

REIT 1 LTD

Registration number: 513821488

To:	Israel Securities Authority	To:	Tel Aviv Stock Exchange Ltd.	Form Number: T087 (Public)	MAGNA Filing Date: 11/01/2026	Reference: 2026-01-004837
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Capital Structure, Grant of Rights to Purchase Shares, and Securities Registers of the Corporation and the Changes Therein

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 the Change:

Redeeming options (not listed) into shares.

Explanation: A brief description of the nature of the change is required.

Reference Numbers of previous related reports: __, __, __.

1. Register of Securities of the Corporation after the Change

Name & Type of Security	Security No. on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity recorded under Nominee Company
Ordinary Shares	1098920	300,000,000	Last report: 201,236,860 Current: 201,255,413	201,255,413
REIT 1 OTHER WARRANTS	1133404	0	Last report: 4,990,161 Current: 4,952,360	0
BONDS (Series 5)	1136753	0	Last report: 721,914,762 Current: 721,914,762	721,914,762
BONDS (Series 6)	1138544	0	Last report: 738,093,843 Current: 738,093,843	738,093,843
Commercial Papers (Series 5)	1156553	0	Last report: 450,000,000 Current: 450,000,000	450,000,000
BONDS (Series 7)	1171271	0	Last report: 1,349,485,575 Current: 1,349,485,575	1,349,485,575
BONDS (Series 8)	1224096	0	Last report: 140,000,000 Current: 140,000,000	140,000,000

Explanation: All securities of the company must be detailed, including unlisted securities.

2. The corporation hereby reports that:

- On date: 11/01/2026

There was a change in the amount and in the register of security holders (including rights to purchase shares) of the corporation as a result of:

- Description of the nature of the change: Redeeming options (not listed) into shares.

Explanation: All details of the transaction or action that caused the change in the corporation's securities must be described.

Changes per holder:

- **Registered holder for which the change applied:** The Company for Registration of the Tel Aviv Stock Exchange Ltd.
 - ID Type: Company Registrar Number in Israel
 - ID Number: 515736817
 - Nature of change: Exercise of options
 - Date of change: 11/01/2026
 - Executed via TASE clearing: Yes
 - Type and name of securities changed: REIT 1 ordinary share
 - Security number on TASE: 1098920
 - Balance of holder in last report: 201,236,860
 - Balance after change: 201,255,413
 - Total increase/decrease: 18,553
 - Is this a grant of rights to purchase shares: No
 - Whether consideration was fully received: Security was paid in full and full consideration received.
- **Registered holder for which the change applied:** 102 Equity Compensation Management
 - ID Type: Company Registrar Number in Israel
 - ID Number: 515020428
 - Nature of change: Exercise of options
 - Date of change: 11/01/2026
 - Executed via TASE clearing: Yes
 - Type and name of securities changed: REIT 1 OTHER WARRANTS
 - Security number on TASE: 1133404
 - Balance of holder in last report: 4,990,161
 - Balance after change: 4,952,360
 - Total increase/decrease: 37,801
 - Is this a grant of rights to purchase shares: No
 - Whether consideration was fully received: Other (Explanation: cashless options exercised)

Explanations:

1. If the change affects more than one security, the effect of the change must be shown in a separate line for each security.
2. Date of change – all changes of the same type, in the same security, made on one day, are to be summed up in a single line. In this context – changes executed via TASE clearing and those recorded directly in the company books must be separated.
3. For decrease, a minus sign "-" should be added.
4. In all quantity fields, number of securities must be stated, not NIS par value.

3. Main items from the register of shareholders at the reporting date are as follows:

No.	Name of Registered Shareholder	Identification Type	Identification Number	Security Number on TASE	Type of shares and par value	Quantity of shares	Does holder serve as a trustee
1	The Company for Registration of the Tel Aviv Stock Exchange Ltd.	Company Registrar Number in Israel	515736817	1098920	Ordinary shares 1 NIS	201,255,413	No

4. Attached is a file of the shareholders' register in accordance with Section 130 of the Companies Law, 1999.

5. An updated file of the corporation's securities registers, including the warrants and bond holders register, is attached:
[11012026_isa.pdf](#)

Details of the authorized signatories for the corporation:

No.	Name	Position
1	Shmuel Rofeh	CEO
2	Aviram Benasuli	CFO

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

Securities of the corporation are traded on the Tel Aviv Stock Exchange

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 the reporting entity:

Electronic reporter's name: Guy Wiskopf
Job Title: Accountant
Employing company: -

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

Form structure update date: 06/08/2024

Attachments

- [11012026_isa.pdf](#)

alt: Securities registers file (PDF) detailing warrants, bond holders, etc.