This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer. .

Ashtrom Group Ltd.

("the Company")

November 24, 2026

To

Israel Securities Authority

www.isa.gov.il

To

The Tel Aviv Stock Exchange Ltd.

www.tase.co.il

Subject: Addition of entities from the Clal Group (20%) to the transaction for investment in Ashtrom Residential for Rent

Following the Company's immediate reports[1] regarding the signing of an agreement with entities from the Migdal Insurance Company Ltd. group in connection with the purchase of 20% of the rights in Ashtrom Residential for Rent Limited Partnership, the Company is pleased to announce that on November 23, 2026, the Company, Ashtrom Technologies Ltd. – the general partner of the partnership (hereinafter: "the General Partner"), and Ashtrom Residential for Rent Limited Partnership (hereinafter: "the Partnership"), signed with entities from the Clal Insurance Company group[2], a binding agreement regarding the joining of Clal to the agreement such that Clal will purchase an additional 20% of the rights in the Partnership (hereinafter: "the Agreement" and "the Transaction", as applicable), which reflects a value for the Partnership of approximately NIS 2.3 billion (as of September 30, 2026), and after completion of the transaction, the holding structure in the Partnership will be:

- 60% Ashtrom Group
- 20% Migdal
- 20% Clal

In light of Clal signing the Agreement and subject to its completion, the total consideration to the Company will stand at approximately NIS 900 million (approximately NIS 450 million from each institutional entity). The consideration will be paid to the Company in accordance with the provisions of the Agreement.

For further details regarding the details of the Transaction, the consideration, the management of the Partnership, and closing conditions precedent[3], see the immediate report dated November 11, except for non-material changes (which will also apply in relation to the engagement with Migdal).

Completion Date

According to the Company's estimates, the completion date of the transaction (Migdal and Clal) is expected to take place by the end of 2026, where at that time, in accordance with the provisions of the agreements, the Company is expected to receive approximately NIS 450 million, while the balance of the consideration will be received in accordance with the provisions of the Agreement.

Sincerely,

Ashtrom Group Ltd.

By Avraham Nussbaum, Chairman of the Board and

Gil Giron, CEO and Director

1

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer. .

From August 12, 2026 (Ref No.: 2026-01-075455) (hereinafter: "the Immediate Report of August 12, 2026") and from November 11, 2026 (Ref No. 2026-01-100392) (hereinafter: "the Immediate Report of November 11, 2026"), the content of which is brought in this report by way of reference (hereinafter together: "the Previous Reports").

2 (Clal Insurance Company Ltd. - Nostro ("Clal Insurance Nostro"), Clal Insurance Company Ltd. - yield-dependent policies ("Clal Insurance Policies"), Clal Pension and Provident Ltd. on behalf of pension and provident funds under its management ("Clal Pension and Provident") and "Atudot" - Pension Fund for Employees and Self-Employed Ltd. ("Atudot") (hereinafter together: "Clal").

3 Except in relation to non-material adjustments made and which will apply both in relation to Migdal and in relation to Clal, including updating the exercise price of the non-marketable warrants that the Company will issue as part of the transaction to an exercise price of NIS 68 per warrant and which, as stated, will apply to both Migdal and Clal.