

AIRPORT CITY LTD

Registry Number: 511659401

To: Israel Securities Authority

To: Tel Aviv Stock Exchange Ltd.

Form T077 (Public)

Transmitted via MAGNA: 15/10/2025

Reference: 2025-01-075467

Immediate Report on the Holdings of Interested Parties and Senior Officers

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

Reference numbers of previous reports on the subject: 2025-01-049914, 2025-01-025606, 2024-01-002153.

Below is the status as of 30/09/2025:

A. Interested Parties in the Corporation (including CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Fully Diluted)
1	EQUITAL LTD.	Ordinary Share	59,245,713	50.82% equity, 50.82% voting	50.54% equity, 50.54% voting
2	AIRPORT CITY LTD	Dormant Ordinary Share	14,938,291	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
3	Harel Insurance Investments & Financial Services Ltd (Nostro)	Ordinary Share	179,553	0.15% equity, 0.15% voting	0.15% equity, 0.15% voting
4	Harel Insurance Investments & Financial Services Ltd (Mutual Funds)	Ordinary Share	2,152,484	1.85% equity, 1.85% voting	1.84% equity, 1.84% voting
5	Harel Insurance Investments & Financial Services Ltd (Provident + Members)	Ordinary Share	7,173,671	6.15% equity, 6.15% voting	6.12% equity, 6.12% voting
...	...	...	...	...	...

Total holding percentage: 66.06% equity, 66.06% voting (fully diluted: 66.06% equity, 66.06% voting)

B. Senior Officers in the Corporation (excluding CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

- ☐ Do not hold securities of the corporation.
- ☒ Below is the status of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Fully Diluted)
30	Yehuda Menachem Van Der Walde	Warrant 11/22	225,073	0.00% equity, 0.00% voting	0.19% equity, 0.19% voting

Total holding percentage: 0% equity, 0% voting (fully diluted: 0.19% equity, 0.19% voting)

Explanations:

1. It is required to report also on the holding of other securities, including those not listed for trading.
2. If the interested party holds more than one type of security in the corporation, the holding percentage (including fully diluted) should be stated considering all securities held by him in a single row only.
3. This form should detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a held company with significant activity for the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in equity and voting), and shares acquired after (dormant shares).
5. If the interested party is a corporation, also state the first name(s) of the ultimate controlling shareholder(s) in this corporation. If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the 'Interested Parties' table as specified in section A above.
7. If the interested party or senior officer also holds securities in a held company whose activities are significant to the corporation, details of these holdings should be provided in the 'Remarks' field in the holder's details.

C. As of the date of this report and according to the law, is there a controlling shareholder in the corporation?

- ☒ Yes
- ☐ No
- ☐ Other: _____

The controlling shareholder in the corporation is:

1. Mr. Chaim Tzuff. For details, see the 'Remarks' section in holder no. 1 above.
 - ID Type: Identity Card Number: 055058093
 - Was control transferred during the period described in the report? No
 - Transfer of control: _____

Total holding percentage (%) in the corporation's equity by all controlling shareholders: 50.82

Details of authorized signatories on behalf of the corporation:

#	Name	Position
1	Lior Pefkin, Adv.	Company Secretary

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) 1970, a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the subject 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

Address: Granit 8, 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 signatory name: Pefkin Lior **Position:** Company Secretary and Internal Compliance Officer **Employer company name:** Israel Oil Company Ltd. **Address:** Granit 8, 7313, Petah Tikva, 4951407 **Phone:** 073-2333900, **Fax:** 073-2333999 **Email:** liorp@equital-group.com

Date of form structure update: 04/02/2025

Glossary:

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- controlling shareholder
- regarding
- commercial papers
- par value
- security
- warrant
- warrants
- results
- partnership
- technology
- ordinary share
- dividend
- agorot
- Participating unit

Note: All company names and glossary terms have been translated as per instructions. No screenshot images included.