

REIT 1 LTD

Company Number: 513821488

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange LTD (www.tase.co.il)

Form No.: 087נ (Public)

Report Date on MAGNA: 25/12/2025 Reference Number: 2025-01-103200

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Changes Therein

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

Nature of the Change:

Exercise of (unregistered) warrants into shares

Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

1. The Corporation's Capital Securities after the Change:

Name and Type of Security	TASE Security Number	Registered Capital Quantity	Issued and Paid-up Capital (Most Recent)	Issued and Paid-up Capital (Current)	Quantity Registered under the Nominee Company
Ordinary Shares	1098920	300,000,000	201,041,208	201,069,663	201,069,663
REIT 1 Other Warrants	1133404	0	5,393,772	5,327,196	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 company securities, including securities not listed for trading, must be specified.

2. The Corporation Announces That:

- On date: 25/12/2025,
There was a change in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Nature of the change: Exercise of (unregistered) warrants into shares

Explanation: Please describe the transaction or action resulting in the change in the corporation's securities.

(1) Registered holder affected by the change:

- Name: The Tel Aviv Stock Exchange Registration Company LTD
- Identification Type: Israeli Companies Registrar Number
- Identification Number: 515736817
- Nature of change: Exercise of warrants
- Date of change: 25/12/2025
- Executed via TASE Clearinghouse: Yes
- Type and name of security affected by the change: REIT 1 Ordinary Share
- TASE Security Number: 1098920
- Holder's balance prior to the change: 201,041,208
- Holder's balance after the change: 201,069,663
- Total amount of securities in which there was an increase/decrease: 28,455
- Is this a grant of rights to purchase shares: No
- Was the security fully paid: Yes (security was fully paid and consideration fully received)

(2) Registered holder affected by the change:

- Name: 102 Honi Compensation Management
- Identification Type: Israeli Companies Registrar Number
- Identification Number: 515020428
- Nature of change: Exercise of warrants
- Date of change: 25/12/2025
- Executed via TASE Clearinghouse: Yes
- Type and name of security affected by the change: REIT 1 Other Warrants
- TASE Security Number: 1133404
- Holder's balance prior to the change: 5,393,772
- Holder's balance after the change: 5,327,196
- Total amount of securities in which there was an increase/decrease: 66,576
- Is this a grant of rights to purchase shares: No
- Was the security fully paid: Other (cashless warrants exercise)

Notes:

1. If the change relates to more than one security, specify the effect of the change in a separate line for each security.
2. Date of change – all changes of the same type, in the same security, on the same day, should be summed in one row. For this purpose, distinguish between changes made through the TASE Clearinghouse and changes made directly in the company's books.
3. For a reduction, use the sign "-".
4. All quantity fields should record the quantity of securities, not NIS par value.

3. Main Registry of Shareholders as of the Reporting Date:

#	Name of Registered Shareholder	Identification Type	ID Number	TASE Security Number	Type of Shares and Par Value	Quantity of Shares	Holds shares as trustee?
1	The Tel Aviv Stock Exchange Registration Company LTD	Israeli Companies Registrar	515736817	1098920	Ordinary shares, 1 NIS each	201,069,663	No

4. An attached file of the shareholder register is provided according to Section 130 of the Companies Law, 1999.

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

- [25122025_isa.pdf](#)
- (alt: An updated PDF file of the corporation's securities holder registers, including warrant and bondholder registers)

Authorized Signatories on behalf of the Corporation:

#	Name	Position
1	Shmuel Rofo	Chief Executive Officer
2	Aviram Benasuly	Chief Financial Officer

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. The Staff's stance on the matter can be found on the Authority's website: [Click here](#)

Securities of the corporation are traded on the Tel Aviv Stock Exchange

Short Name: REIT 1

Address: 6 Nehoshet St., Tel Aviv 69710

Telephone: 03-7686700

Fax: 03-7686710

Email: reit1@reit1.co.il

Company Website: www.Reit1.co.il

Previous names of the reporting entity: None

Electronic Reporter Name: Guy Viskopf

Position: Accountant

Employing Company: -

Address: 6 Nehoshet St., Tel Aviv 69710

Telephone: 03-7686700

Fax: 03-7686710

Email: guyw@reit1.co.il