REIT 1 Ltd.

REIT 1 LTD

Registrar number: 513821488

To: Israel Securities Authority www.isa.gov.il
To: Tel Aviv Stock Exchange Ltd. www.tase.co.il
T087 (Public)
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Share capital status, grant of rights to purchase shares and the registers of the corporation's securities and the changes therein

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

Nature of the change: Exercise of (unlisted) warrants into shares and private placement of shares

Explanation: Describe briefly the nature of the change

Reference numbers of previous reports on the matter: _________, _________, _________.

1. The corporation's securities position after the change:

Name and type of security	Security No. on the Stock Exchange	Amount in registered capital	Issued and paid-up capital: Amount in last report	Issued and paid-up capital: Current amount	Amount registered in the name of the Registration Company
Ordinary shares	*1098920*	*300,000,000*	*201,388,039*	*201,496,253*	*201,496,253*
REIT 1 Other Warrants	*1133404*	*0*	*4,684,206*	*4,584,206*	*0*
BONDS (Series 5')	*1136753*	*0*	*721,914,762*	*721,914,762*	*721,914,762*
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*
BONDS (Series 7')	*1171271*	*0*	*1,349,485,575*	*1,349,485,575*	*1,349,485,575*
BONDS (Series 8')	*1224096*	*0*	*450,062,000*	*450,062,000*	*450,062,000*

Explanation: Specify all the company's securities, including securities not listed for trading.

2. The corporation announces that:

On date 09/02/2026

From date _________ to date _________

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

Description of the nature of the change Exercise of (unlisted) warrants into shares and private placement of shares

Explanation: Describe all the details of the transaction or action by reason of which there was a change in the corporation's securities.

1

Name of registered holder in respect of whom the change occurred: *The Registration Company of the Tel Aviv Stock Exchange Ltd.*

Type of identification number: *Number in the Israeli Registrar of Companies* Identification number: *515736817*

Nature of the change: Exercise of warrants _________

Date of change: *09/02/2026* Executed via the Stock Exchange Clearing House: *Yes*

Type and name of security in which change occurred: *REIT 1 ordinary share*

Security No. on the Stock Exchange: *1098920*

Balance of holder in the security in last report: *201,388,039*

Holder's balance in this security after the change: *201,437,060*

Total quantity of securities in which there was a decrease/increase: *49,021*

Is this a grant of rights to purchase shares *No*

Total consideration for securities that were allotted: _________

Stock Exchange number of the share that will result from the exercise of the security: _________

Number of shares that will result from full exercise/conversion of the security: _________

Total exercise premium to be received from full exercise/conversion of the security into shares:

____

The period during which the security may be exercised: _________

From _________to _________

The allotted securities will be registered for trading: _________

The said allotment of securities is further to _________published on _________and its reference number is _________

- ☐ The security has been fully paid up and the consideration has been fully received.
- ☐ The security has been fully paid up, but the consideration has not been fully received.
- ☐ Issued for an ATM program
- ☐ Other.

____

Name of registered holder in respect of whom the change occurred: *102 Equity Compensation Management*

2

Type of identification number: *Number in the Israeli Registrar of Companies*Identification number: *515020428*

Nature of the change: Exercise of warrants _________

Date of change: *09/02/2026*Executed via the Stock Exchange Clearing House: *Yes*

Type and name of security in which change occurred: *REIT 1 Other Warrants*

Security No. on the Stock Exchange: *1133404*

Balance of holder in the security in last report: *4,684,206*

Holder's balance in this security after the change: *4,584,206*

Total quantity of securities in which there was a decrease/increase: *100,000*

Is this a grant of rights to purchase shares *No*

Total consideration for securities that were allotted: _________

Stock Exchange number of the share that will result from the exercise of the security: _________

Number of shares that will result from full exercise/conversion of the security: _________

Total exercise premium to be received from full exercise/conversion of the security into shares:

____

The period during which the security may be exercised: _________

From _________to _________

The allotted securities will be registered for trading: _________

The said allotment of securities is further to _________published on _________and its reference number is _________

- ☐ The security has been fully paid up and the consideration has been fully received.
- ☐ The security has been fully paid up, but the consideration has not been fully received.
- ☐ Issued for an ATM program
- ☐ Other.

Cashless exercise of warrants

3

Name of registered holder in respect of whom the change occurred: *The Registration Company of the Tel Aviv Stock Exchange Ltd.*

Type of identification number: *Number in the Israeli Registrar of Companies*Identification number: *515736817*

Nature of the change: Private placement _________

Date of change: *09/02/2026*Executed via the Stock Exchange Clearing House: *Yes*

Type and name of security in which change occurred: *REIT 1 ordinary share*

Security No. on the Stock Exchange: *1098920*

Balance of holder in the security in last report: *201,437,060*

Holder's balance in this security after the change: *201,496,253*

Total quantity of securities in which there was a decrease/increase: *59,193*

Is this a grant of rights to purchase shares *No*

Total consideration for securities that were allotted: _________

Stock Exchange number of the share that will result from the exercise of the security: _________

Number of shares that will result from full exercise/conversion of the security: _________

Total exercise premium to be received from full exercise/conversion of the security into shares: _________

The period during which the security may be exercised: _________

From _________to _________

The allotted securities will be registered for trading: _________

The said allotment of securities is further to _________published on _________and its reference number is _________

- ☐ The security has been fully paid up and the consideration has been fully received.
- ☐ The security has been fully paid up, but the consideration has not been fully received.
- ☐ Issued for an ATM program
- ☐ Other.

____

Explanations:

1. If the change affects more than one security, specify the effect of the change in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, carried out on one day, shall be summarized in one row. For this matter – changes carried out via the Stock Exchange Clearing House must be separated from those carried out directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, fill in the quantity of securities and not NIS par value.

There was a change only in the register of holders of the corporation's securities **(without a change in the quantity of the corporation's securities)** as a result of:

Description of the nature of the change _________

Explanation: Describe all the details of the transaction or action by reason of which there was a change in the register

1 Name of registered holder in respect of whom the change occurred: _________

Type of identification number: _________ Identification number: _________

Date of change: _________ Executed via the Stock Exchange Clearing House: _________

Type and name of security in which change occurred:

____

Security No. on the Stock Exchange: _________

Quantity of change: _________

Holder's balance in this security after the change: _________

3. Main details of the shareholders' register as of the report date are as follows:

No.	Name of registered shareholder	Type of identification number	Identification number	Security number on the Stock Exchange	Type of shares and their par value	Number of shares	Whether holds the shares as trustee
1	*The Registration Company of the Tel Aviv Stock Exchange Ltd.*	*Number in the Israeli Registrar of Companies*	*515736817*	*1098920*	*Ordinary shares NIS 1*	*201,496,253*	*No*

4. Attached is a file of the shareholders' register in accordance with the provisions of Section 130 of the Companies Law, 5759 - 1999 _________

5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of BONDS holders *09022026_isa.pdf*

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

	Name of signatory	Position
1	Shmuel Rohaf	*Chief Executive Officer* _________
2	Aviram Banasuli	*Chief Financial Officer* _________

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted pursuant to these regulations shall 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 .

Reference numbers of previous documents on the matter (the reference does not constitute incorporation by reference):

The corporation's securities are listed for trading on the Tel Aviv Stock Exchange Date of form structure update: 06/08/2024

Short name: REIT 1

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E-mail: reit1@reit1.co.il Company website:www.Reit1.co.il

Previous names of reporting entity:

Name of electronic reporter: Weiskopf GuyPosition: ControllerName of employing company: -

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