

REIT 1 LTD

Registry Number: 513821488

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Filed via MAGNA: 08/01/2026
ISA Website: www.isa.gov.il
TASE Website: www.tase.co.il
Reference Number: 2026-01-003794

Statement of Capital Structure, Grant of Rights to Purchase Shares, Corporate Securities Registers and Changes Thereto

Regulations:

- Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970.
- Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970.
- Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970.
- Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970.

Nature of Change:

Redemption of non-listed options for shares

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on this topic:

_____, _____, _____.

1. The Corporation's Securities Following the Change:

Name and Type of Security	TASE Security Number	Registered Capital Quantity	Most Recent Filing	Current Quantity	Recorded by Registration Company
Ordinary Shares	1098920	300,000,000	201,200,236	201,236,860	201,236,860
REIT 1 Other Warrants	1133404	0	5,064,570	4,990,161	0
Government Bonds (Series 5')	1136753	0	721,914,762	721,914,762	721,914,762
Government 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
Government Bonds (Series 7')	1171271	0	1,349,485,575	1,349,485,575	1,349,485,575
Government Bonds (Series 8')	1224096	0	140,000,000	140,000,000	140,000,000

Explanation: All company securities must be detailed, including securities not listed for trading.

2. The Corporation reports that:

On the date: 08/01/2026

There was a change in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the Nature of the Change

Redemption of non-listed options for shares

Explanation: Describe all the transaction or action details causing the change in the corporation's securities.

Details of the Change - Holder #1

- **Registered holder name for whom the change occurred:** The Nominee Company of the Tel Aviv Stock Exchange Ltd.
- **Identification type:** Registration number at Israeli Registrar of Companies
- **ID number:** 515736817
- **Nature of change:** Redemption of options
- **Date of change:** 08/01/2026
- **Carried out via clearing house:** Yes
- **Type and name of affected security:** REIT 1 Ordinary Share
- **TASE Security Number:** 1098920
- **Holder's security balance in last report:** 201,200,236
- **Holder's security balance after the change:** 201,236,860
- **Total quantity in which there was an increase/decrease:** 36,624
- **Is this grant of rights to purchase shares?:** No
- **Total consideration for securities issued:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares from full exercise/conversion:** _____
- **Total additional proceeds from full exercise/conversion:** _____
- **Period during which the securities are exercisable:** _____
- **From date:** _____ **To date:** _____
- **The allotted securities will be listed for trading:** _____
- **The allocation is a continuation of:** _____ **Published on:** _____ **Reference number:** _____
 - ☒ The security was fully paid and full consideration was received.
 - ☐ The security was fully paid, but full consideration was not received.
 - ☐ Issued for ATM program.
 - ☐ Other: _____

Details of the Change - Holder #2

- **Registered holder name for whom the change occurred:** 102 Equity Compensation Management
- **Identification type:** Registration number at Israeli Registrar of Companies
- **ID number:** 515020428
- **Nature of change:** Redemption of options
- **Date of change:** 08/01/2026
- **Carried out via clearing house:** Yes
- **Type and name of affected security:** REIT 1 Other Warrants
- **TASE Security Number:** 1133404
- **Holder's security balance in last report:** 5,064,570
- **Holder's security balance after the change:** 4,990,161
- **Total quantity in which there was an increase/decrease:** 74,409
- **Is this grant of rights to purchase shares?:** No
- **Total consideration for securities issued:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares from full exercise/conversion:** _____
- **Total additional proceeds from full exercise/conversion:** _____
- **Period during which the securities are exercisable:** _____
- **From date:** _____ **To date:** _____
- **The allotted securities will be listed for trading:** _____
- **The allocation is a continuation of:** _____ **Published on:** _____ **Reference number:** _____
 - ☐ The security was fully paid and full consideration was received.
 - ☐ The security was fully paid, but full consideration was not received.
 - ☐ Issued for ATM program.
 - ☒ Other: Redemption of cashless options.

Explanations:

- 1. If the change affects more than one security, detail the effect for each security in a separate line.
- 2. Change date: all changes of the same type, in the same security, performed on one day, are summarized in one line. For this purpose, distinguish between changes conducted via the clearing house and those performed directly in the company's records.
- 3. For decrease, add the “-” sign.
- 4. In all quantity fields, fill in the quantity of securities, not NIS par value.

3. Main Register of Shareholders as of Reporting Date

#	Name of Registered Shareholder	ID Type	ID Number	TASE Security Number	Type and Par Value of Shares	Number of Shares	Holder as Trustee?
1	The Nominee Company of Tel Aviv Stock Exchange Ltd.	Registration number in Israel	515736817	1098920	Ordinary Shares 1 NIS	201,236,860	No

4. Attached is a shareholders register file as per Section 130 of the Companies Law, 1999.

5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bond holders

[08012026_isa.pdf](#)

Details of Authorized Signatories for the Corporation

#	Name	Position
1	Shmuel Rofa	CEO
2	Aviram Benasuli	CFO

Explanation: As per Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by the authorized signatories of the corporation. A staff position paper on the matter can be found at the ISA website: [Click here](#)

Further Information

- **Previous names of reporting entity:** (none)
- **Reported by (electronic):** Guy Wiskopf | Position: Accountant | Company: -
- **Address:** Nechoshet 6, Tel Aviv 69710
Phone: 03-7686700
Fax: 03-7686710
Email: guyw@reit1.co.il
- **Corporate Email:** reit1@reit1.co.il
- **Company Website:** www.Reit1.co.il

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

Form structure updated on: 06/08/2024