

BIG SHOPPING CENTERS LTD

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Registration Number: 513623314

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T078 (Public)
Transmitted via MAGNA: 20/10/2025 Israel Securities Authority Email: www.isa.gov.il Tel Aviv
Stock Exchange Email: www.tase.co.il Reference: 2025-01-077256

Immediate Report on a Person Becoming an Interested Party in the Corporation

Regulation 33(e)-(f) of the Securities Regulations (Periodic and Immediate Reports), 1970

1. Holder Details:

First Name: _____

First Name in English as appears in passport: _____

Last Name/Corporation Name: PHOENIX FINANCIAL LTD

Last Name/Corporation Name in English: Phoenix Financial Ltd

Type of Identification Number: Number in the Israeli Companies Registrar

The holder is a corporation

Identification Number: 520017450

Citizenship/ Country of Incorporation or Registration: Incorporated in Israel

Country of Citizenship/ Incorporation or Registration: _____

Address: 53 Derech Hashalom, Givatayim

Is the holder acting as a representative for the purpose of reporting on several shareholders holding together securities of the corporation: Yes

Name of the controlling shareholder in the interested party: Company without a controlling core

Identification number of the controlling shareholder in the interested party: -

2. Details of the Action as a Result of Which the Holder Became an Interested Party in the Corporation:

a. Nature of the action: Increase due to purchase outside the stock exchange

Explanation: _____

b. Name and type of security subject to the action: Ordinary shares

c. Security number on the stock exchange: 1097260

d. Date of action: 16/10/2025

e. Quantity of securities subject to the action: 112,000

f. Price at which the action was performed: 72,054.00 agorot _____

g. Are these dormant shares or securities convertible into dormant shares: No

h. Was the entire consideration paid at the time of the change: Yes

If not all the consideration was paid at the time of the change, please specify the date of completion of the payment: _____

3. a. Holdings of the Interested Party after the Action:

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Name, Type, and Series of Security	Security Number on the Stock Exchange	Quantity of Securities	Dormant*	Holding Percentage	% Equity	% Voting	Holding Percentage (Full Dilution)	% Equity	% Voting
Ordinary shares	1097260	870,830.17	No	3.52	3.52	3.52	3.27	3.27	3.27
BIG Bond H	1138924	41,785,992.87	No	0	0	0	0	0	0
BIG Bond I	1141050	105,823.8	No	0	0	0	0	0	0
BIG Bond J	1151117	16,006,485.43	No	0	0	0	0	0	0
BIG Bond K	1156231	8,359,531.27	No	0	0	0	0	0	0
BIG Bond L	1159516	31,557,389.09	No	0	0	0	0	0	0
BIG Bond M	1161512	15,772,231.49	No	0	0	0	0	0	0
BIG Bond N	1162221	8,908,968.94	No	0	0	0	0	0	0
BIG Bond O	1168442	28,184,961.29	No	0	0	0	0	0	0
BIG Bond P	1168459	15,216,690.16	No	0	0	0	0	0	0
BIG Bond Q	1174226	34,569,381.31	No	0	0	0	0	0	0
BIG Bond R	1181007	2,333,589	No	0	0	0	0	0	0
BIG Bond S	1186188	4,806,831.39	No	0	0	0	0	0	0
BIG Bond T	1202217	57,075,277	No	0	0	0	0	0	0

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Name, Type, and Series of Security	Security Number on the Stock Exchange	Quantity of Securities	Dormant*	Holding Percentage	% Equity	% Voting	Holding Percentage (Full Dilution)	% Equity	% Voting
BIG Bond V	1224955	13,067,000	No	0	0	0	0	0	0
BIG Bond W	1227032	39,500,000	No	0	0	0	0	0	0
BIG Warrant 7	1214345	105,328	No	0	0	0	0.39	0.39	0.39

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b. The holder is a member of an institutional reporting group.

Below are the details of the holdings:

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Holder	Name, Type, and Series of Security	Security Number on the Stock Exchange	Quantity of Securities	Dormant
Nostro Account	Ordinary share	1097260	64,510.00	No
Life Insurance Accounts Participating in Profits	Ordinary share	1097260	7,899	No
Provident Funds and Companies Managing Provident Funds	Ordinary share	1097260	798,421.17	No
Nostro Account	BIG Bond H	1138924	1,454,537.82	No
Provident Funds and Companies Managing Provident Funds	BIG Bond H	1138924	40,331,455.05	No
Nostro Account	BIG Bond I	1141050	45,396.39	No
Provident Funds and Companies Managing Provident Funds	BIG Bond I	1141050	60,427.41	No
Nostro Account	BIG Bond J	1151117	4,669,957.77	No
Life Insurance Accounts Participating in Profits	BIG Bond J	1151117	10,297,561	No
Provident Funds and Companies Managing Provident Funds	BIG Bond J	1151117	1,038,966.66	No
Nostro Account	BIG Bond K	1156231	285,979.09	No

