

REIT 1 LTD

Company Registration Number: 513821488

To:

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

Form Number: T087 (Public)

Report sent via MAGNA: 28/12/2025 Reference Number: 2025-01-104213

Securities Capital Structure, Grant of Rights to Purchase Shares, and Registers of Securities of the Corporation 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 (Immediate and Periodic Reports) 1970

Nature of the Change:

Exercise of (unlisted) options to shares

Previous related report reference numbers: _____ , _____ , _____ .

1. The corporation's securities capital structure after the change:

Name and type of security	TASE number	Quantity in registered capital	Outstanding and paid-up capital (Last Report / Current)	Quantity registered to Nominee Company
Ordinary shares	1098920	300,000,000	201,069,663 / 201,081,306	201,081,306
REIT 1 Other Warrants	1133404	0	5,327,196 / 5,302,196	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

Note: All securities of the company must be detailed, including unlisted securities.

2. The corporation announces that :

On date: 28/12/2025

There has been a change in the amount and register of the corporation's securities holders (including rights to purchase shares) as a result of:

Description of the nature of the change: Exercise of (unlisted) options to shares

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

Details per registered holder impacted by the change:

1)

- **Registered holder affected:** The Tel Aviv Stock Exchange Ltd Nominee Company
- **Identification Type:** Israeli Companies Registrar Number
- **Identification Number:** 515736817
- **Nature of change:** Exercise of options
- **Change date:** 28/12/2025
- **Executed via TASE Clearing House:** Yes
- **Security and type changed:** REIT 1 ordinary share
- **TASE security number:** 1098920
- **Security holding balance in last report:** 201,069,663
- **Holding after change:** 201,081,306
- **Net change:** 11,643
- **Is this a grant of rights to purchase shares?** No
- **Was the security fully paid and full consideration received?** Yes

2)

- **Registered holder affected:** 102 Equity Compensation Management
- **Identification Type:** Israeli Companies Registrar Number
- **Identification Number:** 515020428
- **Nature of change:** Exercise of options
- **Change date:** 28/12/2025
- **Executed via TASE Clearing House:** Yes
- **Security and type changed:** REIT 1 Other Warrants
- **TASE security number:** 1133404
- **Security holding balance in last report:** 5,327,196
- **Holding after change:** 5,302,196
- **Net change:** 25,000
- **Is this a grant of rights to purchase shares?** No
- **Was the security fully paid and full consideration received?** No (other: cashless options exercise)

Explanations:

- 1. If the change affects more than one security, detail the impact for each security.
- 2. Change date – all changes of the same type, in the same security, on one day, are summarized in one line. Changes via TASE Clearing House and those directly through company records are to be specified separately.
- 3. For reduction, add a '-' (minus) sign.
- 4. All quantity fields should report quantity of securities, not nominal NIS.

3. Summary of share register at the reporting date:

#	Registered shareholder	ID Type	ID Number	TASE Security Number	Type and nominal value of shares	Number of shares	Holds as trustee
1	The Tel Aviv Stock Exchange Ltd Nominee Company	Israeli Companies Registrar Number	515736817	1098920	Ordinary shares 1 NIS	201,081,306	No

4. Attached file: updated share register as required by section 130 of the Companies Law, 1999

5. Attached file: updated registry of the corporation's securities, including registers of warrant holders and government bond holders

[28122025_isa.pdf](#)
Alt text: Updated registry file of securities holders and related registers

Authorized Signatories for Corporation:

#	Signatory Name	Role
1	Shmuel Rofa	CEO
2	Aviram Benasouli	CFO

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

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

Short Name: REIT 1

Address: 6 Nehoshet St., Tel Aviv 69710
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Email: reit1@reit1.co.il
Company website: www.Reit1.co.il

Electronic reporter name: Guy Wiskopf
Position: Controller
Company employed: -
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This translated document preserves all technical financial terms from the supplied glossary, shows file references, and uses company and document names as requested.