

# AFRICA ISRAEL RESIDENCES LTD

Company Number: 520034760

## To:

- Israel Securities Authority ([www.isa.gov.il](http://www.isa.gov.il))
- Tel Aviv Stock Exchange Ltd ([www.tase.co.il](http://www.tase.co.il))
- Form Number: T077 (Public)
- Submitted on: 07/01/2026
- Reference Number: 2026-01-003279

The corporation will schedule the publication report for: 08/01/2026 08:00

## Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33(c)-(d) to the Securities Regulations (Periodic and Immediate Reports), 1970

Previous references on this subject: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

## Holdings as of 31/12/2025:

A. **Interested Parties in the Corporation** (including CEO and directors, and any other employee holding 5% or more of the issued share capital or voting rights):

Holder Number	Holder Name	Name, Type & Series of Security	Updated Quantity of Securities	Holding Percentage	Fully Diluted Holding (%)
1	Africa Israel Investments Ltd.	Ordinary shares of 1 NIS par value	6,433,197	50.79 (equity), 50.79 (voting)	48.3 (equity), 48.3 (voting)
2	Harel Insurance Investments & Financial Services Ltd.	Ordinary shares of 1 NIS par value	984	0.01, 0.01	0.01, 0.01
3	Harel Insurance Investments & Financial Services Ltd. - Mutual Funds	Ordinary shares of 1 NIS par value	360,619	2.85, 2.85	2.71, 2.71
4	Harel Insurance Investments & Financial Services Ltd. - Pension Funds	Ordinary shares of 1 NIS par value	1,024,975	8.09, 8.09	7.7, 7.7
5	Harel Insurance Investments & Financial Services Ltd.	BONDS (Series 5)	-19.08	_____, _____	_____, _____
6	Harel Insurance Investments & Financial Services Ltd. - Mutual Funds	BONDS (Series 5)	8,052,646.46	_____, _____	_____, _____
7	Harel Insurance Investments & Financial Services Ltd. - Pension Funds	BONDS (Series 5)	29,572,825.83	_____, _____	_____, _____
8	Migdal Insurance & Financial Holdings Ltd. - Participating	Ordinary shares of 1 NIS par value	1,189,171	9.39, 9.39	8.93, 8.93
9	Migdal Insurance & Financial Holdings Ltd. - Mutual Funds	Ordinary shares of 1 NIS par value	273,742	2.16, 2.16	2.06, 2.06
10	Migdal Insurance & Financial Holdings Ltd. - Mutual Funds	BONDS (Series 5)	12,678,743	_____, _____	_____, _____
...	...	...	...	...	...

*Total Interest Holders' Holding: 85.04% (equity, voting); Fully Diluted: 84.99% (equity, voting)*

B. **Senior Officers of the Corporation** (excluding CEO and directors, and excluding any other employee holding 5% or more of the issued share capital or voting rights):

- ☒ Some hold securities of the corporation.

Holder Number	Holder Name	Name, Type & Series of Security	Updated Quantity of Securities	Holding Percentage	Fully Diluted Holding (%)
19	Aharon Frenkel	Non-marketable employee stock options	9,900	0, 0	0.07, 0.07
20	Yossi Ben Eliezer	Non-marketable employee stock options	9,900	0, 0	0.07, 0.07
21	Keren Daniel	Non-marketable employee stock options	7,600	0, 0	0.06, 0.06
22	Tamir Lulu	Non-marketable employee stock options	12,273	0, 0	0.09, 0.09
23	Adi Luski Shiboli	Non-marketable employee stock options	11,009	0, 0	0.08, 0.08
24	Idan Matlin	Non-marketable employee stock options	11,009	0, 0	0.08, 0.08
25	Itamar Pittel	Non-marketable employee stock options	12,492	0, 0	0.09, 0.09

Total Senior Officers' Holding: 0% (equity, voting); Fully Diluted: 0.54% (equity, voting)

Explanations:

1. Must also report holdings of other securities (non-BONDS), including those not listed for trade.
2. If reporting BONDS holdings which are not convertible, you may attach the holding statement as a PDF as per Legal Staff Position 104-21: [Link](#) (alt: Legal Staff Position 104-21 .pdf)
3. If interested parties own more than one type of security in the company, indicate their consolidated holding in one line.
4. This form must detail holdings of all interested parties, including those whose holdings did not change.
5. If the interested party is a controlled company with material activity for the issuer, holdings should be separated as described in the Companies Law.
6. If the interested party is a corporation, indicate the name(s) of ultimate controlling shareholders. If none, indicate the other interested parties.
7. If a senior officer holds 5% or more, their holding should be listed in the "Interested Parties" table.
8. If the interested party or senior officer also holds securities in a significant subsidiary, detail should appear in the "Remarks" field.

Details of the Controlling Shareholder:

- As of report submission, yes, there is a controlling shareholder.
- Controlling Shareholder: Lapidoth Capital Ltd. (Company No. 520022971)
- Was control transferred during the period of the report: No
- Total holding percentage by all controlling shareholders in the company’s equity: 50.79%

Authorized Signatories for the Corporation:

Number	Name	Role
1	Eran Shuster	Company Secretary

Additional Company Information:

- Short Name: Africa Migurim
- Address: Yoni Netanyahu 1G, Or Yehuda 60250
- Phone: 03-7402500, 03-5119340
- Fax: 03-5119301
- Email: [gilc@wblaw.co.il](mailto:gilc@wblaw.co.il)
- Website: [www.africa-israel.co.il/megurim](http://www.africa-israel.co.il/megurim)
- Previous names: Africa Israel Residences Ltd.

---

**Electronic Reporting Details:**

- Electronic reporter: Eran Shuster (Company Secretary)
- Reporter's Employer: Wexler, Bergman & Co., Law Office
- Employer Address: Yehuda Halevi 23, Tel Aviv 65136
- Phone: 03-5119340, Fax: 03-5119394, Email: [erans@wblaw.co.il](mailto:erans@wblaw.co.il)

---

**Securities of the corporation are listed on the Tel Aviv Stock Exchange.**

---

**Form Structure Update Date: 21/10/2025**

---