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Holder	Name, Type, and Series of Security	Security Number on the Stock Exchange	Quantity of Securities	Dormant
Provident Funds and Companies Managing Provident Funds	BIG Bond K	1156231	8,073,552.18	No
Nostro Account	BIG Bond L	1159516	5,643,353.73	No
Provident Funds and Companies Managing Provident Funds	BIG Bond L	1159516	25,914,035.36	No
Provident Funds and Companies Managing Provident Funds	BIG Bond M	1161512	15,772,231.49	No
Provident Funds and Companies Managing Provident Funds	BIG Bond N	1162221	8,908,968.94	No
Nostro Account	BIG Bond O	1168442	1.03	No
Provident Funds and Companies Managing Provident Funds	BIG Bond O	1168442	28,184,960.26	No
Nostro Account	BIG Bond P	1168459	139,362.85	No
Provident Funds and Companies Managing Provident Funds	BIG Bond P	1168459	15,077,327.31	No
Provident Funds and Companies Managing Provident Funds	BIG Bond Q	1174226	34,569,381.31	No

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Holder	Name, Type, and Series of Security	Security Number on the Stock Exchange	Quantity of Securities	Dormant
Provident Funds and Companies Managing Provident Funds	BIG Bond R	1181007	2,333,589	No
Nostro Account	BIG Bond S	1186188	3.53	No
Provident Funds and Companies Managing Provident Funds	BIG Bond S	1186188	4,806,827.86	No
Nostro Account	BIG Bond T	1202217	6,732,140	No
Life Insurance Accounts Participating in Profits	BIG Bond T	1202217	1,600,000	No
Provident Funds and Companies Managing Provident Funds	BIG Bond T	1202217	48,743,137	No
Provident Funds and Companies Managing Provident Funds	BIG Bond V	1224955	13,067,000	No
Nostro Account	BIG Bond W	1227032	8,000,000	No
Provident Funds and Companies Managing Provident Funds	BIG Bond W	1227032	31,500,000	No
Provident Funds and Companies Managing Provident Funds	BIG Warrant 7	1214345	105,328	No

Explanations:

1. If the interested party holds more than one type of security, the holding percentages should be indicated considering all securities held by him only in one row.
 2. It is also required to report the holding of other securities, including those not listed for trading.
 3. In the case where the interested party is a subsidiary, the holdings should be split between shares acquired before the entry into force of the Companies Law, 1999, and shares acquired after its entry into force.
 4. When the holder is not a member of an institutional reporting group, only section 3a should be completed. When the holder is a member of an institutional reporting group, both sections 3a and 3b should be completed.
 5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the field "Name of Holder" should state the name of the sole controlling shareholder, and the notes at the bottom of the form should include details of the corporation(s) through which the shares are held, along with any other relevant details. Conversely, if the interested party is a corporation held by more than one controlling shareholder, or by several interested parties, the field "Name of Holder" should state the name of the holding corporation, and the notes at the bottom of the form should include details of the controlling shareholders or interested parties holding the holding corporation.
 6. Reporting regarding a material means of control holder in a banking corporation without a controlling core should be reported in report T121.
- Please indicate whether these are dormant shares or securities convertible into dormant shares

4.

The interested party does not hold shares or other securities in a held company, if its activity is material to the activity of the reporting corporation.

5. Additional Details:

The holder is an interested party in the company due to the aggregate holdings of PHOENIX FINANCIAL LTD and Phoenix Investment House Ltd., which together hold about 5.14% of the company's shares. See also the immediate report published simultaneously with this immediate report regarding the holdings of Phoenix Investment House Ltd. in the company's securities.

6. The date and time the corporation first became aware of the event or matter:

19/10/2025 at 16:00

Details of the authorized signatories on behalf of the corporation:

Name	Position
Efrat Hayut Mark	Other: Legal Advisor and Company Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's position on the matter 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: BIG

Address: Allied Cities Tower, 26th Floor, Ramat Hasharon, 4713402 Phone: 073-2600420, 073-2600442 Fax: 073-2600426 Email: assaf@bigcenters.co.il Company Website: www.bigcenters.co.il

Previous names of the reporting entity: BIG SHOPPING CENTERS LTD (2004) LTD

Electronic reporter name: Efrat Hayut Mark Position: Legal Advisor and Company Secretary
Employer company name:

Address: Allied Cities Tower, 26th Floor, Ramat Hasharon, 4713402 Phone: 073-2600407 Fax: 073-2600507 Email: efratm@bigcenters.co.il