

REIT 1 LTD

Capital Composition, Grant of Rights to Purchase Shares, and Securities Registers of the Corporation and Changes Therein

According to Regulation 31E of Securities Regulations (Periodic and Immediate Reports), 1970

Report No.: T087 (Public)

Sent on MAGNA: 23/11/2025

To: Israel Securities Authority (www.isa.gov.il) To: Tel Aviv Stock Exchange Ltd. (www.tase.co.il) Reference: 2025-01-090443

1. Nature of Change:

Exercise of (unlisted) warrants into shares

Explanation: Please briefly describe the nature of the change.

Previous Report References: __, __, __.

1. Securities Status in the Company After the Change:

Name & Type of Security	TASE Security Number	Registered Capital Quantity	Issued and Paid-up Capital	Amount Recorded by Nominee Company
			Previous Report	Current Qty
Ordinary Shares	1098920	300,000,000	200,453,385	200,507,505
REIT 1 Other Warrants	1133404	0	5,171,171	5,048,161
Bonds (Series 5)	1136753	0	721,914,762	721,914,762
Bonds (Series 6)	1138544	0	738,093,843	738,093,843
Commercial Papers (Series 5)	1156553	0	450,000,000	450,000,000
Bonds (Series 7)	1171271	0	1,349,485,575	1,349,485,575
Bonds (Series 8)	1224096	0	140,000,000	140,000,000

Explanation: All company securities, including unlisted ones, must be detailed.

2. The company announces that:

On date: 20/11/2025

There was a change in the quantity and register of holders of the corporation's securities (including rights to purchase shares) due to:

Description of the nature of the change: *Exercise of (unlisted) warrants into shares*

Explanation: Outline the full details of the transaction or action causing the change in the company's securities.

Details on the Change:

1. Registered Holder Affected:

- **Name:** The Tel Aviv Stock Exchange Clearing House Ltd.
- **ID Type:** Registrar of Companies in Israel
- **ID Number:** 515736817
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 20/11/2025
- **Processed via TASE Clearinghouse:** Yes
- **Security Type and Name:** REIT 1 Ordinary Share
- **TASE Security Number:** 1098920
- **Holder's Balance in Previous Report:** 200,453,385
- **New Balance After Change:** 200,507,505
- **Total Quantity Change (Increase/Decrease):** 54,120
- **Is this a grant of rights to purchase shares?** No
- **Security fully paid and consideration fully received.**

2. Registered Holder Affected:

- **Name:** 102 Equity Award Management
- **ID Type:** Registrar of Companies in Israel
- **ID Number:** 515020428
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 20/11/2025
- **Processed via TASE Clearinghouse:** Yes
- **Security Type and Name:** REIT 1 Other Warrants
- **TASE Security Number:** 1133404
- **Holder's Balance in Previous Report:** 5,171,171
- **New Balance After Change:** 5,048,161
- **Total Quantity Change (Increase/Decrease):** 123,010
- **Is this a grant of rights to purchase shares?** No
- **Other:** Exercise of cashless warrants

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate line for each security.
2. Change date: all changes of the same type, in the same security, executed on one day are to be summed in one line. Distinction to be made between changes executed through the TASE Clearinghouse and those entered directly in company records.
3. For reductions, precede the quantity with a minus sign.
4. All amounts must be in units of securities, not NIS par value.

3. Register of Shareholders at the Date of Report:

No.	Name of Registered Shareholder	ID Type	ID Number	TASE Security Number	Type & Par Value of Shares	Quantity of Shares	Holding as Trustee?
1	The Tel Aviv Stock Exchange Clearing House Ltd.	Registrar of Companies in Israel	515736817	1098920	Ordinary Shares, 1 NIS par	200,507,505	No

4. Attached is the shareholders' register file 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 bond holders' register.

- [20112025_isa.pdf](#) (file attached)

Authorized Signatories on Behalf of the Corporation:

No.	Name	Position
1	Shmuel Rofo	CEO
2	Aviram Benasouli	CFO

Additional Information:

- According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted in accordance with these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the subject can be found on the ISA website: [Click here](#).

Company Details:

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

Electronic Signatory: Guy Wiskopf, Position: Accountant **Signatory Company Name:** - **Address:** 6 Nehoshet St., Tel Aviv, 69710 **Phone:** 03-7686700 **Fax:** 03-7686710 **Signatory Email:** guyw@reit1.co.il

Date of Form Structure Update: 06/08/2024

Short Company Name: REIT 1

Previous names of reporting entity:

All securities of the corporation are listed for trading on the Tel Aviv Stock Exchange