

# REIT 1 LTD

**Registry Number:** 513821488

**To:** Israel Securities Authority  
**To:** Tel Aviv Stock Exchange Ltd.  
Form Number: T087 (Public)  
Transmitted via MAGNA: 21/08/2025  
Israel Securities Authority: [www.isa.gov.il](http://www.isa.gov.il)  
Tel Aviv Stock Exchange: [www.tase.co.il](http://www.tase.co.il)  
Reference: 2025-01-062407

## Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

**Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970**  
**Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970**  
**Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970**  
**Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970**

### Nature of the Change:

Exercise of (unlisted) warrants into shares  
*Explanation: Briefly describe the nature of the change.*

### Reference Numbers of Previous Reports on the Subject:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

## 1. The Corporation's Securities Position After the Change:

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
Ordinary Shares	1098920	300,000,000	Last Report: 195,129,726	195,230,545 (Current)
REIT 1 Other Warrants	1133404	0	Last Report: 5,667,538	5,197,494 (Current)
Bonds (Series 5)	1136753	0	Last Report: 842,233,889	842,233,889 (Current)
Bonds (Series 6)	1138544	0	Last Report: 799,601,663	799,601,663 (Current)
Commercial Papers (Series 5)	1156553	0	Last Report: 450,000,000	450,000,000 (Current)
Bonds (Series 7)	1171271	0	Last Report: 1,349,485,575	1,349,485,575 (Current)
Bonds (Series 8)	1224096	0	Last Report: 140,000,000	140,000,000 (Current)

Explanation: All securities of the company must be detailed, including securities not listed for trading.

## 2. The Corporation Announces That:

On the date: 20/08/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

**Description of the nature of the change:**

Exercise of (unlisted) warrants into shares

Explanation: Describe all details of the transaction or action that caused the change in the corporation's securities.

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**Details of the Registered Holder for Whom the Change Occurred:**

1. **Name of Registered Holder:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

**Type of ID Number:** Company Registrar Number in Israel

**ID Number:** 515736817

- **Nature of the Change:** Exercise of warrants
- **Date of Change:** 20/08/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** REIT 1 LTD Ordinary Share
- **Security Number on TASE:** 1098920
- **Holder's Balance in Last Report:** 195,129,726
- **Holder's Balance After Change:** 195,230,545
- **Total Quantity of Securities Increased/Decreased:** 100,819
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** \_\_\_\_\_
- **TASE number of the share resulting from exercise:** \_\_\_\_\_
- **Number of shares resulting from full exercise/conversion:** \_\_\_\_\_
- **Total additional consideration from full exercise/conversion:** \_\_\_\_\_
- **Period during which the security can be exercised:** \_\_\_\_\_
- **From:** \_\_\_\_\_ **To:** \_\_\_\_\_
- **Allocated securities will be registered for trading:** \_\_\_\_\_
- **Allocation is a continuation of:** \_\_\_\_\_, published on: \_\_\_\_\_, reference number: \_\_\_\_\_
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for ATM program.
- ☐ Other. \_\_\_\_\_

2. **Name of Registered Holder:** 102 Equity Compensation Management

**Type of ID Number:** Company Registrar Number in Israel

**ID Number:** 515020428

- **Nature of the Change:** Exercise of warrants
- **Date of Change:** 20/08/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** REIT 1 LTD Other Warrants
- **Security Number on TASE:** 1133404
- **Holder's Balance in Last Report:** 5,667,538

- **Holder's Balance After Change:** 5,197,494
- **Total Quantity of Securities Increased/Decreased:** 470,044
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** \_\_\_\_\_
- **TASE number of the share resulting from exercise:** \_\_\_\_\_
- **Number of shares resulting from full exercise/conversion:** \_\_\_\_\_
- **Total additional consideration from full exercise/conversion:** \_\_\_\_\_
- **Period during which the security can be exercised:** \_\_\_\_\_
- **From:** \_\_\_\_\_ **To:** \_\_\_\_\_
- **Allocated securities will be registered for trading:** \_\_\_\_\_
- **Allocation is a continuation of:** \_\_\_\_\_, published on: \_\_\_\_\_, reference number: \_\_\_\_\_
- ☐ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for ATM program.
- ☒ Other.  
Exercise of cashless warrants

**Explanations:**

- 1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
- 2. Date of change – all changes of the same type, in the same security, performed on one day, will be summarized in one row. For this purpose – changes performed via the TASE clearing house must be separated from changes performed directly in the company's books.
- 3. The change – for a decrease, add the sign "-".
- 4. In all quantity fields, the quantity of securities must be filled in, not the par value in NIS.

**3. Main Shareholder Register as of the Reporting Date:**

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type and Par Value of Shares	Quantity of Shares	Holds Shares as Trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Company Registrar Number in Israel	515736817	1098920	Ordinary Shares 1 NIS	195,230,545	No

**4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999**

**5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders**

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Alt: Updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders

Details of the authorized signatories on behalf of the corporation:

No.	Name of Signatory	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](mailto:reit1@reit1.co.il)  
Company Website: [www.Reit1.co.il](http://www.Reit1.co.il)

Previous names of the reporting entity:

Name of electronic reporter: Guy Wiskopf  
Position: Accountant  
Employer Company Name: -

Address: 6 Nehoshet St., Tel Aviv 69710  
Phone: 03-7686700  
Fax: 03-7686710  
Email: [guyw@reit1.co.il](mailto:guyw@reit1.co.il)