

Reit 1 Ltd.
REIT 1 LTD
Registration number: 513821488

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. T126 (Public) Filed via MAGNA: 12/05/2026
www.isa.gov.il www.tase.co.il Reference: 2026-01-044025

The corporation will schedule the report for publication on 13/05/2026 08:05
Report on a corporation’s liabilities by maturity dates
Regulations 9D and 38E of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting period: 31/03for the year *Current year*2026

Below is a breakdown of the corporation’s liabilities by maturity dates:

A. BONDS issued to the public by the reporting corporation and held by the public, excluding such BONDS held by the corporation’s parent company, its controlling shareholder, companies controlled by any of them or companies controlled by the corporation – based on data from the corporation’s separate financial statements (“solo” statements) (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	441,590	0	0	0	0	0	0	110,615	552,205
Second year	450,652	0	0	0	0	0	0	93,507	544,159
Third year	429,043	0	0	0	0	0	0	76,217	505,260
Fourth year	407,435	0	0	0	0	0	0	63,049	470,484
Fifth year and thereafter	1,837,769	0	0	0	0	0	0	184,725	2,022,494
Total	3,566,489	0	0	0	0	0	0	528,113	4,094,602

B. Private BONDS and non-bank credit, excluding BONDS or credit granted by the corporation’s parent company, its controlling shareholder, companies controlled by any of them or by the corporation – based on data from the corporation’s separate financial statements (“solo” statements) (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	0	450,000	0	0	0	0	0	19,125	469,125
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and thereafter	0	0	0	0	0	0	0	0	0
Total	0	450,000	0	0	0	0	0	19,125	469,125

C. Bank credit from banks in Israel – based on data from the corporation’s separate financial statements (“solo” statements) (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	0	230,000	0	0	0	0	0	12,480	242,480
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and thereafter	0	0	0	0	0	0	0	0	0
Total	0	230,000	0	0	0	0	0	12,480	242,480

D. Bank credit from banks abroad – based on data from the corporation's separate financial statements ("solo" statements)
(in NIS thousands)

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E. Summary table for tables A–D, total bank, non-bank credit and BONDS – based on data from the corporation’s separate financial statements (“solo” statements) (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	441,590	680,000	0	0	0	0	0	142,220	1,263,810
Second year	450,652	0	0	0	0	0	0	93,507	544,159
Third year	429,043	0	0	0	0	0	0	76,217	505,260
Fourth year	407,435	0	0	0	0	0	0	63,049	470,484
Fifth year and thereafter	1,837,769	0	0	0	0	0	0	184,725	2,022,494
Total	3,566,489	680,000	0	0	0	0	0	559,718	4,806,207

F. Off-balance sheet credit exposure (for financial guarantees and commitments to provide credit) – based on data from the corporation's separate financial statements ("solo" statements) (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	22,816	13,904	0	4,022	0	0	0	0	40,742
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and thereafter	0	0	0	0	0	0	0	0	0
One-time commitment	0	0	0	0	0	0	0	0	0
Total	22,816	13,904	0	4,022	0	0	0	0	40,742

G. Off-balance sheet credit exposure (for financial guarantees and commitments to provide credit) of all consolidated companies, excluding companies that are reporting corporations and excluding data of the reporting corporation that were entered in table F above (in NIS thousands)

Principal payments	
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[illegible]

H. Total balances of bank credit, non-bank credit and BONDS of all consolidated companies, excluding companies that are reporting corporations and excluding data of the reporting corporation that were entered in tables A–D above (in NIS thousands)

Principal payments									
	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	4,931	134,991	0	0	0	0	0	21,778	161,700
Second year	4,949	181,531	0	0	0	0	0	9,957	196,437
Third year	4,949	1,467	0	0	0	0	0	2,967	9,383
Fourth year	56,738	15,100	0	0	0	0	0	2,073	73,911
Fifth year and thereafter	0	0	0	0	0	0	0	0	0
Total	71,567	333,089	0	0	0	0	0	36,775	441,431

I. Credit balances granted to the reporting corporation by the parent company or controlling shareholder and BONDS
balances issued by the reporting corporation held by the parent company or the controlling shareholder (in NIS thousands):

[illegible]

J. Credit balances granted to the reporting corporation by companies controlled by the parent company or the controlling shareholder and not controlled by the reporting corporation, and BONDS balances issued by the reporting corporation held by companies controlled by the parent company or the controlling shareholder and not controlled by the reporting corporation (in NIS thousands):

[illegible]

K. Credit balances granted to the reporting corporation by consolidated companies and BONDS balances issued by the reporting corporation held by consolidated companies (in NIS thousands):

Principal payments	
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	Shekel, CPI linked	Shekel, not CPI linked	Euro	US Dollar			Other	Gross interest payments (before tax withholding)	Total by years
First year	0	0	0	0	0	0	0	0	0
Second year	0	0	0	0	0	0	0	0	0
Third year	0	0	0	0	0	0	0	0	0
Fourth year	0	0	0	0	0	0	0	0	0
Fifth year and thereafter	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

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

	Name of signatory	Position
1	Shmuel Rofa	Chief Executive Officer
2	Aviram Benasuli	Chief Financial Officer

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

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

The corporation’s securities are listed for trading on the Tel-Aviv Stock Exchange Form structure update date: 04/02/2025
Short name: Reit 1
Address: Hanechoshet6 , Tel Aviv69710 Telephone: 03-7686700 , Fax: 03-7686710
E-mail: reit1@reit1.co.il Company website:www.Reit1.co.il

Previous names of reporting entity:

Name of electronic reporter: Benasuli AviramPosition: Chief Financial OfficerEmployer company name: -
Address: Hanechoshet 6 , Tel Aviv69710Telephone: 03-7686700Fax: 03-7686710E-mail: aviram@reit1.co.il