

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T076 (Public)
Sent via MAGNA: 27/08/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-064044

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.

1

Name of Corporation/Last Name and First Name of Holder:
MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD.

Name of Corporation/Last Name and First Name of Holder in English as Registered with the Companies Registrar or in Passport:
Migdal Insurance and Financial Holdings Ltd

Type of Identification Number:
Number in the Israeli Companies Registrar

Holder's Identification Number:
520029984

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Type of Holder:

Participating life insurance accounts

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 the purpose of reporting for several shareholders holding together securities of the corporation?

Yes

Name of controlling shareholder in the interested party:

See Note 1

Identification number of the controlling shareholder in the interested party:

-

Citizenship/Country of Incorporation or Registration:

Incorporated in Israel

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

Due to purchase on the stock exchange

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

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Date of Change:

25/08/2025

Transaction Rate:

2,184.86

Currency: Agorot

Are these dormant shares or securities convertible into dormant shares:

No

Balance (in number of securities) in the last report:

14,227,585

Holding percentage of total securities of the same type in the last report: 7.30%

Change in number of securities:

+2,472,876

Current balance (in number of securities):

16,700,461

Current holding percentage of total securities of the same type: 8.33%

Holding percentage after the change:

In capital: 8.33%

In voting rights: 8.33%

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

Holding percentage after the change on a fully diluted basis:

In capital: 8.12%

In voting rights: 8.12%

Note number: 1

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Name of Corporation/Last Name and First Name of Holder:

MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD.

Name of Corporation/Last Name and First Name of Holder in English as Registered with the Companies Registrar or in Passport:

Migdal Insurance and Financial Holdings Ltd

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Type of Identification Number:
Number in the Israeli Companies Registrar

Holder's Identification Number:
520029984

Type of Holder:
Participating life insurance accounts

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 the purpose of reporting for several shareholders holding together securities of the corporation?
Yes

Name of controlling shareholder in the interested party:
See Note 1

Identification number of the controlling shareholder in the interested party:
-

Citizenship/Country of Incorporation or Registration:
Incorporated in Israel

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
Due to private placement

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.

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

Single transaction

Date of Change:

25/08/2025

Transaction Rate:

2,330

Currency: *Agorot*

Are these dormant shares or securities convertible into dormant shares:

No

Balance (in number of securities) in the last report:

16,700,461

Holding percentage of total securities of the same type in the last report: *8.33%*

Change in number of securities:

+4,100,000

Current balance (in number of securities):

20,800,461

Current holding percentage of total securities of the same type: *10.38%*

Holding percentage after the change:

In capital: *10.38%*

In voting rights: *10.38%*

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

Holding percentage after the change on a fully diluted basis:

In capital: *10.12%*

In voting rights: *10.12%*

Note number: 1

Note: If the value "increase due to forced purchase of loaned securities" or the value "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 a forced sale.

Notes Table

| No. | Note |
|-----|--|
| 1 | <p>Report on a cumulative change (increase) of more than 2% of the issued and paid-up share capital of the company held by the interested party. To the best of the company's knowledge, the holding percentage in the company's capital, considering all securities held by MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD., after the change, is 13.28% and about 12.95% on a fully diluted basis (about 10.04% and about 9.74% on a fully diluted basis, as of the last report date of 30.06.2025). According to information received from the interested party, as of the report date, Mr. Shlomo Eliyahu is the ultimate controlling shareholder of the company and holds 45.50% of the issued and paid-up share capital of the company ["share capital"], through ELIAHU ISSUES LTD. ELIAHU ISSUES LTD is a wholly owned subsidiary of Eliyahu 1959 Ltd. To the best of the company's knowledge, the shareholders of Eliyahu 1959 Ltd are: Mr. Shlomo Eliyahu, holding 25.14% of the capital and 98% of the management shares, Mrs. Chaya Eliyahu, holding 0.02% of the capital and 2% of the management shares, Shlomo Eliyahu Holdings Ltd, holding 61.7% of the capital, and Achim Eliyahu Trust and Investments Ltd, holding 13.14% of the capital. The shareholders of Shlomo Eliyahu Holdings Ltd are Mr. Shlomo Eliyahu holding 83.31% and Mrs. Chaya Eliyahu holding 16.69%. The sole shareholder of Achim Eliyahu Trust and Investments Ltd is Eliyahu 1959 Ltd, whose shareholders are as detailed above. The holdings in the company's shares appearing under participating life insurance accounts are held by the partnership "Migdal Sal – Israel Shares" ("the partnership"). The partnership is a registered partnership, all of whose rights holders are companies of the Migdal institutional reporting group. The partnership itself is not a participating life insurance account and/or a management company. According to the agreements among the partners in the partnership, the holding percentage of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. Below are the holding percentages in the partnership of the rights holders as of 25 August 2025: Insurance for participating life insurance accounts – 40.13%, Pension and Provident – 59.87%.</p> |

1. Was the entire consideration paid at the time of the change?

Yes

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If not all the consideration was paid at the time of the change, please specify the date of completion of payment:

2. If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan:

Explanation: The holding percentages should be stated considering all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter:

26/08/2025

At: 17:00

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

| No. | Name | 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 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

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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

Form structure update date: 04/02/2025