

# REIT 1 LTD

Registration Number: 513821488

To:  
Israel Securities Authority  
To:  
The Tel Aviv Stock Exchange Ltd.  
Form Number: T087 (Public)

Broadcast on MAGNA: 05/12/2025  
ISA website: [www.isa.gov.il](http://www.isa.gov.il)  
TASE website: [www.tase.co.il](http://www.tase.co.il)  
Reference: 2025-01-096972

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

- Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

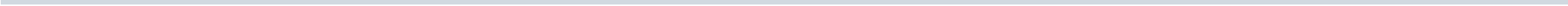
### Nature of the Change:

Exercise of options (non-listed) into shares  
*Explanation: Please briefly describe the nature of the change.*  
Previous Report References: —, —, —.

### 1. The corporation's securities following the change:

Name and type of security	Security number	Quantity in registered capital	Issued and paid-up capital (last report)	Issued and paid-up capital (current)	Quantity registered under the name of the Registration Company
Ordinary shares	1098920	300,000,000	201,039,985	201,041,208	201,041,208
REIT 1 Other Warrants	1133404	0	3,735,430	3,731,370	0
BONDS (Series 5')	1136753	0	721,914,762	721,914,762	721,914,762
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
BONDS (Series 7')	1171271	0	1,349,485,575	1,349,485,575	1,349,485,575
BONDS (Series 8')	1224096	0	140,000,000	140,000,000	140,000,000

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



2. The corporation announces that:

On: 04/12/2025

A change occurred in the quantity and in the registry of securities holders (including rights to purchase shares) of the corporation as a result of:

**Description of the essence of the change:** Exercise of options (not listed) to shares

Explanation: Please describe the details of the transaction or action that led to the change in the corporation's securities.

Section 1 — Details of Security Holder(s) affected by the change:

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- **Name of affected registered holder:** "The Registration Company of the Tel Aviv Stock Exchange Ltd."
- **Type of identification number:** Company Register Number in Israel
- **Identification number:** 515736817
- **Nature of change:** Exercise of options
- **Date of change:** 04/12/2025
- **Carried out via TASE clearing:** Yes
- **Type and name of security affected:** REIT 1 Ordinary Share
- **Security number on the Stock Exchange:** 1098920
- **Holder's balance of this security in last report:** 201,039,985
- **Holder's balance of this security after the change:** 201,041,208
- **Total quantity of securities increased/decreased:** 1,223
- **Is this granting rights to purchase shares?** No
- **Total consideration for securities issued:** —
- **Security number of the share resulting from exercise:** —
- **Number of shares to result from full exercise/conversion:** —
- **Total additional proceeds from full exercise/conversion:** —
- **Period in which the security can be exercised:** —
- **Starting from:** — **until:** —
- **Will allocated securities be registered for trading:** —
- **Allocation is a continuation of:** — published on: — reference number: —
- **Securities were fully paid and consideration fully received.**

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- **Name of affected registered holder:** "102 Capital Compensation Management"
- **Type of identification number:** Company Register Number in Israel
- **Identification number:** 515020428
- **Nature of change:** Exercise of options
- **Date of change:** 04/12/2025
- **Carried out via TASE clearing:** Yes
- **Type and name of security affected:** REIT 1 Other Warrants
- **Security number on the Stock Exchange:** 1133404
- **Holder's balance of this security in last report:** 3,735,430
- **Holder's balance of this security after the change:** 3,731,370
- **Total quantity of securities increased/decreased:** -4,060
- **Is this granting rights to purchase shares?** No
- **Total consideration for securities issued:** —
- **Security number of the share resulting from exercise:** —
- **Number of shares to result from full exercise/conversion:** —
- **Total additional proceeds from full exercise/conversion:** —
- **Period in which the security can be exercised:** —
- **Starting from:** — **until:** —
- **Will allocated securities be registered for trading:** —
- **Allocation is a continuation of:** — published on: — reference number: —
- **Other:** Exercise of cashless options

*Explanations:*

1. If the change affects more than one security, specify the impact separately for each security.
2. Date of change – all changes of the same type, in the same security, made on one day, are summarized in one row. For this purpose – separate changes executed via TASE clearing from those made directly in the corporation's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields fill in the quantity of securities and not the value in NIS par value.

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**3. Summary of the shareholder register as of the reporting date:**

#	Name of registered shareholder	Type of ID	ID number	Security number	Class and nominal value	Number of shares	Holds shares as trustee
1	The Registration Company of the Tel Aviv Stock Exchange Ltd.	Company Register No.	515736817	1098920	Ordinary shares 1 NIS	201,041,208	No

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4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999.
5. Attached is an updated file of the corporation's securities registers, including book of warrant holders and book of bond holders: [04122025\\_isa.pdf](#)

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Details of the authorized signatories of the corporation:

#	Name of Signatory	Position
1	Shmuel Rofeh	CEO
2	Aviram Benasouli	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. The staff position on this can be found on the Authority's website: [Click here](#).*

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

Form structure update date: 06/08/2024

Short Name: REIT 1

Address: 6 Nehoshet St., Tel Aviv, 69710

Phone: 03-7686700

Fax: 03-7686710

Email: [reit1@reit1.co.il](mailto:reit1@reit1.co.il)

Company website: [www.Reit1.co.il](http://www.Reit1.co.il)

Previous names of the reporting entity: —

Name of electronic reporter: Guy Viskopf

Position: Treasurer

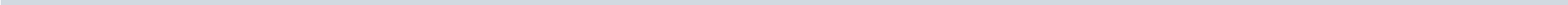
Employer company: —

Address: 6 Nehoshet St., Tel Aviv, 69710

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