

REIT 1 LTD

Company number in the Registry: 513821488

To:

- Israel Securities Authority
- The Tel Aviv Stock Exchange Ltd
- Form T076 (Public)
- Broadcast on MAGNA: 26/11/2025
- Reference: 2025-01-093005

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 securities of the reporting entity only. For reporting changes in holdings of securities of a subsidiary of the reporting entity, if its activity is material to the reporting entity, use Form T121.

1. Name of Corporation/Family Name and First Name of Holder:

Aviram Benasuly

- Name in English: Aviram Benasuly
- Type of Identification Number: Identity Card Number
- Identification Number: 049818628
- Holder Type: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- Does the hedge fund have the right to appoint a director or representative to the Board? - _____
- Is the holder representative for a group of shareholders? No
- Name of controlling shareholder in the interested party: -
- ID of controlling shareholder: -
- Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
- Country of citizenship/registration: _____
- TASE Security Number: 1098920
- Name and type of security: REIT 1 Ordinary Share
- Nature of change: Decrease, Due to sale on the stock exchange
- Explanatory note: _____
- *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
- Is this change by one or multiple transactions? Multiple transactions
- Date of change: 26/11/2025
- Transaction price: 2,602 Agorot
- Are these dormant shares or securities convertible into dormant shares? No
- Previous balance (quantity of securities): 34,063; Holding % previously: 0.02%
- Change in number of securities: -34,063
- Current balance (quantity): 0; Current holding %: 0.00%
- Holding after the change in capital: 0.00%; In voting rights: 0.00%
- *Explanation: Percentage after change does not refer to convertible securities.*
- Holding after change (fully diluted): In capital: 0.07%, In voting rights: 0.07%
- Note number: 2

2. Name of Corporation/Family Name and First Name of Holder:

Dotan Gad

- Name in English: Dotan Gad
- Type of Identification Number: Identity Card Number
- Identification Number: 027405596
- Holder Type: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- Does the hedge fund have the right to appoint a director or representative to the Board? - _____
- Is the holder representative for a group of shareholders? No
- Name of controlling shareholder in the interested party: -
- ID of controlling shareholder: -
- Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
- Country of citizenship/registration: _____
- TASE Security Number: 1098920
- Name and type of security: REIT 1 Ordinary Share
- Nature of change: Decrease, Due to sale off the stock exchange
- Explanatory note: _____
- *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
- Is this change by one or multiple transactions? Single transaction
- Date of change: 26/11/2025
- Transaction price: 2,570 Agorot
- Are these dormant shares or securities convertible into dormant shares? No
- Previous balance (quantity of securities): 71,153; Holding % previously: 0.04%
- Change in number of securities: -19,347
- Current balance (quantity): 51,806; Current holding %: 0.03%
- Holding after the change in capital: 0.03%; In voting rights: 0.03%
- *Explanation: Percentage after change does not refer to convertible securities.*
- Holding after change (fully diluted): In capital: 0.10%, In voting rights: 0.10%
- Note number: 1

3. Name of Corporation/Family Name and First Name of Holder:

Shmuel Sayad

- Name in English: Shmuel Sayad
- Type of Identification Number: Identity Card Number
- Identification Number: 51983187
- Holder Type: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- Does the hedge fund have the right to appoint a director or representative to the Board? - _____
- Is the holder representative for a group of shareholders? No
- Name of controlling shareholder in the interested party: -
- ID of controlling shareholder: -
- Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
- Country of citizenship/registration: _____
- TASE Security Number: 1098920
- Name and type of security: REIT 1 Ordinary Share
- Nature of change: Decrease, Due to sale off the stock exchange
- Explanatory note: _____
- *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
- Is this change by one or multiple transactions? Single transaction
- Date of change: 26/11/2025
- Transaction price: 2,570 Agorot
- Are these dormant shares or securities convertible into dormant shares? No
- Previous balance (quantity of securities): 1,743,539; Holding % previously: 0.87%
- Change in number of securities: -254,263
- Current balance (quantity): 1,489,276; Current holding %: 0.74%
- Holding after the change in capital: 0.74%; In voting rights: 0.74%
- *Explanation: Percentage after change does not refer to convertible securities.*
- Holding after change (fully diluted): In capital: 0.96%, In voting rights: 0.96%
- Note number: 4

4. Name of Corporation/Family Name and First Name of Holder:

Dana Adiv-Tserlin

- Name in English: Dana Adiv-Tserlin
- Type of Identification Number: Identity Card Number
- Identification Number: 038781019
- Holder Type: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings
- Does the hedge fund have the right to appoint a director or representative to the Board? - _____
- Is the holder representative for a group of shareholders? No
- Name of controlling shareholder in the interested party: -
- ID of controlling shareholder: -
- Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
- Country of citizenship/registration: _____
- TASE Security Number: 1098920
- Name and type of security: REIT 1 Ordinary Share
- Nature of change: Decrease, Due to sale off the stock exchange
- Explanatory note: _____
- *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
- Is this change by one or multiple transactions? Single transaction
- Date of change: 26/11/2025
- Transaction price: 2,570 Agorot
- Are these dormant shares or securities convertible into dormant shares? No
- Previous balance (quantity of securities): 23,304; Holding % previously: 0.01%
- Change in number of securities: -23,304
- Current balance (quantity): 0; Current holding %: 0.00%
- Holding after the change in capital: 0.00%; In voting rights: 0.00%
- *Explanation: Percentage after change does not refer to convertible securities.*
- Holding after change (fully diluted): In capital: 0.03%, In voting rights: 0.03%
- Note number: 3

