

AIRPORT CITY LTD

Registry Number: 511659401

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form Number: T126 (Public)

Sent via MAGNA: 26/08/2025

Reference: 2025-01-063620

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e to the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting Period: 30/06 for the current year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public (excluding bonds held by the parent company, controlling shareholder, companies controlled by any of them, or companies controlled by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	830,752	0	0	0	0	0	0	113,633	944,385
Second Year	867,318	0	0	0	0	0	0	95,943	963,261
Third Year	797,274	0	0	0	0	0	0	78,408	875,682
Fourth Year	794,356	0	0	0	0	0	0	60,804	855,160
Fifth Year+	2,605,346	0	0	0	0	0	0	198,517	2,803,863
Total	5,895,046	0	0	0	0	0	0	547,305	6,442,351

B. Private Bonds and Non-Bank Credit (excluding bonds or credit provided by the parent company, controlling shareholder, companies controlled by any of them, or by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	57	0	57
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	57	0	57

C. Bank Credit from Banks in Israel - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

D. Bank Credit from Banks Abroad - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	830,752	0	0	0	0	0	57	113,633	944,442
Second Year	867,318	0	0	0	0	0	0	95,943	963,261
Third Year	797,274	0	0	0	0	0	0	78,408	875,682
Fourth Year	794,356	0	0	0	0	0	0	60,804	855,160
Fifth Year+	2,605,346	0	0	0	0	0	0	198,517	2,803,863
Total	5,895,046	0	0	0	0	0	57	547,305	6,442,408

F. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
One-Time Commitment	7,383	500	0	0	0	0	0	0	7,883
Total	7,383	500	0	0	0	0	0	0	7,883

G. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Table F above (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	0	0	0	0	0	0	0	0	0
Second Year	0	0	0	0	0	0	0	0	0
Third Year	0	0	0	0	0	0	0	0	0
Fourth Year	0	0	0	0	0	0	0	0	0
Fifth Year+	0	0	0	0	0	0	0	0	0
One-Time Commitment	35,665	3,724	0	0	5,685	0	0	0	45,074
Total	35,665	3,724	0	0	5,685	0	0	0	45,074

H. Total Balances of Bank Credit, Non-Bank Credit, and Bonds of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Tables A-D above (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Construction Index	_____	Other	Gross Interest Payments (before tax)	Total by Years
First Year	16,207	96,986	0	0	0	0	0	4,821	118,014
Second Year	112,192	0	0	0	0	0	0	4,531	116,723
Third Year	111,375	0	0	0	0	0	0	2,212	113,587
Fourth Year	0	0	0	0	0	0	0	301	301
Fifth Year+	0	11,473	0	0	0	0	0	301	11,774
Total	239,774	108,459	0	0	0	0	0	12,166	360,399

I. Balances of Credit Granted to the Reporting Corporation by the Parent Company or Controlling Shareholder and Balances of Bonds Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS):

All values are zero.

J. Balances of Credit Granted to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Balances of Bonds Issued by the Reporting Corporation Held by Such Companies (in thousands of NIS):

All values are zero.

K. Balances of Credit Granted to the Reporting Corporation by Consolidated Companies and Balances of Bonds Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS):

All values are zero.

Authorized Signatories for the Corporation:

#	Name	Position
1	Mr. Haim Tsuf	Chairman of the Board
2	CPA Yehuda Menachem Venderolda	CFO

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](#).

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

Short Name: AIRPORT CITY LTD

Address: 8 Granit St., Petah Tikva, P.O. Box 7313, 4951407

Phone: 073-2333900

Fax: 073-2333999

Email: liorp@equital-group.com

Company Website: .

Previous Names of the Reporting Entity: Kiryat Sde HaTeufa Ltd.

Electronic Reporter Name: Lior Papkin

Position: Company Secretary and Internal Compliance Officer

Employer Company Name: Oil Refineries Ltd. (ORL)

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