

REIT 1 LTD - Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Form T076 (Public)

Reference number: 2025-01-102589

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To: Israel Securities Authority - www.isa.gov.il

Tel Aviv Stock Exchange Ltd. - www.tase.co.il

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 a change in holdings of securities of the reporting company ONLY. For reporting a change in holdings in securities of a subsidiary of the reporting company whose activity is material to the reporting company's activities, use Form T121.

1. Holder Details

Name of Holder	Name in English	Identification Number Type	Identification Number
REIT 1 Management Ltd	Reit 1 Management Ltd	Israeli Companies Registrar No	513762864
Type of Holder: Interested party not meeting any other definition.			
Does the holder serve as a representative for reporting the holdings of multiple shareholders together? No			
Name of Controlling Shareholder in Holder: See Note 1			
ID of Controlling Shareholder: 520044322			
Citizenship/Country of registration: Incorporated in Israel			
Country of citizenship/registration: _____			
Security number on exchange: 1098920			
Security name and type: REIT 1 ordinary share			
Nature of change: Decrease / Other (see free text below)			
Distribution of dividend in kind. For details see Note 4			
Nature of change: Multiple transactions			
Date of change: 22/12/2025			
Transaction price: 2,705 Agorot			
Are they dormant shares or securities convertible into dormant shares: No			
Last reported balance (number of securities): 1,050,806, holding %: 0.52			
Change in quantity: -464,986			
Current balance (number of securities): 585,820, holding %: 0.29			
Holding percentage after the change: capital: 0.29%, voting rights: 0.29%			
After full dilution: capital: 0.28%, voting rights: 0.28%			
Note number: 1			

2. Holder Details

Name of Holder	Name in English	Identification Number Type	Identification Number
Dror Gad	Dror Gad	ID Card Number	022359087
Type of Holder: Director/CEO			
Does the holder serve as a representative for reporting the holdings of multiple shareholders together? No			
Name/ID of Controlling Shareholder in Holder: -	-		
Citizenship: Private person, Israeli citizen			
Security number on exchange: 1098920			
Security name and type: REIT 1 ordinary share			
Nature of change: Increase due to distribution of dividend in kind			
Nature of change: Single transaction			
Date of change: 22/12/2025			
Transaction price: 2,705 Agorot			
Are they dormant shares or securities convertible into dormant shares: No			
Last reported balance (number of securities): 1,562,750, holding %: 0.78			
Change in quantity: +122,059			
Current balance (number of securities): 1,684,809, holding %: 0.84			
Holding percentage after the change: capital: 0.84%, voting rights: 0.84%			
After full dilution: capital: 1.93%, voting rights: 1.93%			
Note number: 2			

3. Holder Details

Name of Holder	Name in English	Identification Number Type	Identification Number
Shmuel Sayad	Shmuel Sayad	ID Card Number	51983187
Type of Holder: Senior officer who is not a CEO or director and is not an interested party by virtue of holdings			
Does the holder serve as a representative for reporting the holdings of multiple shareholders together? No			
Name/ID of Controlling Shareholder in Holder: -	-		
Citizenship: Private person, Israeli citizen			
Security number on exchange: 1098920			
Security name and type: REIT 1 ordinary share			
Nature of change: Increase due to distribution of dividend in kind			
Nature of change: Single transaction			
Date of change: 22/12/2025			
Transaction price: 2,705 Agorot			
Are they dormant shares or securities convertible into dormant shares: No			
Last reported balance (number of securities): 1,239,276, holding %: 0.62			
Change in quantity: +122,059			
Current balance (number of securities): 1,361,335, holding %: 0.68			
Holding percentage after the change: capital: 0.68%, voting rights: 0.68%			
After full dilution: capital: 1.02%, voting rights: 1.02%			
Note number: 3			

General Note:

- If an increase is due to a forced purchase of borrowed securities or a decrease due to a forced sale of borrowed securities, then borrowed securities not returned to the lender, turning the lending transaction into a forced purchase or sale.

