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REIT 1 LTD

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Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.

Form Number: T077 (Public)

Broadcasted on MAGNA: 20/10/2025

Reference: 2025-01-078162

Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33(c)-(d) of the Securities Regulations (Periodic and Immediate Reports), 1970

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

Below is the status as of 30/09/2025:

A. Interested Parties in the Corporation (including CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
1	PHOENIX FINANCIAL LTD - Provident and Pension Funds	REIT 1 Ordinary Share	16,899,513	9.08	9.08	8.85	8.85		
2	PHOENIX FINANCIAL LTD - Nostro	REIT 1 Ordinary Share	1,060,505	_____	_____	_____	_____		
3	PHOENIX FINANCIAL LTD - Participating	REIT 1 Ordinary Share	230,907	_____	_____	_____	_____		
4	PHOENIX FINANCIAL LTD - Provident and Pension Funds	REIT 1 Bond E	27,593,829	_____	_____	_____	_____		
5	PHOENIX FINANCIAL LTD - Nostro	REIT 1 Bond F	1,303,823	_____	_____	_____	_____		
6	PHOENIX FINANCIAL LTD - Provident and Pension Funds	REIT 1 Bond F	25,761,331	_____	_____	_____	_____		
7	PHOENIX FINANCIAL LTD - Provident and	REIT 1 Bond G	31,397,114	_____	_____	_____	_____		

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Total holding percentage:

Total Holding Percentage	% Equity	% Voting	Total Holding Percentage (Fully Diluted)	% Equity	% Voting
47.42	47.42	47.65	47.65		

B. Senior Officers in the Corporation (excluding CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

- ☐ Do not hold securities of the corporation.
- ☒ Below is the status of holdings of senior officers in the corporation:

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
64	Dotan Gad	Warrants (unlisted) for shares	301,705	0	0	0	0		
65	Dotan Gad	REIT 1 Ordinary Share	6,664	0	0	0.15	0.15		
66	Aviram Benasuly	Warrants (unlisted) for shares	226,762	0	0	0	0		
67	Aviram Benasuly	REIT 1 Ordinary Share	0	0	0	0.11	0.11		
68	Guy Waiskopf	Warrants (unlisted) for shares	121,069	0	0	0.06	0.06		
69	Dana Adiv-Tserlin	Warrants (unlisted) for shares	121,069	0	0	0.06	0.06		
70	Shmuel Sayad	Warrants (unlisted) for shares	876,845	0	0	0	0		
71	Shmuel Sayad	REIT 1 Ordinary Share	1,564,276	0.78	0.78	1.19	1.19		
72	Maor Fux	Warrants (unlisted)	31,136	0	0	0.02	0.02		

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
		for shares							

Total holding percentage:

Total Holding Percentage	% Equity	% Voting	Total Holding Percentage (Fully Diluted)	% Equity	% Voting
0.78	0.78	1.59	1.59		

Explanations:

1. It is required to report also on the holding of other securities, including those not listed for trading.
2. If the interested party holds more than one type of security in the corporation, the holding percentage (including fully diluted) should be stated considering all securities held by him in a single line.
3. This form must detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a held company with significant activity for the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in equity and voting), and shares acquired after its effect which are dormant shares.
5. If the interested party is a corporation, also state the first name(s) of the ultimate controlling shareholder(s) in this corporation. If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the "Interested Parties" table as detailed in section A above.
7. If the interested party or senior officer also holds securities in a held company of his, if its activities are significant to the corporation, details of these holdings should be provided in the "Remarks" field in the holder's details.

At the time of submission of this report and according to the law, is there a controlling shareholder in the corporation?

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- ☐ Yes
- ☒ No
- ☐ Other: _____

Controlling shareholder in the corporation: _____

Total holding percentage (%) in the corporation's equity of all controlling shareholders:

Authorized signatories for the corporation:

#	Name	Position
1	Shmuel Rofo	CEO
2	Aviram Benasuly	CFO

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:

Electronic signatory name: Guy Waiskopf

Position: Accountant

Employer company name: -

Address: 6 Nehoshet St., Tel Aviv 69710

Phone: 03-7686700, Fax: 03-7686710

Email: guyw@reit1.co.il

Glossary:

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- controlling shareholder
- regarding
- commercial papers
- par value
- security
- warrant
- warrants
- results
- partnership
- technology
- ordinary share
- dividend
- agorot
- Participating unit

Note: This is a translation of the original Hebrew document. All company names and glossary terms have been translated as per the provided instructions.