

AIRPORT CITY LTD

Company Registered Number: 511659401

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form: T085 (Public)

Submitted on MAGNA: 05/12/2025

Reference: 2025-01-096967

Immediate Report on the Creation of Dormant Shares in the Issued Share Capital of the Corporation, Change in their Number, or the Identity of their 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: Do not report this change also on Form T-76

Previous report references on this matter: 2025-01-095805, _____, _____.

We hereby report that on 04/12/2025 there was a change in the number of dormant shares in the corporation's share capital.

Details of the Holder of Dormant Shares

	Detail
Name of Holder	AIRPORT CITY LTD
Name of Holder (English)	AIRPORT CITY LTD.
Identification Type	Company registry number in Israel
Identification Number	511659401
Holder Type	The reporting corporation
Citizenship / Country of Incorporation or Registration	Incorporated in Israel
Exchange Security Number	AIRPORT CITY 0.01 NIS (1095835)
Name of Share	AIRPORT CITY 0.01 NIS
Nature of Change	Increase (Acquisition outside the exchange)
Date Transaction Executed	04/12/2025
Transaction Price in New Shekel	61.061
Total Calculated Compensation in New Shekel	20,150,130
Number of Dormant Shares Held Before the Change	16,556,938
Change in Number of Shares	+330,000
Number of Dormant Shares Held After the Change	16,886,938
Percentage of Issued Share Capital Held After the Change	12.84%
Were the shares purchased according to a company-approved acquisition plan?	Yes
Cumulative execution rate of the plan after the change	59.47%
Date of Report on the Acquisition Plan	26/11/2025

Dormant Shares Status of the Corporation

	Detail
Name of Security	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 per Section 308 or for ATM Program	16,886,938
Number of Shares with No Rights under Section 333(a)	0
Number of Shares with No Rights under Section 340	0
Number of Shares with No Rights under Section 181	0
Total Shares Without Rights in Capital & Without Voting Rights	16,886,938
% of Shares Without Rights from Issued & Paid-up Capital	12.84%
Number of Dormant Shares per Section 309(b) ("Subsidiary dormant")	0
Number of Non-Voting Shares per Section 333(b)	0
% of Shares Without Voting Rights but With Rights in Capital from This Security Class	0
Number of Shares for Calculation of Voting Rights	114,622,813
Number of Shares for Calculation of Equity Rights	114,622,813

Note: The section numbers below are from the Companies Law, 1999.

Details of Authorized Signatories on behalf of the Corporation:

Name	Role
Lior Pepecin, 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](#)

General Notes:

The information became known to the company on December 4, 2025, at 17:00. The acquisition plan under which this transaction was executed was approved by the Company's Board of Directors on November 26, 2025 ("the acquisition plan"). For details, see the immediate report concerning the approval of the acquisition plan from November 26, 2025 (reference number: 2025-01-092938), which is incorporated here by reference. As of the date of this report, the Company complies with the limitations specified in Section 5.2.1 of the deeds of trust for the BONDS (Series 10), BONDS (Series 11), and BONDS (Series 12), as of September 30, 2025.

Previous company names: Kiryat Sde Teufa Ltd

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

Short name: AIRPORT CITY

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

Phone: 073-2333900 **Fax:** 073-2333999 **E-mail:** liorp@equital-group.com **Company Website:** .

Electronic Declarant Name: Lior Pepecin **Role:** Company Secretary and Compliance Officer **Employer Name:** Israel Oil Company Ltd **Address:** 8 Granit, 7313, Petah Tikva, 4951407 **Phone:** 073-2333900 **Fax:** 073-2333999 **E-mail:** liorp@equital-group.com

Previous report references on this topic (mention is not inclusion by reference):

No images were present in the original document.