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REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T087 (Public)

Transmitted via MAGNA: 21/09/2025

Israel Securities Authority: www.isa.gov.il

Tel Aviv Stock Exchange: www.tase.co.il

Reference: 2025-01-071058

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:

Partial redemption of bonds (Series E, F)

Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

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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: 200,388,210	200,388,210
			Current: 200,388,210	
REIT 1 Other Warrants	1133404	0	Last Report: 5,171,171	0
			Current: 5,171,171	
Bonds (Series 5)	1136753	0	Last Report: 842,233,889	721,914,762
			Current: 721,914,762	
Bonds (Series 6)	1138544	0	Last Report: 799,601,663	738,093,843
			Current: 738,093,843	
Commercial Papers (Series 5)	1156553	0	Last Report: 450,000,000	450,000,000
			Current: 450,000,000	
Bonds (Series 7)	1171271	0	Last Report: 1,349,485,575	1,349,485,575
			Current: 1,349,485,575	
Bonds (Series 8)	1224096	0	Last Report: 140,000,000	140,000,000
			Current: 140,000,000	

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

2. The Corporation Announces That:

- On the date: 21/09/2025
- There was a change 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: Partial redemption of bonds (Series E, F)

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

Details of the Change:

1. Name of the registered holder affected by the change:

The Registration Company of the Tel Aviv Stock Exchange Ltd.

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- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 515736817
- Nature of the change: Redemption
- Date of change: 21/09/2025
- Executed via the TASE clearing house: Yes
- Type and name of security affected: Bonds (Series 5)
- Security number on TASE: 1136753
- Holder's balance in the security in the last report: 842,233,889
- Holder's balance in the security after the change: 721,914,762
- Total quantity of securities decreased/increased: 120,319,127
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from the exercise of the security: _____
- Number of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period in which the security can be exercised: _____
- From: _____ To: _____
- Allocated securities will be registered for trading: _____
- The allocation of these securities is in continuation of: _____ published on: _____, reference number: _____
- Other. Explanation: Partial redemption

2. Name of the registered holder affected by the change:

The Registration Company of the Tel Aviv Stock Exchange Ltd.

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- Type of identification number: Number in the Israeli Companies Registrar
 - Identification number: 515736817
 - Nature of the change: Redemption
 - Date of change: 21/09/2025
 - Executed via the TASE clearing house: Yes
 - Type and name of security affected: Bonds (Series 6)
 - Security number on TASE: 1138544
 - Holder's balance in the security in the last report: 799,601,663
 - Holder's balance in the security after the change: 738,093,843
 - Total quantity of securities decreased/increased: 61,507,820
 - Is this a grant of rights to purchase shares: No
 - Total consideration for allocated securities: _____
 - Security number of the share resulting from the exercise of the security: _____
 - Number of shares resulting from full exercise/conversion: _____
 - Total additional consideration from full exercise/conversion: _____
 - Period in which the security can be exercised: _____
 - From: _____ To: _____
 - Allocated securities will be registered for trading: _____
 - The allocation of these securities is in continuation of: _____ published on: _____, reference number: _____
 - Other. Explanation: Partial redemption
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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 one day, will be summarized in one row. For this purpose – changes performed through 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 entered, not the par value in NIS.
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3. Main Shareholder Register as of the Reporting Date:

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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	200,388,210	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

[21092025_isa.pdf](#)

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

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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

Form structure update date: 06/08/2024

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 Wiskopf

Position: Accountant

Employer company name: -

Address: 6 Nehoshet St., Tel Aviv 69710

Phone: 03-7686700

Fax: 03-7686710

Email: guyw@reit1.co.il