

REIT 1 LTD

Registry Number: 513821488

To: Securities Authority
To: Tel Aviv Stock Exchange Ltd.

Form Number: T076 (Public)

Date Transmitted to MAGNA: 11/01/2026

Authority Email: www.isa.gov.il

TASE Email: www.tase.co.il

Reference: 2026-01-004835

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 intended to report a change in holdings in securities of the reporting corporation only. To report a change in holdings of securities of a subsidiary whose activity is material to the reporting company, use Form T121.

1. Details of the Holder

- **Name of Corporation/Last Name and First Name of Holder:** Dror Gad
- **Name in English (as registered):** Dror Gad
- **Type of I.D.:** Identity Card Number
- **Holder I.D.:** 022359087
- **Type of Holder:** Director/CEO
- **Does the hedge fund have the right to appoint a director or representative to the board:** _____
- **Is the holder representing other shareholders for this report:** No
- **Name of controlling shareholder of the interested party:** -
- **I.D. of controlling shareholder:** -
- **Citizenship/Country of incorporation or registration:** Individual with Israeli citizenship
- **Country of citizenship/incorporation/registration:** _____
- **TASE security number:** 1133404
- **Name and type of security:** Warrants (unlisted) for shares
- **Nature of change:** Decrease
- **Nature of decrease:** In securities convertible due to conversion to shares or redemption
- **Is the change in one transaction or multiple (aggregate change):** Multiple transactions
- **Date of change:** 08/01/2026
- **Transaction rate:** 2,880 Agorot
- **Are they dormant shares or securities convertible to dormant shares:** No
- **Previous securities balance:** 2,195,429
- **Holding percentage (same type) in previous report:** 43.35%
- **Change in number of securities:** -22,827
- **Current balance (number of securities):** 2,172,602
- **Current holding percentage:** 43.54%
- **Holding percentage after change (capital):** 0.84%
- **Holding percentage after change (voting power):** 0.84%

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

- **Holding percentage after full dilution (capital):** 1.87%
- **Holding percentage after full dilution (voting power):** 1.87%
- **Note number:** 1

2. Details of the Holder (Second Change)

(Same as above; key differences:)

- **Date of change:** 09/01/2026
- **Transaction rate:** 2,874 Agorot
- **Previous securities balance:** 2,172,602
- **Previous holding percentage:** 43.54%
- **Change in number of securities:** -12,974
- **Current balance:** 2,159,628
- **Current holding percentage:** 43.28%
- **Holding percentage after full dilution (capital):** 1.86%
- **Holding percentage after full dilution (voting power):** 1.86%
- **Note number:** 1

Note: Purchase or sale of shares on the stock exchange via a matched transaction, as defined in section 3 of the TASE bylaws, will be classified as an off-exchange transaction, while providing disclosure in the free text field that the transaction was performed this way.

Note: If the value 'increase due to forced purchase of loaned securities' or 'decrease due to forced sale of loaned securities' is chosen, then loaned securities not returned to lender result in the loan becoming a forced purchase and borrowing a forced sale.

Explanation Notes

Note 1:

Mr. Dror Gad serves as Chairman of the Board of Directors 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 Investments Ltd (hereinafter: "Phoenix Investments"), Dror Gad (Chairman of the Board), and Shmuel Said (company VP).

To the best of the company's knowledge, the controlling shareholder in Phoenix Investments is PHOENIX FINANCIAL LTD (see Form T77 in remarks of holder no. 1). The Management Company provides management and consulting services to the company. The changes resulting from the conversion of securities are by way of cashless exercise of warrants.

1. Was the entire consideration paid at the date of change? Yes

- If not, please state the date payment was completed: _____

2. If the change is by way of loan agreement, provide details regarding end of the loan: _____

Note: Please state holding percentages including all securities held by the interested party.

3. Date and time the corporation first became aware of the event or matter: 11/01/2026 at 12:30

4. Details of actions that caused the change: _____

Authorized Signatories on behalf of the Corporation

#	Signatory Name	Role
1	Shmuel Rofeh	CEO
2	Aviram Benasuli	VP Finance

Note: According to Regulation 5 of the Periodic and Immediate Reports (1970), a report filed pursuant to these regulations must be signed by the authorized signatories of the corporation. Staff position available at the Securities Authority site: [Click here](#).

Additional Information

Previous document references on this subject (list does not constitute a reference by inclusion): None

Tel Aviv Stock Exchange

Securities of the corporation are listed for trade on the TASE.

TASE Short Name: REIT 1

Address: 6 Nehoshet St., Tel Aviv 69710

- **Phone:** 03-7686700
- **Fax:** 03-7686710
- **Email:** reit1@reit1.co.il
- **Company website:** www.Reit1.co.il

Previous names of reporting entity:

Electronic reporter's name: Guy Viskopf

- **Role:** Treasurer
- **Employing Company:** -
- **Address:** 6 Nehoshet St., Tel Aviv 69710
- **Phone:** 03-7686700
- **Fax:** 03-7686710
- **Email:** guyw@reit1.co.il

Form structure update date: 04/02/2025

[No images were present in the provided document. If images appeared, they would be shown here with their alt text.]