

# REIT 1 LTD

Registrar Number: 513821488

To:

- Israel Securities Authority – [www.isa.gov.il](http://www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. – [www.tase.co.il](http://www.tase.co.il)
- Form Number: T087 (Public)
- Filed on MAGNA: 21/12/2025
- Reference: 2025-01-101590

## Statement of Capital, Grant of Rights to Purchase Shares and Registries of Securities 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 (Periodic and Immediate Reports), 1970

### Nature of Change:

Private allocation of warrants (not listed) for shares

Explanation: Brief description of the nature of the change.

Reference numbers of previous reports on the subject:

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

### 1. Securities Position of the Corporation after the Change:

Name & Type of Security	Security No.	Amount in Registered Capital	Issued & Paid-Up Capital (Last Report / Current)	Amount Registered under the Name of the Company for Registrations
Ordinary Shares	1098920	300,000,000	201,041,208 / 201,041,208	201,041,208
REIT 1 Other Warrants	1133404	0	3,731,370 / 5,393,772	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

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

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## 2. The Corporation States:

On the date: 21/12/2025

The amount and registry of securities holders (including rights to purchase shares) of the corporation changed as a result of:

- Description of the nature of the change: Private allocation of warrants (not registered) for shares

**Explanation:** The details of the transaction or action resulting in the change in the corporation’s securities must be described.

**Detailed Change:**

- Name of affected registered holder: 102 Capital Compensation Management
- Type of identification number: Israeli Company Registrar number, ID: 515020428
- Nature of change: Private allocation
- Date of change: 21/12/2025
- Executed via the stock exchange clearing house: No
- Type and name of changed security: REIT 1 Other Warrants
- Security number: 1133404
- Holder's balance in security in the previous report: 3,731,370
- Holder's balance in security after the change: 5,393,772
- Total change in number of securities: 1,662,402
- Is this a granting of rights to purchase shares: Yes
- Total consideration for allocated securities: 0
- Security number of the share that will result from exercise: 1098920
- Number of shares arising from full conversion/exercise: 1,662,402
- Total additional proceeds upon full conversion/exercise to shares: Payment of the actual additional exercise amount is subject to adjustments and subject to a "net exercise" mechanism as detailed in the immediate report dated 10/12/2025, reference 2025-01-098588
- Period in which the securities can be exercised: From the end of 12 months from the grant date of the warrants, and for 24 months
- Starting from: 14/09/2026 through 13/09/2028
- The allocated securities will be registered for trading: No
- This allocation is pursuant to: Private Placement Report published on: 10/12/2025, reference: 2025-01-098588
- The security has been fully paid and consideration has fully been received

**Explanations:**

1. If the change affects more than one security, explain its effect in a separate row for each security.
2. Change date – all changes of the same type, on the same security, made on one day, should be summed in one row. Regarding this – distinguish between changes made via the clearing house and those made directly in the company’s books.
3. For reduction, add the "-" sign.
4. In all quantity fields, specify the quantity of securities, not NIS par value.

3. Main Shareholder Registry as of the Report Date:

No.	Name of Registered Shareholder	ID Type	ID Number	Stock Exchange Security No.	Type and Par Value of Shares	Number of Shares	Holds as Trustee?
1	The Company for Registrations of the Tel-Aviv Stock Exchange Ltd.	Israeli Company Registrar number	515736817	1098920	Ordinary Shares 1 NIS	201,041,208	No

4. Attached is the file of the share register in accordance with section 130 of the Companies Law, 1999

5. Attached is an updated file of the registers of the corporation's securities, including the register of warrant holders and the register of bondholders

[21122025\\_isa.pdf](#)

Authorized Signatories:

No.	Name	Role
1	Shmuel Rofeh	CEO
2	Aviram Benasouli	CFO

*Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by the authorized signatories on behalf of the corporation. Staff position on this issue is available at the Authority’s website: [Click here](#)*

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

- Short Name: REIT 1
- Address: Hanechoshet 6, Tel Aviv 69710
- Phone: 03-7686700, Fax: 03-7686710
- Email: [reit1@reit1.co.il](mailto:reit1@reit1.co.il)
- Website: [www.Reit1.co.il](http://www.Reit1.co.il)

Electronic Reporter Name: Guy Wiskopf Position: Controller

Address: Hanechoshet 6, Tel Aviv 69710 Phone: 03-7686700, Fax: 03-7686710 Email: [guyw@reit1.co.il](mailto:guyw@reit1.co.il)

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**Previous names of the reporting entity:**

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