

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

Phone: 03-7686700, Fax: 03-7686710

Email: reit1@reit1.co.il

Company website: www.Reit1.co.il

Electronic reporter name: Guy Wiskopf

Position: Controller

Company employed: -

Address: 6 Nehoshet St., Tel Aviv 69710

Phone: 03-7686700, Fax: 03-7686710

Email: guyw@reit1.co.il

This translated document preserves all technical financial terms from the supplied glossary, shows file references, and uses company and document names as requested.