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SUMMIT REAL ESTATE HOLDINGS LTD

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Registration number: 520043720

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form T125 (Public) Transmitted via MAGNA: 17/08/2025 Israel Securities Authority: www.isa.gov.il Tel Aviv Stock Exchange: www.tase.co.il Reference: 2025-01-061040

Immediate Report on the Rating of Debentures / Corporate Rating or Termination of Rating

On 17/08/2025, Midroog published: _____

- Rating report/notice **Updated**
- Notice of rating termination

1. Rating report or notice

- Corporate rating: _____ Notes/Essence of the notice: _____

Rating history in the 3 years prior to the rating/notice:

Date	Subject of Rating	Rating	Notes / Essence of Notice
_____	_____	_____ _____	_____ _____

Explanation: In the rating history, only the rating history of the rating company subject to this immediate report should be detailed.

- Rating of the corporation's debentures:

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Name and Type of Security	Security Number	Rating Company	Current Rating	Notes / Essence of Notice
Debentures (Series 14 (New Series))	_____	Midroog _____	Midroog _____ _____ _____ Aa2.il stable	Other Rating action - rating for new series

Rating history in the 3 years prior to the rating/notice:

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Name and Type of Security	Security Number	Date	Type of Rated Security	Rating	Notes / Essence of Notice
Debentures (Series 6)	1130939	06/06/2023	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 7)	1133479	06/06/2023	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 8)	1138940	06/06/2023	Debentures	Midroog _____ Aa1.il stable	Rating confirmation _____
Debentures (Series 10)	1143395	06/06/2023	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 12)	1183920	06/06/2023	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 12)	1183920	13/07/2023	Debentures	Midroog _____ Aa2.il stable	Other Rating action - rating for series expansion
Debentures (Series 12)	1183920	16/07/2023	Debentures	Midroog _____ Aa2.il stable	Other Rating action - rating for series expansion

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Name and Type of Security	Security Number	Date	Type of Rated Security	Rating	Notes / Essence of Notice
Debentures (Series 12)	1183920	16/07/2023	Debentures	Midroog _____ Aa2.il stable	Other Rating action - rating for series expansion
Debentures (Series 7)	1133479	10/06/2024	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 8)	1138940	10/06/2024	Debentures	Midroog _____ Aa1.il stable	Rating confirmation _____
Debentures (Series 10)	1143395	10/06/2024	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 12)	1183920	10/06/2024	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (New Series)	_____	10/06/2024	Debentures	Midroog _____ Aa2.il stable	Other Rating action - rating for new series
Commercial Papers (Series 2)	_____	09/07/2024	Commercial Papers	Midroog _____ P- 1.il None / NOO	Initial rating _____

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Name and Type of Security	Security Number	Date	Type of Rated Security	Rating	Notes / Essence of Notice
Commercial Papers (Series 2)	_____	11/07/2024	Commercial Papers	Midroog _____ _____ P- 1.il None / NOO	Other Update of rating action for CP Series 2
Debentures (Series 12)	1183920	30/03/2025	Debentures	Midroog _____ _____ Aa2.il stable	Other Rating action - rating for series expansion
Debentures (Series 12)	1183920	01/04/2025	Debentures	Midroog _____ _____ Aa2.il stable	Other Rating action - rating for series expansion
Commercial Papers (Series 3)	_____	30/06/2025	Commercial Papers	Midroog _____ _____ P- 1.il None / NOO	Initial rating _____
Commercial Papers (Series 3)	_____	06/07/2025	Commercial Papers	Midroog _____ _____ P- 1.il None / NOO	Other Rating confirmation
Debentures (Series 8)	1138940	07/08/2025	Debentures	Midroog _____ _____ Aa1.il stable	Rating confirmation _____
Debentures (Series 10)	1143395	07/08/2025	Debentures	Midroog _____ _____ Aa2.il stable	Rating confirmation _____

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Name and Type of Security	Security Number	Date	Type of Rated Security	Rating	Notes / Essence of Notice
Debentures (Series 12)	1183920	07/08/2025	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Debentures (Series 13)	1208495	07/08/2025	Debentures	Midroog _____ Aa2.il stable	Rating confirmation _____
Commercial Papers (Series 3)	1224914	07/08/2025	Commercial Papers	Midroog _____ _____ P- 1.il None / NOO	Rating confirmation _____

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Attached is the rating report:

SUMMIT_REAL_ESTATE_HOLDINGS_Rating_Action_17082025-PDFUA_isa.pdf

2. On _____, _____ announced _____ the termination of rating for: _____

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Amir Sagie	CEO and Director

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

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

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

Form structure update date: 06/08/2024

Short name: SUMMIT

Address: Andrei Sakharov 3, Haifa 31905 Phone: 04-8408091, Fax: 04-8408092

Email: amirs@smt.co.il

Previous names of the reporting entity: Hail Holdings (1965) Ltd.

Electronic reporter name: Sagie Amir Position: CEO Employer company name:

Address: Andrei Sakharov 3, Haifa 3508409 Phone: 04-8408091, Fax: 04-8408092 Email: amirs@smt.co.il