

REIT 1 LTD

Company Registration Number: 513821488

To:

To:	Israel Securities Authority
To:	Tel Aviv Stock Exchange Ltd.
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Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is designated to report changes in holdings of the reporting corporation’s securities only. For reporting changes in holdings of securities of a company held by the reporting corporation, if its activity is material to the reporting corporation, use Form 121נ.

Details of Security Holder:

- **Name:** Dror Gad
- **English name:** Dror Gad
- **Type of ID:** ID card number
- **ID number:** 022359087
- **Type of holder:** Director/CEO
- **Does the hedge fund have the right to appoint a director or representative on the board:** _____
- **Is the holder a representative for the purpose of reporting a number of shareholders holding together with him securities of the corporation:** No
- **Name of controlling shareholder of the interested party:** -
- **ID number of controlling shareholder of the interested party:** -
- **Citizenship / Country of incorporation or registration:** Individual with Israeli citizenship
- **Country of citizenship / incorporation or registration:** _____
- **Security number on TASE:** 1133404
- **Name and type of security:** Warrants (unregistered) for shares
- **Nature of change:** Decrease / In convertible securities due to conversion to shares or redemption
- **Is the change in a single transaction or accumulated transactions:** Single transaction
- **Date of change:** 07/01/2026
- **Transaction rate:** 2,875 agorot (אג'')
- **Are these dormant shares or securities convertible into dormant shares:** No
- **Previous holding (in quantity of securities):** 2,243,930
- **Holding percentage from same type of securities in last report:** 42.70%
- **Change in quantity of securities:** -48,501
- **Current holding (in quantity of securities):** 2,195,429
- **Current holding percentage from same type of securities:** 43.35%
- **Holding percentage after the change: In capital:** 0.84% | **In voting rights:** 0.84%

Note: The holding percentage after the change does not refer to convertible securities.

- **Holding percentage after the change, on a fully diluted basis: In capital:** 1.88% | **In voting rights:** 1.88%
- **Note number:** 1

Note: If the option 'Increase' is chosen due to a forced purchase of loaned securities, or 'Decrease' due to a forced sale of loaned securities, then loaned securities not returned to the lender are deemed a forced purchase or forced sale respectively.

Note Details

1. Mr. Dror Gad serves as the Chairman of the Board of the company and is a shareholder and director in REIT 1 Management Services Ltd. (hereinafter: “the Management Company”). To the best of the company’s knowledge, the shareholders of the Management Company are PHOENIX FINANCIAL LTD (hereinafter: “Phoenix Financial”), Dror Gad – Chairman of the Board, and Shmuel Said – Deputy CEO of the company. To the best of the company’s knowledge, the controlling shareholder in Phoenix Financial is PHOENIX FINANCIAL LTD (see note holder No. 1 in Form 77n). The Management Company provides management and consulting services to the company. The changes arising from the conversion of securities are by way of cashless exercise of warrants.

1. Has all of the consideration been paid at the time of the change: Yes

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

2. If the change is by signing a loan agreement, please specify the manner of completion of the loan: _____

Explanation: Please specify the holding percentages taking into account all the securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter: 08/01/2026 at 13:00

4. Details of the actions that caused the change: _____

Details of Authorized Signatories on behalf of the Corporation

No.	Name	Position
1	Shmuel Rofe	CEO
2	Aviram Banasouli	CFO

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

Short name: REIT 1

Address: 6 Nehoshet 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 company name: -

Address: 6 Nehoshet 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 update date: 04/02/2025

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There are no images included in this document.