

SUMMIT REAL ESTATE HOLDINGS LTD

Registration Number: 520043720

To: Securities Authority

www.isa.gov.il

To: Tel Aviv Stock Exchange Ltd.

www.tase.co.il

Form Number: T053 (Public)

Sent via MAGNA: 12/01/2026

Reference: 2026-01-005033

Immediate Report on an Event or Matter that Deviates from the Corporation's Ordinary Business

Regulation 36 to Securities Regulations (Periodic and Immediate Reports), 1970

The results of an issuance must be reported in form T20 and not in this form.

Report on bond rating or company rating must be submitted with form T125.

Report on:

- ☐ Delayed submission

Nature of the event:

Acquisition of a residential buildings portfolio in New York

1. Following the immediate report dated 25.12.2025 (reference 2025-01-103477), regarding an offer to purchase a portfolio of 5,150 apartments in New York, the company is honored to announce that on January 9, 2026, it was declared as the winner in the tender to purchase the portfolio for a total of 451.3 million dollars. The transaction is subject to court approval.

2. Date and time the corporation first learned of the event or matter: 09/01/2026 at 23:00.

3. If the report was delayed—the reason for the delayed submission:

4. On the date ____ at ____ the impediment to reporting was removed.

5. The company is a shell company as defined in the Stock Exchange regulations: []

Details of the authorized signatories on behalf of the corporation:

#	Name	Role	Other roles
1	Amir Sagie	CEO and Director	

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

Previous reference numbers on the subject (their mention does not constitute incorporation by reference):

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

Short name: Summit

Address: 3 Andrei Sakharov St., Haifa 31905

Phone: 04-8408091, **Fax:** 04-8408092

Email: amirs@smt.co.il

Former names of the reporting entity: Hayal Holdings (1965) Ltd.

Electronic report signatory: Sagie Amir | Position: CEO

Company address: 3 Andrei Sakharov St., Haifa 3508409

Phone: 04-8408091 | **Fax:** 04-8408092 | **Email:** amirs@smt.co.il

There are no images in the provided document.