5. Name of Corporation/Family Name and First Name of Holder:

Dror Gad

- Name in English: Dror Gad
- Type of Identification Number: Identity Card Number
- Identification Number: 022359087
- Holder Type: Director/CEO
- Does the hedge fund have the right to appoint a director or representative to the Board? - _____
- Is the holder representative for a group of shareholders? No
- Name of controlling shareholder in the interested party: -
- ID of controlling shareholder: -
- Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
- Country of citizenship/registration: _____
- TASE Security Number: 1098920
- Name and type of security: REIT 1 Ordinary Share
- Nature of change: Decrease, Due to sale off the stock exchange
- Explanatory note: _____
- *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
- Is this change by one or multiple transactions? Single transaction
- Date of change: 26/11/2025
- Transaction price: 2,570 Agorot
- Are these dormant shares or securities convertible into dormant shares? No
- Previous balance (quantity of securities): 1,643,126; Holding % previously: 0.82%
- Change in number of securities: -80,376
- Current balance (quantity): 1,562,750; Current holding %: 0.78%
- Holding after the change in capital: 0.78%; In voting rights: 0.78%
- *Explanation: Percentage after change does not refer to convertible securities.*
- Holding after change (fully diluted): In capital: 1.62%, In voting rights: 1.62%
- Note number: 5

6. Name of Corporation/Family Name and First Name of Holder:

Shmuel Rofo

- Name in English: Shmuel Rofo
 - Type of Identification Number: Identity Card Number
 - Identification Number: 022887053
 - Holder Type: Director/CEO
 - Does the hedge fund have the right to appoint a director or representative to the Board? - _____
 - Is the holder representative for a group of shareholders? No
 - Name of controlling shareholder in the interested party: -
 - ID of controlling shareholder: -
 - Citizenship/Country of Incorporation or Registration: Private individual with Israeli citizenship
 - Country of citizenship/registration: _____
 - TASE Security Number: 1098920
 - Name and type of security: REIT 1 Ordinary Share
 - Nature of change: Decrease, Due to sale off the stock exchange
 - Explanatory note: _____
 - *Note: Purchase or sale on the stock exchange by a matched transaction, as defined in part three of the TASE rules, will be classified as off-exchange, with disclosure in the free text field that the transaction was conducted in this way.*
 - Is this change by one or multiple transactions? Single transaction
 - Date of change: 26/11/2025
 - Transaction price: 2,570 Agorot
 - Are these dormant shares or securities convertible into dormant shares? No
 - Previous balance (quantity of securities): 179,263; Holding % previously: 0.09%
 - Change in number of securities: -179,263
 - Current balance (quantity): 0; Current holding %: 0.00%
 - Holding after the change in capital: 0.00%; In voting rights: 0.00%
 - *Explanation: Percentage after change does not refer to convertible securities.*
 - Holding after change (fully diluted): In capital: 0.23%, In voting rights: 0.23%
 - Note number: 6
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Note: If growth due to a forced purchase of borrowed securities or decrease due to forced sale of borrowed securities, then borrowed securities not returned to the lender and thus the borrowing operation becomes a forced purchase and the lending operation a forced sale.

Notes

1. Mr. Dotan Gad is Deputy CEO for Business Development at the company.
2. Mr. Aviram Benasuly is the company's CFO.
3. Ms. Dana Adiv-Tserlin is the company's legal counsel.
4. Mr. Shmuel Sayad is a deputy CEO at the company and at REIT 1 Management Services Ltd. (hereinafter: the "Management Company"). To the best of the company's knowledge, the shareholders of the Management Company are PHOENIX INVESTMENT HOUSE LTD, Dror Gad, the Chairman of the Board, and Shmuel Sayad, Vice President at the company. To the best of the company's knowledge, the controlling shareholder of PHOENIX INVESTMENT HOUSE LTD is PHOENIX FINANCIAL LTD (see Form T77, in the remarks of holder no. 1). The Management Company provides management and consulting services to the company.
5. Mr. Dror Gad serves as Chairman of the Board of the company, and is a shareholder and director at REIT 1 Management Services Ltd. (the "Management Company"). To the best of the company's knowledge, the shareholders of the Management Company are PHOENIX INVESTMENT HOUSE LTD, Dror Gad (Chairman), and Shmuel Sayad (VP in the company). To the best of the company's knowledge, the controlling shareholder of PHOENIX INVESTMENT HOUSE LTD is PHOENIX FINANCIAL LTD (see Form T77, remarks holder no. 1). The Management Company provides management and consulting services to the company.
6. Mr. Shmuel Rofo serves as CEO of the company and also as CEO of REIT 1 Management Services Ltd. The Management Company provides management and consulting services to the company.

1. Was the entire consideration paid at the time of the change? Yes
2. If not, specify the date of completion of payment: _____
3. If the change is by signing a lending document, specify details regarding method of completing the lending: _____ *Explanation: Must specify holdings percentages considering all securities held by the interested party.*
4. Date and time the corporation first learned of the event: 26/11/2025, 18:00.
5. Details of actions that caused the change: _____

Details of authorized signatories for the corporation:

#	Name	Title
1	Shmuel Rofe	General Manager (CEO)
2	Aviram Benasuly	Vice President Finance (CFO)

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted according to these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position available at the ISA website: [Click here](#)

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

Electronic Signatory Name: Guy Wiskopf **Position:** Accountant **Employer company name:** -

Previous names of the reporting entity: (blank)

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

Form structure update date: 04/02/2025