

REIT 1 LTD

Company Number: 513821488

To: Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T121 (Public)
Sent via MAGNA: 13/01/2026
Reference: 2026-01-005891

The company scheduled the report for publication on: 13/01/2026 17:45

Immediate Report for General Material Information

Explanation: Do not use this form when there is a specific designated form for the event being reported.
This reporting form is intended for material reports for which there is no suitable designated form.
Results of an offering should be reported via T20 and not with this form.
A report on credit rating of BONDS or a corporate rating should be submitted via form T125.

Nature of the event:

Considering the possibility of issuing BONDS (Series 8) by way of expanding Series 8 of the company’s BONDS.

Reference numbers of previous reports on the topic:

_____, _____, _____

Free-text Report:

REIT 1 LTD (hereinafter: "the company") is pleased to announce that it is considering a public issuance of BONDS by way of expanding the company's outstanding BONDS (Series 8) ("the BONDS"). The issuance of the BONDS will be conducted through a uniform offering, via a tender on the unit price (with no minimum price in the institutional tender), according to a shelf offering report, which, if published, will be pursuant to the company's shelf prospectus dated February 27, 2023, published on February 26, 2023, and whose validity was extended until February 26, 2026 (reference numbers: 2023-01-020922 and 2025-01-011486, respectively) ("the shelf prospectus").

The publication of the shelf offering report and the issuance of the BONDS, if and as may be carried out as stated, are subject, inter alia, to a decision by the company's Board of Directors regarding the structure, scope, and terms of the issuance, which will be detailed in the shelf offering report and to receiving approval from the Tel Aviv Stock Exchange Ltd. for listing the BONDS for trading.

The company intends to conduct, tomorrow, January 14, 2026, a tender for classified investors (as defined in the Securities Regulations (Methods of Offering Securities to the Public), 2007) ("classified investors"). The classified investors will be entitled to an early commitment fee at the rate of 0.80% of the total proceeds calculated according to the minimum unit price, in respect of those units for which they commit to submit orders as part of the public tender.

For the avoidance of doubt, it is clarified that nothing in the above shall be deemed an indication or create any obligation by the company to carry out the issuance of the BONDS as aforesaid, and the implementation (or non-implementation), scope, and other terms of the issuance are subject to the company's discretion and all as stated in this report above. This report should not be regarded as an offer to the public or an invitation to purchase the company's securities and no person should purchase or commit to purchase the company's securities based on this report.

Attached file: _____

The company is **not** a shell company as defined in the Stock Exchange bylaws.

The date the corporation became aware of the event: 13/01/2026

At the time: 16:00

Details of authorized signatories for the corporation:

	Name	Position
1	Dror Gad	Chairman of the Board
2	Aviram Benasouli	CFO

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

Securities of the corporation are listed for trading 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 reporting entity:

None

Electronic reporter name: Aviram Benasouli
Position: CFO
Employer company name: -

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

Reference numbers of previous documents on the subject (mentioning does not constitute incorporation by reference):
(none provided)

No images were present in the original content.