REIT 1 Ltd.

REIT 1 LTD

Number in the register: 513821488

To: Israel Securities Authority	To: Tel Aviv Stock Exchange Ltd.	T076 (Public)	Filed via MAGNA: 08/02/2026
www.isa.gov.il	www.tase.co.il		Reference: 2026-01-013369

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 for reporting a change in holdings in securities of the reporting corporation only. For reporting a change in holdings in securities of an investee company of the reporting corporation whose activity is material to the activity of the reporting corporation, Form T121 must be used.

1 Name of corporation / surname and first name of the holder: *Dror Gad*

Name of corporation / surname and first name of the holder in English as registered with the Registrar of Companies or in the passport:

Dror Gad

Type of identification number: *Identity card number*

Identification number of the holder: *022359087*

Type of holder: *Director / CEO*

The hedge fund has the right to appoint a director or its representative to the company's board of directors _________

Is the holder acting as a representative for the purpose of reporting several shareholders who hold securities of the corporation together with him: *No*

Name of the controlling shareholder in the interested party -

Identification number of the controlling shareholder in the interested party -

Citizenship / country of incorporation or registration: *Private individual with Israeli citizenship*

Country of citizenship / incorporation or registration: _________

Security number on the stock exchange: *1133404*

Name and type of the security: *Warrants (not listed) for shares*

Nature of the change: *Decrease*_________*in convertible securities due to their conversion into shares or their redemption*

____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in Part Three of the TASE Regulations, shall be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this manner.

Is this a change in a single transaction or in several transactions (cumulative change): *Single transaction*

Date of change: *06/02/2026*

Transaction price: *2,880* Currency *agorot*

Whether these are dormant shares or securities convertible into dormant shares: *No*

Balance (in quantity of securities) in the last report: *1,899,628* Holding percentage of all securities of the same type in the last report: % *38.36*

Change in quantity of securities: *100,000-*

Current balance (in quantity of securities): *1,799,628* Current holding percentage of all securities of the same type: %

38.42

Holding percentage after the change: In equity: % *0.92* In voting power: % *0.92*
Explanation: The holding percentage after the change does not relate to convertible securities.

Holding percentage after the change on a fully diluted basis: In equity: % *1.77* In voting power: % *1.77*

Note no. 1

2 Name of corporation / surname and first name of the holder: *Dror Gad*

Name of corporation / surname and first name of the holder in English as registered with the Registrar of Companies or in the passport:
Dror Gad
Type of identification number: *Identity card number*

Identification number of the holder: *022359087*

Type of holder: *Director / CEO*
The hedge fund has the right to appoint a director or its representative to the company's board of directors _________

Is the holder acting as a representative for the purpose of reporting several shareholders who hold securities of the corporation together with him: *No*

Name of the controlling shareholder in the interested party -

Identification number of the controlling shareholder in the interested party -

Citizenship / country of incorporation or registration: *Private individual with Israeli citizenship*

Country of citizenship / incorporation or registration: _________

Security number on the stock exchange: *1098920*

Name and type of the security: *REIT 1 ordinary share*

Nature of the change: *Increase*in shares due to conversion of securities_________

____

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in Part Three of the TASE Regulations, shall be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this manner.

Is this a change in a single transaction or in several transactions (cumulative change): *Single transaction*

Date of change: *06/02/2026*

Transaction price: *2,880* Currency *agorot*

Whether these are dormant shares or securities convertible into dormant shares: *No*

Balance (in quantity of securities) in the last report: *1,808,370* Holding percentage of all securities of the same type in the last report: % *0.90*

Change in quantity of securities: *49,021+*

Current balance (in quantity of securities): *1,857,391* Current holding percentage of all securities of the same type: % *0.92*

Holding percentage after the change: In equity: % *0.92* In voting power: % *0.92*
Explanation: The holding percentage after the change does not relate to convertible securities.

Holding percentage after the change on a fully diluted basis: In equity: % *1.77* In voting power: % *1.77*

Note no. 1

Note: If the value "increase due to forced purchase of borrowed securities" or the value "decrease due to forced sale of borrowed securities" is selected, then borrowed securities that were not returned to the lender and therefore the lending transaction became a forced purchase and the lending transaction became a forced sale.

No.	Note
1	*The changes arising from the conversion of securities are by way of cashless exercise of warrants. Mr. Dror Gad serves as Chairman of the Company's Board of Directors, and is a shareholder and director in REIT 1 Management Services Ltd. (hereinafter: the "Management Company"). The Management Company provides the Company with management and consulting services. Part of the shares held by Dror Gad are held by a private company owned by him. In addition, NIS 122,059 par value of the Company's shares are held for him in trust by a trustee, and shall be blocked until the end of five years from the date of their allocation to the Management Company or until the end of the management agreement, whichever is earlier, and then they will be transferred from the trustee to the holder. For further details regarding the holder see holder nos. 22-23 in the report on holdings of interested parties / officers as of 31.12.25 (reference 2026-01-004128)*

1. Was all the consideration paid on the date of the change *Yes*

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

____

2. If the change is by way of signing a loan agreement, please specify details regarding the manner of termination of the loan:

____

Explanation: The holding percentages should be stated taking into account all securities held by the interested party.

3. The date and time on which the corporation first became aware of the event or matter *08/02/2026* at *19:30*

4. Details of the actions that caused the change _________

Details of the authorized signatories to sign on behalf of the corporation:

	Name of signatory	Position
1	Shmuel Rofe	*General Manager* _________
2	Aviram Benasouli	*Chief Financial Officer* _________

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report submitted pursuant to these regulations shall be signed by the persons authorized to sign on behalf of the corporation. The staff position on this matter can be found on the Authority's website: Click here .

Reference numbers of previous documents on the subject (the reference does not constitute inclusion by way of reference):

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

Date of form structure update: 04/02/2025

Short name: REIT 1

Address: HaNechoshet6 , Tel Aviv69710 Telephone: 03-7686700 , Fax: 03-7686710

Email: reit1@reit1.co.il Company website:www.Reit1.co.il

Previous names of the reporting entity:

Name of electronic reporter: Guy ViskopfPosition: ControllerName of employing company: -

Address: HaNechoshet6 , Tel Aviv69710Telephone: 03-7686700Fax: 03-7686710Email: guyw@reit1.co.il