

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Broadcasted on MAGNA: 25/08/2025
Israel Securities Authority Website: www.isa.gov.il
Tel Aviv Stock Exchange Website: www.tase.co.il
Reference: 2025-01-063117

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 and private allocation of shares.

Explanation: Please 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: 195,230,545	200,386,424 (Current)
REIT 1 Other Warrants	1133404	0	Last Report: 5,197,494	5,175,933 (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: 25/08/2025

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 and private allocation of shares.

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

Details of the Change:

1. Registered Holder Affected by the Change:

- **Name:** The Registration Company of the Tel Aviv Stock Exchange Ltd.
- **Type of ID Number:** Number in the Israeli Companies Registrar
- **ID Number:** 515736817
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 25/08/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security:** REIT 1 Ordinary Share
- **Security Number on TASE:** 1098920
- **Holder's Balance in Last Report:** 195,230,545
- **Holder's Balance After Change:** 195,236,424
- **Total Quantity Changed (Increase/Decrease):** 5,879
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **Security 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:** _____
- **Will the allocated securities be listed for trading:** _____
- **This allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☒ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other. _____

2. Registered Holder Affected by the Change:

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- **Name:** 102 Equity Compensation Management
- **Type of ID Number:** Number in the Israeli Companies Registrar
- **ID Number:** 515020428
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 25/08/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security:** REIT 1 Other Warrants
- **Security Number on TASE:** 1133404
- **Holder's Balance in Last Report:** 5,197,494
- **Holder's Balance After Change:** 5,175,933
- **Total Quantity Changed (Increase/Decrease):** 21,561
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **Security 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:** _____
- **Will the allocated securities be listed for trading:** _____
- **This allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☐ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☒ Other. Exercise of cashless options.

3. Registered Holder Affected by the Change:

- **Name:** The Registration Company of the Tel Aviv Stock Exchange Ltd.
 - **Type of ID Number:** Number in the Israeli Companies Registrar
 - **ID Number:** 515736817
 - **Nature of Change:** Private allocation
 - **Date of Change:** 25/08/2025
 - **Executed via TASE Clearing House:** Yes
 - **Type and Name of Security:** REIT 1 Ordinary Share
 - **Security Number on TASE:** 1098920
 - **Holder's Balance in Last Report:** 195,236,424
 - **Holder's Balance After Change:** 200,386,424
 - **Total Quantity Changed (Increase/Decrease):** 5,150,000
 - **Is this a grant of rights to purchase shares:** No
 - **Total consideration for allocated securities:** _____
 - **Security 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:** _____
 - **Will the allocated securities be listed for trading:** _____
 - **This allocation is a continuation of:** _____, published on: _____, reference number: _____
 - ☐ The security was fully paid and the consideration was fully received.
 - ☐ The security was fully paid, but the consideration was not fully received.
 - ☐ Issued for ATM program.
 - ☒ Other. The proceeds from the issuance have not yet been received.
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Explanations:

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

3. Main Register of Shareholders 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	Number of Shares	Holds Shares as Trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Number in the Israeli Companies Registrar	515736817	1098920	Ordinary Shares 1 NIS	200,386,424	No

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

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

[25082025_isa.pdf](#)

File: 25082025_isa.pdf

Details of the Authorized Signatories on Behalf of the Corporation:

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

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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:

Name of Electronic Reporter: 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: 06/08/2024

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