

REIT 1 LTD

Registration Number: 513821488

To:

- Israel Securities Authority
- The Tel Aviv Stock Exchange Ltd.
- Form number: T076 (Public)
- Transmitted on MAGNA: 21/12/2025
- www.isa.gov.il
- www.tase.co.il
- Reference: 2025-01-101576

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

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

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a held company whose activity is material to the activity of the reporting corporation, use form T121.

1. Holder Information

Name of corporation/last and first name of the holder:

Dror Gad
Name as registered in English: *Dror Gad*
Type of identification: Israeli ID Number
Holder ID: 022359087
Holder Type: Director/CEO
Hedge fund has the right to appoint a director or representative on the company's board: _____
Is the holder a representative for the purpose of reporting holdings of shareholders holding together with him: No
Name of controlling shareholder in the interested party: -
ID of controlling shareholder in the interested party: -
Citizenship / country of incorporation or registration: Private individual with Israeli citizenship
Country of citizenship / incorporation or registration: _____
Security number on the exchange: 1133404
Name and type of security: REIT 1 Other Warrants
Nature of the change: Increase due to private placement
Was this a single transaction or multiple (cumulative): Single transaction
Date of change: 21/12/2025
Transaction rate: 0 Agorot
Are they dormant shares or securities convertible into dormant shares: No
Previous report balance (number of securities): 1,753,691
Previous holding % of same type: 46.95%
Change in quantity: +537,660
Current balance (number of securities): 2,291,351
Current holding % of same type: 42.48%
Holding after the change: In capital: 0.78% | Voting rights: 0.78%
Explanation: Holding rate after change does not consider convertible securities.
Holding after the change, full dilution: In capital: 1.87% | Voting rights: 1.87%
Note ref: 1

2. Holder Information

Name: Shmuel Sayad
Name in English: Shmuel Sayad
Type of identification: Israeli ID Number
Holder ID: 51983187
Type: Senior officer not CEO/director and not interested party by virtue of holdings
Hedge fund right: _____
Representative for shareholder group: No
Name of controlling shareholder: -
ID: -
Citizenship: Private individual with Israeli citizenship
Country: _____
Security Number: 1133404
Security: REIT 1 Other Warrants
Nature of change: Increase due to private placement
Single transaction
Date: 21/12/2025
Transaction rate: 0 Agorot
Dormant/converts: No
Previous balance: 472,470
Previous percentage: 12.65%
Change: +268,830
Current balance: 741,300
Current percentage: 13.74%
Holding after change: In capital: 0.62% | Voting rights: 0.62%
Holding full dilution: In capital: 0.96% | Voting rights: 0.96%
Note ref: 2

3. Holder Information

Name: Dotan Gad
English: Dotan Gad
ID: 027405596
Type: Senior officer not CEO/director and not interested party by virtue of holdings
... (Similar structure follows for each remaining holder, see original for data)

Notes

1. **Dror Gad** serves as the chairman of the company's board of directors, and is a shareholder and director in REIT 1 Management Services Ltd. (the "management company"). The management company provides management and consulting services to the company. To the best of the company's knowledge, the shareholders of the management company are The Phoenix Investment House Ltd. (hereinafter: "The Phoenix Investment House"), Dror Gad (chairman), and Shmuel Sayad (vice president at the company). To the best of the company's knowledge, the controlling shareholder of The Phoenix Investment House is The Phoenix Holdings Ltd. See in form T 77 under the notes for holder no. 1.
 2. **Shmuel Sayad** is vice president at the company and at REIT 1 Management Services Ltd. Mr. Sayad is a significant shareholder in the management company. The management company provides management and consulting services. Shareholders of the management company: The Phoenix Investment House, Dror Gad, and Shmuel Sayad. See in form T77, notes for holder no. 1.
 3. Mr. Dotan Gad is Vice President of Business Development at the company.
 4. Mr. Aviram Benasuly is Chief Financial Officer of the company.
 5. Mr. Guy Waiskopf is the company's accountant.
 6. Ms. Dana Adiv-Tserlin is Legal Counsel of the company.
 7. Mr. Shmuel Rofe 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.
 8. Mr. Maor Fux is Vice President of Engineering of the company.
 9. Mr. Snir Sharon is Vice President of Assets and Marketing of the company.
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1. Was the full consideration paid at the time of change? Yes
2. If not fully paid, please specify payment completion date: _____
3. If the change was through signing a loan agreement, specify details for conclusion: _____ **Explanation:** The holding rates should be specified considering all securities held by the interested party.
4. The date and time the corporation became aware of the event: 21/12/2025 at 08:30
5. Details of actions leading to the change: _____

Authorized Signatories on Behalf of the Corporation

#	Signatory Name	Position
1	Shmuel Rofe	CEO
2	Aviram Benasuly	CFO

Explanation: According to regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted per these regulations will be signed by authorized signatories of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#).

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

Short name: REIT 1

Address: 6 Nehoshet St., Tel Aviv, 69710 **Phone:** 03-7686700, **Fax:** 03-7686710 **Email:** reit1@reit1.co.il **Website:** www.Reit1.co.il

Previous names: [None listed]

Electronic report signatory: Guy Waiskopf **Role:** Accountant **Employer:** -

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

Form structure updated as of 04/02/2025.

No images appeared in the supplied document.