

REIT 1 LTD Immediate Report on Party Becoming an Interested Party in the Corporation

REIT 1 LTD Registration Number: 513821488

To:

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

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Immediate report on party becoming an interested party in the corporation

Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Holder Details:

- First Name: -
- First Name in English as appears on passport: -
- Last Name/Corporation Name: Noked Opportunity Limited Partnership
- Last Name/Corporation Name in English: Noked Opportunity L.P
- Type of identification number: Number at the Israeli Partnerships Register
- The holder is a corporation
- Identification Number: 550251409
- Citizenship / country of incorporation or registration: Incorporated in Israel
- Country of citizenship/registration: _____
- Address: 30 HaArbaa St., Tel Aviv
- Is the holder acting as a representative for reporting regarding other shareholders holding together with him securities of the corporation: No
- Name of the controlling shareholder in the interested party: See section 5
- Identification number of the controlling shareholder in the interested party: See section 5

2. Details of the action due to which the holder became an interested party in the corporation:

- Nature of the action: Increase (due to purchase on the exchange)
- Additional explanation: _____
- Name and type of security subject to the action: REIT 1 Ordinary Share
- Security number on the exchange: 1098920
- Date of execution: 31/12/2025
- Quantity of securities subject to the action: 175,185
- Price at which transaction was executed: 2,713.65 agorot
- Are these dormant shares or securities convertible into dormant shares: No
- Has full consideration been paid at the date of the change: Yes
- If not, indicate the date of completion: _____

3. (a) Holdings of the interested party after the action:

Name, Type and Series of Security	Security Number	Quantity	Dormant*	Holding Percentage	Holding Percentage (Full Dilution)
REIT 1 Ordinary Share	1098920	1,094,995	No	Equity: 0.54% Voting: 0.54%	Equity: 0.53% Voting: 0.53%

(b) The holder is:

- Not a member of an institutional reporting group.
- Not a member of an institutional reporting group, but serves as a senior officer who is neither the CEO nor a director and is not an interested party by virtue of holdings.
- The holder is a hedge fund as defined in the Joint Investment Trust Regulations (Permitted assets and their maximum rates), 1994.
- The hedge fund has the right to appoint a director or representative to the company's board: No
- The holder is a member of an institutional reporting group.

Below are the details of holdings:

Holder	Name, Type & Series of Security	Security Number	Quantity	Dormant
_____	_____	_____	_____	_____

Explanations:

1. If the interested party holds more than one type of security, holding percentages should be stated taking into account all securities held, only in one line.
2. Must also report holdings of other securities, including those not listed for trading.
3. If the interested party is a subsidiary, holdings should be split between shares purchased before and after the entry into force of the Companies Law, 1999.
4. When the holder is not a member of an institutional reporting group, fill out only part 3a. When the holder is a member, fill out both 3a and 3b.
5. If the interested party is a corporation wholly (100%) owned by a single controlling shareholder, in the "holder's name" field, state the controlling shareholder's name, and in the notes give the details of the corporation(s) through which the shares are held. If the interested party is a corporation held by more than one controlling shareholder or more than one interested party, state in "holder's name" the name of the holding corporation and in the notes provide details of the controlling shareholders or interested parties.
6. Report regarding significant means of control in a banking corporation without a control core must be reported in Form T121.

(*) Indicate if these are dormant shares or securities convertible into dormant shares

4.

- The interested party does NOT hold shares or securities of another company whose activities are material to the reporting corporation.
- The interested party holds shares or securities of another company whose activities are material, as detailed below:

Details (if any): _____

5. Additional Details:

As reported to the company by the interested party: Noked Capital became an interested party following a purchase on the exchange of 625,661 ordinary shares of the company carried out on December 31, 2025 through hedge funds. Total holdings of the interested party are 10,630,632 ordinary shares of the company, representing 5.29% of equity and voting rights and 5.15% on a fully diluted basis. Holdings are via the following hedge funds:

1. Noked Opportunity Limited Partnership ("Noked Opportunity") (P.C. 550251409) holding 1,094,995 ordinary shares. Noked Opportunity is a limited partnership registered in Israel. The general partner in Noked Opportunity is Noked Capital Ltd (P.C. 514956846). Controlling shareholders in Noked Capital Ltd are Mr. Roy Vermus and Mrs. Michal Vermus, through Noked Israel (2011) Ltd (39.55%), and Mr. Shlomi Bracha via G.I.O. Investments Ltd (28.37%).
2. Noked Equity Limited Partnership ("Noked Equity") (P.C. 550258941) holding 5,343,734 ordinary shares. The general partner in Noked Equity is Noked Equity Investments Ltd (P.C. 515419356), the controlling shareholder in the general partner is Noked Capital Ltd (P.C. 514956846). Controlling shareholders in Noked Capital Ltd are as above.
3. Noked Long Limited Partnership ("Noked Long") (P.C. 515419356) holding 3,640,739 ordinary shares. The general partner in Noked Long is Noked Equity Investments Ltd (P.C. 515419356), the controlling shareholder in the general partner is Noked Capital Ltd. Controlling shareholders in Noked Capital Ltd are as above.
4. Noked Bonds Limited Partnership ("Noked Bonds") (P.C. 530278464) holding 551,164 ordinary shares. The general partner in Noked Bonds is Noked Bonds Investments Ltd (P.C. 515909976), the controlling shareholders in the general partner are Noked Capital Ltd (70%) and Mr. Ronen Gershon via Premium Ltd (30%).

6. Date and time the corporation first became aware of the event or matter:

Date: 01/01/2026 Time: 18:30

Details of the authorized signatories signing on behalf of the corporation:

No.	Name	Position
1	Shmuel Rofeh	CEO
2	Aviram Benasuli	CFO

Note: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), reports filed under these regulations must be signed by those authorized to sign on behalf of the corporation. [Click here](#) for staff position on this matter (Hebrew link).

Short Name: REIT 1 **Address:** 6 Hanechoshet St., Tel Aviv 69710 **Phone:** 03-7686700 **Fax:** 03-7686710 **Email:** reit1@reit1.co.il
Website: www.Reit1.co.il

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

Form structure last updated on: 04/02/2025

Electronic signee name: Guy Viskopf **Position:** Accountant

[There are no images in the provided document.]