

Immediate Report on the Person Who Became an Interested Party in the Corporation

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

1. Details of the Holder:

- **First Name:** -
- **English First Name as Appears in Passport:** -
- **Last Name/Corporation Name:** Nokad Equity Limited Partnership
- **Last Name/Corporation Name in English:** Noked Equity L.P.
- **Type of Identification Number:** Partnership Registrar Number in Israel
- **The holder is a corporation**
- **Identification Number:** 550258941
- **Citizenship/ Country of Incorporation or Registration:** Incorporated in Israel
- **Country of Citizenship/ Incorporation or Registration:** _____
- **Address:** 30 HaArbaa, Tel Aviv
- **Is the holder acting as representative for reporting purposes for multiple shareholders holding securities of the corporation together:** No
- **Name of 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 transaction that led to the holder becoming an interested party in the corporation:

- A. **Nature of the action:** Increase, due to purchase on the stock exchange
- B. **Name and type of the security being the subject of the action:** REIT 1 ordinary share
- C. **Security number on the stock exchange:** 1098920
- D. **Date of action:** 31/12/2025
- E. **Quantity of securities involved in the action:** 212,724
- F. **Price at which the action was performed:** 2,713.65 agorot
- G. **Are they dormant shares or securities convertible into dormant shares:** No
- H. **Has full consideration been paid at the date of change:** Yes
- If not all consideration was paid at the date of change, please indicate the date of payment completion: _____

3. A. Holdings of the interested party after the action:

Name, Type, and Series of Security	Security Number on Stock Exchange	Number of Securities	Dormant*	Holding Percentage	% Capital	% Voting	Fully Diluted Holding Percentage	% Capital	% Voting
REIT 1 ordinary share	1098920	5,343,734	No	2.66	2.66	2.59	2.59		

B. The holder is a hedge fund as defined in the Joint Investment Trust Regulations (Permitted assets and their maximum percentages), 1994. The hedge fund does not have the right to appoint a director or representative in the company's board of directors.

Below is the breakdown of holdings:

Holder	Name, Type, Series of Security	Security Number	Number of Securities	Dormant
_____	_____	_____	_____	_____

Explanations:

1. If the interested party holds more than one type of security, indicate one line for all securities held and the percentages accordingly.
2. Also report holdings of other securities, including other securities not listed for trading.
3. If the interested party is a subsidiary, split the holdings into shares acquired before and after the Companies Law (1999) came into effect.
4. If the holder is not a member of an institutional reporting group, fill section 3A only. If a member, fill sections 3A and 3B.
5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, in the "name of holder" field specify the name of that shareholder and in the footnotes specify details of the corporations through which the shares are held. Otherwise, if owned by several or by more than one interested party, specify the corporation as the holder and explain who holds interests or control in the holding corporation.
6. Reporting regarding a material means of control holder in a banking corporation with no control core is via report T121.

4.

- The interested party does not hold shares or other securities in a held company if its activities are material to the reporting corporation.
- The interested party does hold shares or other securities in a held company if its activities are material to the reporting corporation, as detailed below:

	Held Company Name (if its activity is material to the reporting corporation)	Type of ID Number	ID Number	Country of Incorporation/Registration	Country	Relationship to Reporting Corporation	Type of Security	Security Number	Quantity of Securities	% of this type of securities held	% of equity held	% of voting rights held
1	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

5. Additional Details: As provided to the company by the interested party: Nokad Capital became an interested party following a purchase on the stock exchange of 625,661 ordinary shares of the company executed on December 31, 2025 via hedge funds. Total holdings of the interested party are 10,630,632 ordinary company shares, constituting 5.29% of the share capital and voting rights, and 5.15% fully diluted in the company. The holdings are through the following hedge funds:

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

6. Date and Time the corporation first became aware of the event or matter: 01/01/2026 at 18:30

Authorized Signatories on behalf of the Corporation:

	Name	Position
1	Shmuel Rofa	CEO
2	Aviram Benasouli	Deputy CFO

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation.

[Click here](#) (Staff guidance can be found on the Authority's website).

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

- Short Name: REIT 1
- Address: 6 HaNechoshet 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:

Electronic Reporter Name: Guy Viskopf

- Position: Accountant
- Employing Company: -
- Address: 6 HaNechoshet St., Tel Aviv 69710
- Phone: 03-7686700
- Fax: 03-7686710
- Email: guyw@reit1.co.il