Explanatory Notes

1. Distribution of dividend in kind by REIT 1 Management Ltd (hereinafter: the "Management Company") to its shareholders. For details see Note 4 below. To the best of the company's knowledge, shareholders in the Management Company are PHOENIX FINANCIAL LTD (hereinafter: "Phoenix Investment House"), Dror Gad, Chairman of the Board, and Shmuel Sayad, Company VP (see form T77, note of holder no. 20). To the best of the company's knowledge, the controlling shareholder in Phoenix Investment House is PHOENIX FINANCIAL LTD (see form T77, note of holder no. 1). The Management Company provides management and consulting services to the company. According to the management agreement entered into on August 30, 2022, between the holder and the company ("Management Agreement"), the above-mentioned shares are held in trust for the holder by a trustee and will be blocked for five years from their allocation date to the Management Company or until the end of the Management Agreement, whichever is earlier, after which they will be transferred from the trustee to the holder. The Management Company undertook to transfer after the blocking period part of the shares held in trust to Dror Gad, Chairman of the Board, and to Shmuel Sayad, Company VP.
2. Distribution of dividend in kind by the Management Company to its shareholders. For details see Note 4 below. Mr. Dror Gad serves as Chairman of the Company's Board and is a shareholder and director of the Management Company. Some of the company's shares are held by a private company owned by Mr. Dror Gad. According to the management agreement, the shares transferred to the holder within the dividend distribution in kind (122,059 par value) are held for him in trust by a trustee and shall remain blocked until five years from their allocation date to the Management Company or until termination of the Management Agreement, whichever is earlier, after which they will be transferred from the trustee to the holder.

3. Distribution of dividend in kind by the Management Company to its shareholders. For details see Note 4 below. Mr. Shmuel Sayad is a VP at the Company and at the Management Company. Mr. Sayad is a shareholder in the Management Company. Some of the company's shares are held by a private company owned by Mr. Shmuel Sayad. According to the management agreement, the shares transferred to the holder within the dividend distribution in kind (122,059 par value) are held for him in trust by a trustee and shall remain blocked until five years from their allocation date to the Management Company or until termination of the Management Agreement, whichever is earlier, after which they will be transferred from the trustee to the holder.

4. To the best of the company's knowledge, the reported change was made as part of a distribution of dividend in kind of shares of the company (the "shares") by REIT 1 Management Ltd (the "Management Company") to its shareholders. According to the management agreement entered into on August 30, 2022, between the Management Company and the company ("Management Agreement"), the aforementioned shares are held in trust by a trustee and will be blocked for five years from their allocation date to the Management Company or until the end of the Management Agreement, whichever is earlier. The blocking terms of the shares transferred to the shareholders of the Management Company as part of the dividend distribution in kind, as described above, remain unchanged. To the best of the company's knowledge, the share price upon their transfer to the holders, according to a report from the trustee, was 27.05 NIS per share.

1. Has all the consideration been paid at the time of the change: Yes

If not, please indicate the payment completion date: _____

2. If the change was by signing a lending agreement, provide details on how the loan concludes: _____

Explanation: Please indicate holding percentages with respect to all securities held by the interested party.

3. The date and time the company first became aware of the event/matter: 23/12/2025 at 09:30

4. Details of the actions that caused the change: _____

Authorized signatories for the company:

Name	Position
Shmuel Rofeh	General Manager
Abiram Benasouli	VP Finance

Explanation: Under 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. The staff's position can be found on the Authority's website: [Click here](#).

Short name: REIT 1
Address: 6 Nechoshet St., Tel Aviv 69710
Tel: 03-7686700
Fax: 03-7686710
E-mail: reit1@reit1.co.il
Company website: www.Reit1.co.il

Previous official names of the reporting entity:

Electronic reporter name: Guy Viskopf **Position:** Controller **Employer name:** -

Address: 6 Nechoshet St., Tel Aviv 69710
Tel: 03-7686700
Fax: 03-7686710
E-mail: guyw@reit1.co.il

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

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