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To: Israel Securities Authority Via the Magna system

To: Tel Aviv Stock Exchange Ltd. Via the Maya system

Dear Sir/Madam,

Subject: Results of a Tender for Receiving Early Commitments from Classified Investors

For the Purchase of Bonds (Series 13) and Bonds (Series 14)

Further to the reports of Airport City Ltd. (hereinafter: the Company), dated November 13, 2025, November 26, 2025, and November 27, 2025 (Reference Numbers: 2025-01-087288, 2025-01-092860 and 2025-01-093487, respectively), which are incorporated herein by reference, regarding the examination of the possibility of a public issuance of two new series of bonds, Bonds (Series 13) and Bonds (Series 14) under the Company's shelf prospectus published on May 5, 2025, dated May 6, 2025 (Reference Number: 2025-01-031382), which is also incorporated herein by reference, the Company is pleased to announce the following:

1.

On November 30, 2025, a tender was held for receiving early commitments from classified investors (as defined in Section 1 of the Securities Regulations (Method of Offering Securities to the Public), 2007) (hereinafter: the Institutional Tender and the Classified Investors, respectively) in connection with a possible offering of Bonds (Series 13) and Bonds (Series 14) by way of a uniform public offering, pursuant to the Company's shelf offering report, if and to the extent it is published by the Company. The following are the results of the institutional tender:

2.

Bonds (Series 13):

2.1.

The Bonds (Series 13) were offered in the institutional tender to classified investors in a tender on the interest rate that the bonds will bear, where each unit includes NIS 1,000 par value Bonds (Series 13).

2.2.

The Bonds (Series 13) will not be linked to the consumer price index or to any other index or currency.

2.3.

Within the institutional tender, the classified investors submitted early commitments to purchase 916,182 units of Bonds (Series 13), for a total monetary amount of NIS 916,182,000.

2.4.

The Company intends to accept early commitments from classified investors to purchase 202,770 units of Bonds (Series 13), including NIS 202,770,000 par value Bonds (Series 13), at a maximum annual interest rate of 4.44%, which will constitute in the public tender (if held) the maximum interest rate for Bonds (Series 13).

2.5. At this stage, and in light of the demand in the institutional tender as stated above, the Company intends to offer to the public Bonds (Series 13) for a total of up to NIS 247,523,000 par value Bonds (but not more than NIS 202,770,000 par value).

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3.

BONDS (Series 14'):

3.1.

The BONDS (Series 14') were offered in the institutional tender to classified investors by means of a tender for the interest rate to be borne by the BONDS, whereby each unit includes NIS 1,000 par value of BONDS (Series 14').

3.2.

The BONDS (Series 14') will be linked to the Consumer Price Index published on November 14, 2025 for October 2025.

3.3.

As part of the institutional tender, the classified investors submitted early commitments to purchase 1,073,955 units of BONDS (Series 14'), for a total financial scope of NIS 1,073,955,000.

3.4.

The company intends to accept early commitments from classified investors to purchase 395,127 units of BONDS (Series 14'), including NIS 395,127,000 par value of BONDS (Series 14'), bearing a maximum annual interest rate of 2.8%, which will serve, if a public tender is held, as the maximum interest rate for the BONDS (Series 14').

3.5.

At this stage and in light of the demand in the institutional tender as stated above, the company intends to offer the public BONDS (Series 14') in a total amount of up to NIS 461,253,000 par value of BONDS (but no more than NIS 395,127,000 par value).

- 4.

It should be emphasized that as of the date of the report, there is no certainty regarding the actual execution of the issuance, its scope, its terms, or its date, and that execution of the issuance and the publication of the shelf offering report are subject to receipt of all necessary approvals by law, including the approval of the Tel Aviv Stock Exchange Ltd. for the listing of the BONDS (Series 13') and BONDS (Series 14') for trading, which has not yet been received.

- 5.

Nothing in this report shall constitute any obligation of the company to execute the issuance of BONDS (Series 13') and/or BONDS (Series 14'), nor shall anything herein constitute a public offer and/or invitation to purchase securities of the company.

Respectfully,

Airport City Ltd.

Through Mr. Haim Tsuf, Chairman of the Board and Mr. Yehuda Menachem Vanderwalde, CFO