

REIT 1 LTD

Registry Number: 513821488

To: The Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T078 (Public)

Transmitted via MAGNA: 01/01/2026

www.isa.gov.il | www.tase.co.il

Reference: 2026-01-000745

Immediate Report on a Party Becoming an Interested Party in a Corporation

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

1. Details of the Holder:

- **First Name:** -
- **First Name in English as in Passport:** -
- **Last Name/Corporation Name:** Nokad Long Limited Partnership
- **Last Name/Corporation Name (English):** Nokad Long L.P.
- **Type of Identification Number:** Registrar number in the country of incorporation abroad
- The holder is a corporation
- **Identification Number:** HS-98967
- **Citizenship/Country of Incorporation or Registration:** Incorporated Abroad
- **Country of Citizenship/Incorporation or Registration:** Cayman Islands
- **Address:** 30 HaArba'a St., Tel Aviv
- **Is the holder acting as a representative for the purpose of reporting for several shareholders who jointly hold securities of the corporation?** No
- **Name of the controlling shareholder(s) of the interested party:** See Section 5
- **Identification number of the controlling shareholder(s) of the interested party:** See Section 5

2. Details of the action as result of which the holder became an interested party in the corporation:

A. Nature of Action: Increase

Due to acquisition on the stock exchange

B. Name and class of the security subject to the action: REIT 1 Ordinary Share

C. Security number on the stock exchange: 1098920

D. Date of execution: 31/12/2025

E. Quantity of securities involved: 150,159

F. Price at which the transaction was made: 2,713.65 Agorot

G. Are these dormant shares or securities convertible into dormant shares?: No

H. Was all the consideration paid at the time of the change?: Yes

If not all the consideration was paid at the time of the change, state the date of completion of payment: _____

3. A. Interested party's holdings after the action:

Name, Type & Series of Security	Stock Exchange Security Number	Quantity of Securities	Dormant*	Holding Percentage	Fully Diluted Holding Percentage
REIT 1 Ordinary Share	1098920	3,640,739	No	Equity: 1.81% / Voting: 1.81%	Equity: 1.76% / Voting: 1.76%

B.

- The holder is not a member of an institutional reporting group.
- The holder is not a member of an institutional reporting group, but serves as a senior officer who is not a CEO or director and is not an interested party by virtue of their holdings.
- The holder is a hedge fund as defined by the Joint Investment Trust Regulations (Permitted Assets and Maximum Limits) 1994. The hedge fund has the right to appoint a director or its representative to the company's board: No
- The holder is a member of an institutional reporting group.

Further details of its holdings:

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

Explanations:

1. If the interested party holds more than one type of security, their holding percentage for all securities should be stated in only one row.
2. Holdings in other securities must be reported, including those not listed for trading.
3. If the interested party is a subsidiary, holdings must be split between shares acquired before the Companies Law came into effect in 1999 and those acquired after.
4. Where the holder is not a member of an institutional reporting group, only section 3A should be completed. If a member, complete 3A and 3B.
5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, state the name of the individual in the "holder name" field, and provide details of the corporation(s) in the notes. If held by more than one controlling shareholder or interested parties, enter the corporation's name as the holder and list all controlling shareholders or interested parties below.
6. Reporting on holders of significant means of control in a banking corporation without a control core should be made in report T121.
 - Indicate whether these are dormant shares or securities convertible into dormant shares.

4.

[x] The interested party does not hold shares or other securities in a subsidiary with activities material to the reporting corporation. []

The interested party does hold shares or other securities in such a subsidiary, as follows:

#	Name of Subsidiary (if its operations are material)	Type of ID	ID Number	Country of incorporation/registration	Country	Nature of relationship to the corporation	Security class	Security number	Quantity	Holding % of that type	Equity Holding %	Voting Holding %
1	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

5. Additional Details:

As stated to the company by the interested party: Nokad Capital has become an interested party following the purchase on the stock exchange of 625,661 ordinary shares of the company made on December 31, 2025, via hedge funds. Total holdings of the interested party are 10,630,632 ordinary shares of the company, constituting 5.29% of the equity and voting rights, and 5.15% on a fully diluted basis in the company. The holdings are through the following hedge funds:

1. Nokad Opportunity Limited Partnership ("Nokad Opportunity") (Reg. no. 550251409) holds 1,094,995 ordinary shares. Nokad Opportunity is a limited partnership registered in Israel. The general partner in Nokad Opportunity is Nokad Capital Ltd. (Reg. no. 514956846). The controlling shareholders in Nokad Capital Ltd. are Messrs. Roy Vermus and Michal Vermus, via Nokad Israel (2011) Ltd. (39.55%), and Mr. Shlomi Baracha via G.I.O. Investments Ltd. (28.37%).
2. Nokad Equity Limited Partnership ("Nokad Equity") (Reg. no. 550258941), holds 5,343,734 ordinary shares. The general partner is Nokad Equity Investments Ltd. (Reg. no. 515419356), and its controlling shareholder is Nokad Capital Ltd. (Reg. no. 514956846). The controlling shareholders in Nokad Capital Ltd. are Messrs. Roy Vermus and Michal Vermus, via Nokad Israel (2011) Ltd. (39.55%) and Mr. Shlomi Baracha via G.I.O. Investments Ltd. (28.37%).
3. Nokad Long Limited Partnership ("Nokad Long") (Reg. no. 530278381), holds 3,640,739 ordinary shares. The general partner is Nokad Equity Investments Ltd. (Reg. no. 515419356), and its controlling shareholder is Nokad Capital Ltd. (Reg. no. 514956846). The controlling shareholders in Nokad Capital Ltd. are Messrs. Roy Vermus and Michal Vermus, via Nokad Israel (2011) Ltd. (39.55%), and Mr. Shlomi Baracha via G.I.O. Investments Ltd. (28.37%).
4. Nokad Bonds Limited Partnership ("Nokad Bonds") (Reg. no. 530278464) holds 551,164 ordinary shares. The general partner is Nokad Bonds 305 Ltd. (Reg. no. 515909976). The controlling shareholders of the general partner are Nokad Capital Ltd. (Reg. no. 514956846) (70%) and Mr. Ronen Gershon via Premium Ltd. (30%).

6. Date and Time the Corporation Became Aware of the Event

Date: 01/01/2026

Time: 18:30

Details of Authorized Signatories on Behalf of the Corporation:

#	Name	Position
1	Shmuel Rofeh	CEO
2	Aviram Banasoli	CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report under these regulations must be signed by authorized signatories on behalf of the corporation. Staff position paper available at the Israel Securities Authority: [Click here](#).

Short Name: REIT 1 **Address:** 6 Nahoshet St., Tel Aviv, 69710

Phone: 03-7686700

Fax: 03-7686710

Email: reit1@reit1.co.il

Website: www.Reit1.co.il

Previous Names of Reporting Entity:

Electronic Reporter Name: Guy Viskopf

Position: Treasurer

Employer: -

Address: 6 Nahoshet St., Tel Aviv, 69710

Phone: 03-7686700

Fax: 03-7686710

Email: guyw@reit1.co.il

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

Form structure last updated: 04/02/2025

No images were found in the document.