

REIT 1 LTD

Registrar Number: 513821488

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form T076 (Public)

Magna Transmission Date: 29/10/2025 Reference Number: 2025-01-081233

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 the securities of the reporting entity only. For reporting changes in holdings of securities of a subsidiary of the reporting entity whose operations are material to those of the reporting entity, use Form T121.

1. Holder Details

- **Corporation/Family Name and First Name of the Holder:** Reit 1 Management Ltd
 - **Corporation/Name in English as registered with the Companies Registrar or in Passport:** Reit 1 Management Ltd
 - **Type of Identification Number:** Registrar of Companies in Israel
 - **Identification Number of the Holder:** 513762864
 - **Type of Holder:** Interested party that does not meet any of the other definitions
 - **The hedge fund has the right to appoint a director or its representative on the company's board:** _____
 - **Does the holder act as a representative for reporting holdings of several shareholders together in the company's securities?** No
 - **Name of controlling shareholder of the interested party:** See note below
 - **Identification number of controlling shareholder of the interested party:** 520044322
 - **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 Ordinary Share
 - **Nature of the Change:** Increase
 - Due to private placement
 - **Was the change in a single transaction or multiple (cumulative) transactions?:** Single transaction
 - **Date of Change:** 29/10/2025
 - **Transaction Rate:** 2,374.3 agorot
 - **Are these dormant shares or securities convertible into dormant shares?:** No
 - **Balance (in quantity of securities) in last report:** 985,631
 - **Holding percentage of total securities of the same type in last report:** 0.49%
 - **Change in quantity of securities:** +65,175
 - **Current balance (in quantity of securities):** 1,050,806
 - **Current holding percentage of total securities of the same type:** 0.52%
 - **Holding percentage after the change:**
 - **Capital:** 0.52%
 - **Voting rights:** 0.52%
- Explanation: The post-change holding percentage does not take into account convertible securities.
- **Fully Diluted Holding Percentage after Change:**
 - **Capital:** 0.51%
 - **Voting rights:** 0.51%
 - **Note Number:** 1

Note: Purchase or sale of shares on the stock exchange by means of a matched transaction, as defined in the third part of the exchange regulation, shall be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was executed in this manner.

Note 1

Reit 1 Management Ltd (hereinafter: "the Management Company") – To the best knowledge of the company, the shareholders in the Management Company are Phoenix Investment House Ltd (hereinafter: "Phoenix Investment House"), Dror Gad (Chairman of the Board), and Shmuel Said (Company Deputy CEO) (see in Form T77 in note to Holder No. 20). To the best knowledge of the company, the controlling shareholder in Phoenix Investment House is Phoenix Financial Ltd (see in Form T77 in note to Holder No. 1). The Management Company provides the company with management and consulting services. According to the management agreement signed on August 30, 2022 between the holder and the company ("the Management Agreement"), 1,050,806 par value of the said shares are held in trust for the holder by a trustee, and will be locked until five years from the date of allocation, after which they will be transferred from the trustee to the holder.

1. Has all consideration been paid at the date of the change? Yes

If not, indicate the date of payment completion: _____

2. If the change was made by signing a loan agreement, indicate details about the completion method of the loan:

Explanation: Indicate holding percentages considering all securities held by the interested party.

3. Date and time the company first became aware of the event or matter: 29/10/2025 at 08:30

4. Details of the actions that caused the change: _____

Authorized Signatories Signing on Behalf of the Corporation:

#	Signatory 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 pursuant to these regulations shall be signed by the authorized signatories on behalf of the corporation. The staff position on this matter can be found on the Authority's website: [Click here](#).

- **Securities of the entity are registered for trading on the Tel Aviv Stock Exchange.**
- **Short name:** REIT 1
- **Address:** 6 Hanechoshet St., Tel Aviv 69710
 - **Phone:** 03-7686700
 - **Fax:** 03-7686710
- **Email:** reit1@reit1.co.il
- **Company website:** www.Reit1.co.il
- **Electronic reporting name:** Guy Viskopf
 - **Position:** Accountant
- **Address:** 6 Hanechoshet St., Tel Aviv 69710
 - **Phone:** 03-7686700
 - **Fax:** 03-7686710
 - **Email:** guyw@reit1.co.il
