/08/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-062285

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.

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Name of corporation/Last name and first name of holder:

Dror Gad

Name in English as registered with the Companies Registrar or in passport:

Dror Gad

Type of identification number: Identity card number

Holder's identification number: 022359087

Type of holder: Director/CEO

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 reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1133404

Name and type of security: Warrants (unlisted) for shares

Nature of change: Decrease

In convertible securities due to their conversion to shares or redemption

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 way.

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

Date of change: 20/08/2025

Transaction rate: 2,450

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in number of securities) in the last report: 2,331,814

Holding percentage of total securities of the same type in the last report: 39.31%

Change in number of securities: 285,000 -

Current balance (in number of securities): 2,046,814

Current holding percentage of total securities of the same type: 39.06%

Holding percentage after the change: In capital: 0.80%

In voting rights: 0.80%

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

Holding percentage after the change on full dilution: In capital: 1.80%

In voting rights: 1.80%

Note number: 1

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Name of corporation/Last name and first name of holder:

Dror Gad

Name in English as registered with the Companies Registrar or in passport:

Dror Gad

Type of identification number: Identity card number

Holder's identification number: 022359087

Type of holder: Director/CEO

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 reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1098920

Name and type of security: REIT 1 LTD ordinary share

Nature of change: Increase

In shares due to conversion of securities

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 way.

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

Date of change: 20/08/2025

Transaction rate: 2,450

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in number of securities) in the last report: 1,524,047

Holding percentage of total securities of the same type in the last report: 0.78%

Change in number of securities: 38,703 +

Current balance (in number of securities): 1,562,750

Current holding percentage of total securities of the same type: 0.80%

Holding percentage after the change: In capital: 0.80%

In voting rights: 0.80%

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

Holding percentage after the change on full dilution: In capital: 1.80%

In voting rights: 1.80%

Note number: 1

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Name of corporation/Last name and first name of holder:

Shmuel Sayad

Name in English as registered with the Companies Registrar or in passport:

Shmuel Sayad

Type of identification number: Identity card number

Holder's identification number: 51983187

Type of holder: Senior officer who is not CEO or director and is not an interested party by virtue of holdings

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 reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1133404

Name and type of security: Warrants (unlisted) for shares

Nature of change: Decrease

In convertible securities due to their conversion to shares or redemption

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 way.

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

Date of change: 20/08/2025

Transaction rate: 2,450

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in number of securities) in the last report: 1,004,968

Holding percentage of total securities of the same type in the last report: 17.53%

Change in number of securities: 128,123 -

Current balance (in number of securities): 876,845

Current holding percentage of total securities of the same type: 16.73%

Holding percentage after the change: In capital: 0.80%

In voting rights: 0.80%

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

Holding percentage after the change on full dilution: In capital: 1.22%

In voting rights: 1.22%

Note number: 2

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Name of corporation/Last name and first name of holder:

Shmuel Sayad

Name in English as registered with the Companies Registrar or in passport:

Shmuel Sayad

Type of identification number: Identity card number

Holder's identification number: 51983187

Type of holder: Senior officer who is not CEO or director and is not an interested party by virtue of holdings

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 reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1098920

Name and type of security: REIT 1 LTD ordinary share

Nature of change: Increase

In shares due to conversion of securities

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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 way.

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

Date of change: 20/08/2025

Transaction rate: 2,450

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in number of securities) in the last report: 1,538,846

Holding percentage of total securities of the same type in the last report: 0.79%

Change in number of securities: 25,430 +

Current balance (in number of securities): 1,564,276

Current holding percentage of total securities of the same type: 0.80%

Holding percentage after the change: In capital: 0.80%

In voting rights: 0.80%

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

Holding percentage after the change on full dilution: In capital: 1.22%

In voting rights: 1.22%

Note number: 2

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Name of corporation/Last name and first name of holder:

Aviram Benasuly

Name in English as registered with the Companies Registrar or in passport:

Aviram Benasuly

Type of identification number: Identity card number

Holder's identification number: 049818628

Type of holder: Senior officer who is not CEO or director and is not an interested party by virtue of holdings

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 reporting purposes for several shareholders holding together with him securities of the corporation? No

Name of controlling shareholder in the interested party: -

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1098920

Name and type of security: REIT 1 LTD ordinary share

Nature of change: Decrease

Due to sale on the stock exchange

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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 way.

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

Date of change: 20/08/2025

Transaction rate: 2,464

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in number of securities) in the last report: 22,000

Holding percentage of total securities of the same type in the last report: 0.01%

Change in number of securities: 22,000 -

Current balance (in number of securities): 0

Current holding percentage of total securities of the same type: 0.00%

Holding percentage after the change: In capital: 0.00%

In voting rights: 0.00%

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

Holding percentage after the change on full dilution: In capital: 0.11%

In voting rights: 0.11%

Note number: 3

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 that were not returned to the lender and thus the lending action became a forced purchase and the lending action became a forced sale.

Notes Table

No.	Note
1	Mr. Dror Gad serves as Chairman of the Board of the company, and is a shareholder and director in REIT 1 LTD Management Services Ltd. (hereinafter: "the Management Company"). To the best of the company's knowledge, the shareholders in the Management Company are PHOENIX FINANCIAL LTD (hereinafter: "PHOENIX FINANCIAL LTD"), Dror Gad, Chairman of the Board, and Shmuel Sayad, Deputy CEO of the company. To the best of the company's knowledge, the controlling shareholder in PHOENIX FINANCIAL LTD is PHOENIX FINANCIAL LTD (see Form T77 in the notes of holder no. 1). The Management Company provides the company with management and consulting services. The changes resulting from the conversion of securities are by way of cashless option exercise.
2	Mr. Shmuel Sayad is Deputy CEO of the company and of REIT 1 LTD Management Services Ltd. (hereinafter: "the Management Company"). To the best of the company's knowledge, the shareholders in the Management Company are PHOENIX FINANCIAL LTD (hereinafter: "PHOENIX FINANCIAL LTD"), Dror Gad, Chairman of the Board, and Shmuel Sayad, Deputy CEO of the company. To the best of the company's knowledge, the controlling shareholder in PHOENIX FINANCIAL LTD is PHOENIX FINANCIAL LTD (see Form T77 in the notes of holder no. 1). The Management Company provides the company with management and consulting services. The changes resulting from the conversion of securities are by way of cashless option exercise.
3	Mr. Aviram Benasuly is the Chief Financial Officer of the company.

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 manner of ending the loan:

Explanation: Please specify the holding percentages taking into account all securities held by the interested party.

3. **The date and time the corporation first became aware of the event or matter:**
20/08/2025 at 17:00

4. **Details of the actions that caused the change:**

Details of the authorized signatories on behalf of the corporation:

No.	Name of Signatory	Position
1	Shmuel Rofe	CEO
2	Aviram Benasuly	Chief Financial Officer

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall 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 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:

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