

AIRPORT CITY LTD

Registry Number: 511659401

To: Israel Securities Authority (www.isa.gov.il)

To: The Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form Number: T077 (Public)

Sent via MAGNA: 08/01/2026

Reference: 2026-01-003610

Immediate Report on 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 this subject:

- 2025-01-075467
- 2025-01-049914
- 2025-01-025606

Below is the register as of date: 31/12/2025:

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):

Total Holding % (Equity): 65.34

Total Holding % (Voting): 65.34

Total Holding % (Equity, Full Dilution): 65.33

Total Holding % (Voting, Full Dilution): 65.33

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

- Do **not** hold any securities of the corporation.
- Below is the register of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, Series of Security	Updated Quantity	Holding Percentage	(Equity %)	Voting %)	Holding Percentage (Full Dilution)	(Equity %)	Voting %)
33	Yehuda Menachem van der Walde	Option 11/22	225,073	0.00	0.00	0.20	0.20		

Total Holding % (Equity): 0

Total Holding % (Voting): 0

Total Holding % (Equity, Full Dilution): 0.2

Total Holding % (Voting, Full Dilution): 0.2

Explanations:

1. Report should include holdings of other securities (apart from bonds), including those not listed for trading.
2. Where required, reporting of holding of non-convertible bonds may be attached as a PDF in the designated field at the end of Section B, as per Legal Staff Position No. 104-21 ([link](#)). The attached PDF must match the structure and content published by the authority.
3. If an interested party holds more than one type of security, include a single line with the aggregate holding (including full dilution).
4. This form details holdings of all interested parties, including those with no change in holdings.
5. If the interested party is a significant subsidiary, split holdings between pre- and post-Companies Law dormant shares.
6. If the interested party is a corporation, include controlling shareholders. If no controlling shareholder, include interested party details.
7. If a senior officer holds 5%+ of issued share capital or voting power, report under "Interested Parties" as above.
8. If an interested party or senior officer also holds securities in a significant subsidiary, provide details in the "Remarks".

Main Details of Major Holders (selected summary, see full source for all details)

Holder 1: Equital LTD

- Type: Interested party not matching any other definitions
- Registry Number: 520030859
- Country of Incorporation: Israel
- Controlling Shareholder: See details below.
- Maximum holding during the report period: 51.69%
- Minimum holding during the period: 50.82%
- Comments: ...

Holder 2: Airport City Ltd

- Type: Reporting corporation
- Registry Number: 511659401
- Controlling Shareholder: See Holder 1
- Holder of dormant shares: YES
- Comments: Dormant ordinary shares.

... (continued for each listed holder)

Does the corporation have a controlling shareholder as per applicable law?

- Yes
- No
- Other: _____

The controlling shareholder in the corporation is:

- Mr. Haim Tsuf. For more details see "Remarks" under Holder 1.
 - ID Type: Identity card
 - ID Number: 055058093
 - Was control transferred in the reported period? No

Total holding (%) in the corporation's share capital by all controlling shareholders: 51.69%

Authorized signatories for the corporation:

#	Signatory Name	Title
1	Lior Papkin, Adv.	Company Secretary

Company Short Name: אירפורט סיטי

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

Phone: 073-2333900

Fax: 073-2333999

Email: liorp@equital-group.com

Website: .

Old names for the entity: קריית שדה התעופה בע"מ

Electronic signatory: Lior Papkin

Position: Company Secretary and Internal Enforcement Officer

Employer Company: נפט לישראל בע"מ (Israel Oil Company Ltd)

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

Form structure updated: 21/10/2025

(End of document)

NOTE: All images/attachments referenced in the original (such as blank images, PDF files) are not present in the text and are referenced by link when available, e.g., [link](#), with additional details provided in the text if available.

No images were present requiring alt descriptions in this document.