

REIT 1 LTD

Registration Number: 513821488

To: Israel Securities Authority (www.isa.gov.il),

To: Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form Number: T087 (Public)

Reported on MAGNA: 26/11/2025

Reference Number: 2025-01-092663

Register of Capital, Grant of Rights to Purchase Shares, and Corporation Securities Registers and Their Changes

Regulation 31E of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(a) of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 31(b1) of the Securities Regulations (Immediate Periodic Reports), 1970

Regulation 32 of the Securities Regulations (Immediate and Periodic Reports), 1970

Nature of the Change:

Exercise of (unregistered) warrants into shares

Explanation: The nature of the change must be briefly described.

Reference numbers of previous reports on this matter:

_____, _____, _____.

1. The Corporation's Securities Position After the Change:

Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-Up Capital: Quantity in Last Report	Issued and Paid-Up Capital: Current Quantity	Quantity Registered in the Name of the Nominee Company
Ordinary Shares	1098920	300,000,000	200,507,505	201,039,985	201,039,985
REIT 1 Other Warrants	1133404	0	5,048,161	3,735,430	0
Government Bonds (Series 5')	1136753	0	721,914,762	721,914,762	721,914,762
Government Bonds (Series 6')	1138544	0	738,093,843	738,093,843	738,093,843
Commercial Papers (Series 5')	1156553	0	450,000,000	450,000,000	450,000,000
Government Bonds (Series 7')	1171271	0	1,349,485,575	1,349,485,575	1,349,485,575
Government Bonds (Series 8')	1224096	0	140,000,000	140,000,000	140,000,000

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

2. The Corporation Announces That:

- On: **25/11/2025**
- There has been a change in the quantity and registry of holders of the corporation's securities (including rights to purchase shares) as a result of:
 - **Description of Nature of the Change:** Exercise of (unregistered) warrants into shares
 - **Explanation:** A description of the transaction or activity that caused the change in the corporation's securities must be provided.

Details of the Change:

1. Registered Holder Affected by the Change:

- *The Nominee Company of the Tel Aviv Stock Exchange Ltd*
- **ID Type:** Registration number in the Israeli Companies Registrar
- **ID Number:** 515736817
- **Nature of Change:** Exercise of warrants
- **Change Date:** 25/11/2025
- **Carried out through the TASE Clearing House:** Yes
- **Security Type and Name Affected:** REIT 1 Ordinary Share
- **Security Number on TASE:** 1098920
- **Holder's Balance in Most Recent Report:** 200,507,505
- **Holder's Balance After the Change:** 201,039,985
- **Total Decrease/Increase in Securities:** 532,480
- **Is this a grant of rights to purchase shares?** No
- **Was the consideration for allocated securities received in full?** ☒ Yes

2. Registered Holder Affected by the Change:

- 102 Equity Compensation Management Ltd.
- **ID Type:** Registration number in the Israeli Companies Registrar
- **ID Number:** 515020428
- **Nature of Change:** Exercise of warrants
- **Change Date:** 25/11/2025
- **Carried out through the TASE Clearing House:** Yes
- **Security Type and Name Affected:** REIT 1 Other Warrants
- **Security Number on TASE:** 1133404
- **Holder's Balance in Most Recent Report:** 5,048,161
- **Holder's Balance After the Change:** 3,735,430
- **Total Decrease/Increase in Securities:** 1,312,731
- **Is this a grant of rights to purchase shares?** No
- **Other:** ☒ Other. **Explanation:** Cashless exercise of warrants

Explanations:

1. If the change affects more than one security, the impact on each security must be detailed in a separate line.
2. Change date—all changes of the same kind, in the same security, conducted on the same day, should be summed up in one line.
In this regard—it is necessary to separate between changes made through the TASE Clearing House and those made directly in the company's books.
3. For decreases, a minus sign should be added.
4. In all quantity fields, the quantity of securities must be used, not NIS par value.

3. Main Points of the Shareholder Register as of the Reporting Date:

#	Name of Registered Shareholder	ID Type	ID Number	TASE Security Number	Type of Shares and Par Value	Number of Shares	Holds Shares as Trustee
1	The Nominee Company of the Tel Aviv Stock Exchange Ltd	Registration number in the Israeli Companies Registrar	515736817	1098920	Ordinary shares 1 NIS	201,039,985	No

4. Attached is the file of the shareholder register in accordance with the provisions of 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 government bond holders

[25112025_isa.pdf](#)

Authorized signatories to sign on behalf of the corporation:

#	Name	Position
1	Shmuel Rofeh	CEO
2	Aviram Benasouli	Deputy CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), any report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found on the Israel Securities Authority's website: [Click Here](#).

Previous Document Reference Numbers on this subject (mention does not imply cross-reference):

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

Form Update Structure Date: 06/08/2024

Short Name: REIT 1

Address: 6 Nechoshet St., Tel Aviv 69710

- Phone: 03-7686700
- Fax: 03-7686710
- Email: reit1@reit1.co.il
- Company Website: www.Reit1.co.il

Previous names of reporting entity:

Electronic reporter name: Guy Viscoff Role: Accountant Company name: - Address: 6 Nechoshet St., Tel Aviv 69710 Phone: 03-7686700 Fax: 03-7686710 Email: guyw@reit1.co.il

Note: Where there are links to PDF or downloadable files, their names are reflected as per the original format.

No images were present in the source document.