

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T087 (Public)

Transmitted via MAGNA: 25/08/2025

Reference: 2025-01-063332

Supplementary report to the report submitted on 25/08/2025, reference number: 2025-01-063117

Main details added/completed:

Update that the consideration for the securities regarding the private allocation of shares has been fully received.

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

- 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: Briefly describe the nature of the change

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The corporation's securities after the change:

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	Current: 200,386,424
REIT 1 LTD Other Warrants	1133404	0	Last Report: 5,197,494	Current: 5,175,933
Bonds (Series 5)	1136753	0	Last Report: 842,233,889	Current: 842,233,889
Bonds (Series 6)	1138544	0	Last Report: 799,601,663	Current: 799,601,663
Commercial Papers (Series 5)	1156553	0	Last Report: 450,000,000	Current: 450,000,000
Bonds (Series 7)	1171271	0	Last Report: 1,349,485,575	Current: 1,349,485,575
Bonds (Series 8)	1224096	0	Last Report: 140,000,000	Current: 140,000,000

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

Section 1

1. Name of registered holder affected by the change:

The Company for Registration of the Tel Aviv Stock Exchange Ltd.

- Type of ID: Company Registrar Number in Israel
- ID Number: 515736817

Nature of the change: Exercise of warrants

- Date of change: 25/08/2025
- Executed via TASE clearing house: Yes
- Type and name of security affected: REIT 1 LTD 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 of securities increased/decreased: 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 proceeds 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 affected by the change:

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- Type of ID: Company Registrar Number in Israel
- ID Number: 515020428

Nature of the change: Exercise of warrants

- Date of change: 25/08/2025
- Executed via TASE clearing house: Yes
- Type and name of security affected: REIT 1 LTD 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 of securities increased/decreased: 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 proceeds 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 options

3. Name of registered holder affected by the change:

The Company for Registration of the Tel Aviv Stock Exchange Ltd.

- Type of ID: Company Registrar Number in Israel
- ID Number: 515736817

Nature of the change: Private allocation

- Date of change: 25/08/2025
 - Executed via TASE clearing house: Yes
 - Type and name of security affected: REIT 1 LTD 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 of securities increased/decreased: 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 proceeds 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: _____
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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 the same day, will be summarized in one row. For this purpose – changes performed via the TASE clearing house must be separated from those 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 entered, not NIS par value.
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3. Main details of the share register as of the reporting date are as follows:

No.	Name of Registered Shareholder	Type of ID	ID Number	Security Number on TASE	Type of Shares and Par Value	Number of Shares	Holds Shares as Trustee
1	The Company for Registration of the Tel Aviv Stock Exchange Ltd.	Company Registrar Number in Israel	515736817	1098920	Ordinary Shares 1 NIS	200,386,424	No

4. Attached is a file of the share 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 bond holders
[25082025_isa.pdf](#)

Details of 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. 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

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.

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:

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

Form structure update date: 06/08/2024