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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 Website: www.isa.gov.il Tel
Aviv Stock Exchange Website: www.tase.co.il Reference: 2025-01-077259

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 INVESTMENTS HOUSE LTD Last Name/Corporation Name
in English: The Phoenix Investments House Ltd Type of Identification Number: Number in the
Israeli Companies Registrar ☒ The holder is a corporation Identification Number: 520041989
Citizenship/ Country of Incorporation or Registration: Incorporated in Israel Country of
Citizenship/ Incorporation or Registration: _____ Address: 3 Metzada St., Bnei Brak 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 controlled by PHOENIX FINANCIAL LTD Identification number of the
controlling shareholder in the interested party: 520017450

2. Details of the Action by which the Holder Became an Interested Party in the Corporation:

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A. Nature of the action: Increase due to purchase on the stock exchange Explanation: _____ B. Name and type of security subject to the action: BIG ordinary share C. Security number on the stock exchange: 1097260 D. Date of action: 16/10/2025 E. Quantity of securities subject to the action: 971.80 F. Price at which the action was performed: 72,209.13 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 consideration was paid at the time of the change, please specify the date of completion of payment: _____

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

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Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant*	Holding Percentage	% Equity	% Voting	Holding Percentage (Full Dilution)	% Equity	% Voting
BIG ordinary share	1097260	401,782.23	No	1.61	1.61	1.61	1.50	1.50	1.50
Bonds (Series 8)	1138924	29,503,921.83	No	0	0	0	0	0	0
Bonds (Series 9)	1141050	19,039,020.09	No	0	0	0	0	0	0
Bonds (Series 11)	1151117	31,163,101.86	No	0	0	0	0	0	0
Bonds (Series 12)	1156231	42,215,995.50	No	0	0	0	0	0	0
Bonds (Series 13)	1159516	60,753,562.98	Yes	0	0	0	0	0	0
Bonds (Series 14)	1161512	25,504,279.39	No	0	0	0	0	0	0
Bonds (Series 15)	1162221	20,503,402.23	No	0	0	0	0	0	0
Bonds (Series 16)	1168442	3,840,202.71	No	0	0	0	0	0	0
Bonds (Series 17)	1168459	4,284,438.05	No	0	0	0	0	0	0

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Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant*	Holding Percentage	% Equity	% Voting	Holding Percentage (Full Dilution)	% Equity	% Voting
Bonds (Series 18)	1174226	3,038,513.16	No	0	0	0	0	0	0
Bonds (Series 19)	1181007	15,694,277.2	No	0	0	0	0	0	0
Bonds (Series 20)	1186188	68,226,855.6	No	0	0	0	0	0	0
Bonds (Series 21)	1202217	10,750,152.25	No	0	0	0	0	0	0
Bonds (Series 23)	1224955	3,140,172.33	No	0	0	0	0	0	0
Bonds (Series 24)	1227032	18,347,414.06	No	0	0	0	0	0	0
BIG AP 7	1214345	21,039	No	0	0	0	0.08	0.08	0.08

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

Below is a breakdown of holdings:

Holder	Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant
Companies managing mutual fund investments	BIG ordinary share	1097260	401,785.70	No
Market maker	BIG ordinary share	1097260	0	No
Companies managing mutual fund investments	Bonds (Series 8)	1138924	29,503,921.83	No
Companies managing mutual fund investments	Bonds (Series 9)	1141050	19,039,018.23	No
Market maker	Bonds (Series 9)	1141050	1.86	No
Companies managing mutual fund investments	Bonds (Series 11)	1151117	31,162,810.02	No
Market maker	Bonds (Series 11)	1151117	291.84	No
Companies managing mutual fund investments	Bonds (Series 12)	1156231	42,215,643.27	No
Market maker	Bonds (Series 12)	1156231	352.23	No
Companies managing mutual fund investments	Bonds (Series 13)	1159516	60,753,224.99	No
Market maker	Bonds (Series 13)	1159516	337.99	No
Companies managing mutual fund investments	Bonds (Series 14)	1161512	25,504,271.46	No
Market maker	Bonds (Series 14)	1161512	7.93	No

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Holder	Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant
Companies managing mutual fund investments	Bonds (Series 15)	1162221	20,506,336.91	No
Market maker	Bonds (Series 15)	1162221	0	No
Companies managing mutual fund investments	Bonds (Series 16)	1168442	3,840,111.89	No
Market maker	Bonds (Series 16)	1168442	90.82	No
Companies managing mutual fund investments	Bonds (Series 17)	1168459	4,284,361.18	No
Market maker	Bonds (Series 17)	1168459	76.87	No
Companies managing mutual fund investments	Bonds (Series 18)	1174226	3,038,625.11	No
Market maker	Bonds (Series 18)	1174226	0	No
Companies managing mutual fund investments	Bonds (Series 19)	1181007	15,679,026.46	No
Market maker	Bonds (Series 19)	1181007	15,250.74	No
Companies managing mutual fund investments	Bonds (Series 20)	1186188	68,216,208.07	No
Market maker	Bonds (Series 20)	1186188	10,647.53	No
Companies managing mutual	Bonds (Series 21)	1202217	10,752,536.52	No

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Holder	Name, Type, and Series of Security	Security Number	Quantity of Securities	Dormant
fund investments				
Market maker	Bonds (Series 21)	1202217	0	No
Companies managing mutual fund investments	Bonds (Series 23)	1224955	3,138,303.03	No
Market maker	Bonds (Series 23)	1224955	1,869.3	No
Companies managing mutual fund investments	Bonds (Series 24)	1227032	18,344,467.78	No
Market maker	Bonds (Series 24)	1227032	2,946.28	No
Companies managing mutual fund investments	BIG AP 7	1214345	21,039	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 holdings of other securities, including those not listed for trading.
 3. If the interested party is a subsidiary, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect, and shares acquired after it came into effect.
 4. When the holder is not a member of an institutional reporting group, only section 3A should be filled. When the holder is a member of an institutional reporting group, both sections 3A and 3B should be filled.
 5. If the interested party is a corporation wholly owned (100%) by a single controlling shareholder, the field "Holder Name" 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 "Holder Name" 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 control 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 INVESTMENTS HOUSE LTD, which together hold about 5.433% of the company's shares. See also the immediate report published simultaneously with this immediate report regarding the holdings of PHOENIX FINANCIAL LTD in the company's securities. As reported to the company, PHOENIX FINANCIAL LTD, the controlling shareholder of the holder, is a company without a control core. The details specified in section 2 above reflect several purchase transactions carried out on the same day, and the price specified in section 2(F) above reflects the weighted average price of these transactions. In the table in section 3(B) above, for technical reasons, negative balances of the market maker were marked as 0. The market maker's balances are as follows: Ordinary shares -3.27; Bonds (Series 15) -2,934.68; Bonds (Series 18) -111.95; Bonds (Series 21) -2,384.27.

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
1	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. Staff 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, 0, 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 (2004) LTD

Electronic reporter name: Efrat Hayut Mark Position: Legal Advisor and Company Secretary
Employer company name: Address: Allied Cities Tower, 26th Floor, 0, Ramat Hasharon, 4713402
Phone: 073-2600407 Fax: 073-2600507 Email: efratm@bigcenters.co.il

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Note: All company and glossary names have been translated as per instructions. No images were present in the original file.