

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

REIT 1 LTD

Registry Number: 513821488

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

Form T076 (Public)

Broadcast on MAGNA: 26/11/2025
Reference: 2025-01-092683

Notice: This form is designated for reporting changes in holdings of securities of the reporting corporation only. For reporting on changes in holdings in securities of a subsidiary of the reporting corporation, when its activities are material to the operations of the reporting corporation, use form T121.

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

#	Name of Holder (English)	ID Type	ID Number	Holder Type	Citizenship	Security TASE No.	Name and Class of Security	Essence of Change	Date of Change	Transaction Rate (Agorot)	Currency	Last Report Quantity	Last Report %	Change in Quantity	Current Quantity	Current %	Holding % After Change (Capital)	Holding % After Change (Voting Rights)	Holding % After Change (Fully Diluted) Capital	Voting Power % (Fully Diluted)	Note Number
1	Dotan Gad	ID Card	027405596	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	228,695	4.53	-73,010	155,685	4.17	0.04	0.04	0.11	0.11	1
2	Aviram Benasuly	ID Card	049818628	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	176,762	3.50	-27,214	149,548	4.00	0.02	0.02	0.09	0.09	2
3	Guy Waiskopf	ID Card	038202503	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	121,069	2.34	-52,567	68,502	1.83	0.01	0.01	0.04	0.04	3
4	Aviram Benasuly	ID Card	049818628	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	21,998	0.01	+12,065	34,063	0.02	0.02	0.02	0.09	0.09	2
5	Dotan Gad	ID Card	027405596	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	38,786	0.02	+32,367	71,153	0.04	0.04	0.04	0.11	0.11	1
6	Dana Adiv-Tserlin	ID Card	038781019	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	121,069	2.34	-52,567	68,502	1.83	0.01	0.01	0.04	0.04	4
7	Shmuel Sayad	ID Card	51983187	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	876,845	16.96	-404,375	472,470	12.65	0.87	0.87	1.08	1.08	5
8	Shmuel Sayad	ID Card	51983187	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	1,564,276	0.78	+179,263	1,743,539	0.87	0.87	0.87	1.08	1.08	5
9	Guy Waiskopf	ID Card	038202503	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	0	0.00	+23,304	23,304	0.01	0.01	0.01	0.04	0.04	3
10	Dana Adiv-Tserlin	ID Card	038781019	Senior officer not CEO/director or interested party by holdings	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	0	0.00	+23,304	23,304	0.01	0.01	0.01	0.04	0.04	4
11	Dror Gad	ID Card	022359087	Director/CEO	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	2,046,814	39.58	-293,123	1,753,691	46.95	0.82	0.82	1.66	1.66	6
12	Dror Gad	ID Card	022359087	Director/CEO	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	1,562,750	0.78	+80,376	1,643,126	0.82	0.82	0.82	1.66	1.66	6
13	Shmuel Rofo	ID Card	022887053	Director/CEO	Individual, Israeli	1133404	Warrants (unlisted) for shares	Decrease, in convertible securities due to conversion to shares or redemption	25/11/2025	2,676	agorot	876,845	16.96	-404,375	472,470	12.65	0.09	0.09	0.32	0.32	7
14	Shmuel Rofo	ID Card	022887053	Director/CEO	Individual, Israeli	1098920	REIT 1 ordinary share	Increase, in shares due to conversion of securities	25/11/2025	2,676	agorot	0	0.00	+179,263	179,263	0.09	0.09	0.09	0.32	0.32	7

^ *Explanations and remarks are attached at the end of the report.*

Note: Purchase or sale of shares on the stock exchange by means of a matched transaction, as defined in Part Three of the Stock Exchange regulations, will be classified as an off-exchange transaction, accompanied by disclosure in the free text field that the transaction was executed in this manner.

Explanations:

- *The percentage of holding after the change does not relate to convertible securities.*
- *If value increase is due to forced purchase of loaned securities or value decrease due to forced sale of loaned securities, then unreturned loaned securities cause the lending to be treated as forced purchase and the lending action as forced sale.*

Notes:

1. Cashless warrant exercise
- Mr. Dotan Gad is the VP of Business Development of the Company.
2. Cashless warrant exercise
- Mr. Aviram Benasuly is the CFO of the Company.
3. Cashless warrant exercise
- Mr. Guy Waiskopf is the Company's Controller.
4. Cashless warrant exercise
- Ms. Dana Adiv-Tserlin is Legal Counsel of the Company.
5. Mr. Shmuel Sayad is a VP at the Company and at REIT 1 Management Services Ltd. (the 'Management Company'). To the best of the Company's knowledge, shareholders in the Management Company are Phoenix Investment House LTD ('Phoenix Investment House'), Dror Gad, Chairman of the Board and Shmuel Sayad, VP at the Company. To the best of the Company's knowledge, the controlling shareholder of Phoenix Investment House is PHOENIX FINANCIAL LTD (see Form T77 in the remarks for holder no. 1). The Management Company provides management and consulting services to the Company. The changes resulting from the conversion of securities are by means of cashless warrant exercise.
6. Mr. Dror Gad serves as Chairman of the Board of the Company, is a shareholder and director in REIT 1 Management Services Ltd. (the 'Management Company'). To the best of the Company's knowledge, shareholders in the Management Company are PHOENIX INVESTMENT HOUSE LTD ('Phoenix Investment House'), Dror Gad, Chairman of the Board and Shmuel Sayad, VP at the Company. To the best of the Company's knowledge, the controlling shareholder of Phoenix Investment House is PHOENIX FINANCIAL LTD (see Form T77 in the remarks for holder no. 1). The Management Company provides management and consulting services to the Company. The changes resulting from the conversion of securities are by means of cashless warrant exercise.
7. Mr. Shmuel Rofo serves as CEO of the Company and CEO of REIT 1 Management Services Ltd. The Management Company provides management and consulting services to the Company. The changes resulting from the conversion of securities are by means of cashless warrant exercise.

1. Was the total consideration paid at the date of change?

Yes

2. If the change is by signing a loan agreement, please specify details of how the loan ended:

Explanation: The holding percentages correspond to all securities held by the interested party.

3. Date and time on which the company first became aware of the event or matter:

26/11/2025 at 12:00

4. Description of actions causing the change:

Authorized signatories on behalf of the corporation:

#	Name	Position
1	Shmuel Rofo	CEO
2	Aviram Benasuly	CFO

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff stance on the topic is available on the Authority's website: [Click here](#).

Securities of the company are listed for trading on the Tel-Aviv Stock Exchange.

Short Name: REIT 1

Address: 6 Nehoshet St., Tel Aviv 69710, Tel: 03-7686700, Fax: 03-7686710

Email: reit1@reit1.co.il **Company Website:** www.Reit1.co.il

Previous names of the reporting entity:

Electronic reporter's name: Guy Waiskopf Role: Controller
Company: -

Address: 6 Nehoshet St., Tel Aviv 69710 Phone: 03-7686700 Fax: 03-7686710
Email: guyw@reit1.co.il

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