

AIRPORT CITY LTD

Company Number (Registrar): 511659401

To:

- Israel Securities Authority
- Tel Aviv Stock Exchange Ltd.
- Form Number: T085 (Public)
- Sent in MAGNA: 02/12/2025
- Reference: 2025-01-095805

Immediate Report on the Formation of Dormant Shares in the Issued Share Capital of the Corporation, Change in Their Number or in the Identity of the Holder

Regulation 31(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 33(a) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This change should not also be reported in Form T-76

Reference Numbers of Previous Reports on the Subject: _____, _____, _____.

We hereby report that on the date 02/12/2025

- A change has occurred in the number of dormant shares in the company's capital

Details of the Holder of Dormant Shares:

- **Holder Name:** AIRPORT CITY LTD
- **Identification Type:** Israel Companies Registrar number
- **Identification Number:** 511659401
- **Holder Type:** Reporting Corporation
- **Citizenship/ Incorporation or Registration Country:** Incorporated in Israel
- **Security Name:** Airport City 0.01 NIS (1095835)
- **Security Number:** 1095835
- **Nature of Change:** Increase (Acquisition on Stock Exchange)
- **Transaction Date:** 02/12/2025
- **Transaction Rate in NIS:** 61.030
- **Total Consideration in NIS:** 98,786,026.41
- **Number of dormant shares held by the holder prior to the change:** 14,938,291
- **Number of shares subject to the change:** +1,618,647
- **Number of dormant shares held by the holder after the change:** 16,556,938
- **Percentage of the issued share capital held as dormant shares after the change:** 12.59%
- **Were the shares bought as part of a company-approved purchase plan:** Yes
- **Cumulative percentage of program execution after the change:** 49.39%
- **Date of report on purchase plan:** 26/11/2025

Current Status of the Company's Dormant Shares

1. **Share Name:** Airport City
- **Security Number:** 1095835

◦ **Number of shares in registered capital:** 300,000,000

◦ **Number of shares in issued and paid-up capital:** 131,509,751

◦ **Number of dormant shares according to Section 308 or for ATM program purposes:** 16,556,938

◦ **Number of shares lacking rights under Section 333(a):** 0

◦ **Number of shares lacking rights under Section 340:** 0

◦ **Number of shares lacking rights under Section 181:** 0

◦ **Total non-voting and no-equity shares:** 16,556,938

◦ **% of non-voting shares from issued and paid-up capital:** 12.59%

◦ **Number of dormant shares according to Section 309(b) (small dormant shares):** 0 (Not including shares held by subsidiaries under section 369 acquired before February 2000 and possessing full voting and equity rights)

◦ **Number of shares lacking voting rights under Section 333(b):** 0

◦ **% of shares with no voting rights (but equity rights) from total issued capital of this security:** 0

◦ **Number of shares for voting rights calculation:** 114,952,813

◦ **Number of shares for equity rights calculation:** 114,952,813

Note: The references to section numbers above pertain to the Companies Law, 1999.

Details of Authorized Signatories for the Corporation

| Signatory Name | Position |
|----------------------|-------------------|
| Lior Pepekinge, 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. For staff position on the matter, see the Authority's website: [Click here](#)

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The purchase program under which this transaction was executed was approved by the company's Board of Directors on November 26, 2025 ("purchase program"). For details, see the immediate report regarding approval of the purchase program from November 26, 2025 (reference: 2025-01-092938) referenced herein. The total consideration is approximately 98,786,836 NIS.

As of the date of this report, the company is in compliance with the restrictions specified in Section 5.2.1 of the trust deeds of the bonds (Series 10), bonds (Series 11), and bonds (Series 12) as of September 30, 2025.

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| Previous Document References on the Subject (the mention does not constitute inclusion by way of reference): |
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The corporation's securities are listed for trading on the Tel Aviv Stock Exchange.

- **Short Name:** Airport City
- **Address:** 8 Granit St., Petah Tikva, P.O.B. 7313, 4951407
- **Phone:** 073-2333900
- **Fax:** 073-2333999
- **Email:** liorp@equital-group.com
- **Company Website:** .
- **Previous names of reporting entity:** Kiryat Sde HaTeufa Ltd.
- **Electronic Reporter Name:** Pepekine Lior
- **Position:** Company Secretary and Internal Enforcement Officer
- **Employing Company:** Israel Oil Company Ltd.
- **Address:** 8 Granit St., 7313, Petah Tikva, 4951407
- **Phone:** 073-2333900
- **Fax:** 073-2333999
- **Email:** liorp@equital-group.com

Form Structure Update Date: 06/08/2024

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