

**M. Yohananof & Sons (1988) Ltd.**

("the Company")

To:

February 17, 2026

Securities Authority

Via MAGNA

To:

Tel Aviv Stock Exchange Ltd.

Via MAGNA

Dear Sir/Madam,

**Subject: Joint Winning of a Tender to Purchase Land in Beer Sheva**

The Company is honored to announce that it, together with the real estate investment fund JTLV<sup>1</sup> ("the Partner"), won, in a joint bid in equal parts (50-50), a tender by the Israel Land Authority for the purchase of land in the 'Pisgat Ramot' neighborhood in Beer Sheva, with a total area of approximately 10 dunams, intended for commerce ("the Land"), at a cost of approximately NIS 35.9 million (the Company's share is approximately NIS 18 million), plus VAT. Additionally, development levies apply to the Land in the amount of approximately an additional NIS 33.7 million (the Company's share is approximately NIS 17 million), including VAT.

The Partner and the Company are expected to enter into a joint venture agreement later to regulate their rights in connection with the joint promotion of initiation, planning, and execution, in equal parts as stated, of a project to establish a commercial center on the Land, which may also include a sales store of the Company. According to the approved construction plan for the Land, approximately 10 thousand sq.m. for commerce (primary and service) can be built on it, as well as approximately 4 thousand sq.m. (service) in underground floors.

It is clarified that the Company and the Partner have not yet begun planning procedures and therefore the Company cannot estimate the areas of the commercial center to be built and the area of the store at this time, and consequently, the construction costs for them. It should be emphasized in this context that the Company and the Partner have not yet entered into a lease agreement with the Israel Land Authority regarding the Land, have not yet entered into an agreement to regulate their rights as owners as stated above, and that they have not yet begun the construction planning procedures on the Land, have not yet submitted any application in the matter, and have not yet been granted a permit to do so.

**It is clarified that the completion of the aforementioned land purchase, entering into a 'joint venture' agreement and establishing a commercial center, and other information as stated, constitute forward-looking information (as defined in the Securities Law, 1968); there is no certainty of their occurrence, they are not under the sole control of the Company, and their actual realization may be materially different from what is planned, among other things, as a result of difficulties and/or conditions in obtaining building permits and/or additional approvals from various authorities required for the completion of the planned project on the Land.**

Sincerely,

**M. Yohananof & Sons (1988) Ltd.**

Signed by: Oz Yosef, CFO  
Hezi Sidon, Legal Department Manager and Company Secretary

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<sup>1</sup> JTLV 3 (Commercial Centers) Limited Partnership.