

CARASSO REAL ESTATE LTD

Registry Number: 510488190

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T077 (Public)
Transmitted via MAGNA: 19/10/2025
Reference: 2025-01-076950

Immediate Report on the 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 the subject: _____, _____, _____.

Below is the status as of **30/09/2025**:

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):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
1	Yoel Carasso	CARASSO REAL ESTATE LTD (Ordinary Share)	7,987,243	13.79	13.85	13.27	13.32		
2	Ariel Carasso	CARASSO REAL ESTATE LTD (Ordinary Share)	7,189,760	12.42	12.46	11.94	11.99		
3	Tzipora Mizrahi Carasso	CARASSO REAL ESTATE LTD (Ordinary Share)	7,189,760	12.42	12.46	11.94	11.99		
4	Nir Yoni Ltd	CARASSO REAL ESTATE LTD (Ordinary Share)	7,320,334	12.64	12.69	12.16	12.21		
5	Nir Orly Ltd	CARASSO REAL ESTATE LTD (Ordinary Share)	7,059,184	12.19	12.24	11.73	11.77		
6	Carasso Engineering 1961 Co. Limited	CARASSO REAL ESTATE LTD Redeemed	37,671	0.07	_____	0.06	_____		

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
		(Non-voting Share)							
7	Industries Carasso Co. Limited	CARASSO REAL ESTATE LTD Redeemed (Non-voting Share)	189,423	0.33	_____	0.31	_____		
8	Dan Parness	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	1,010,835	_____	_____	1.68	1.69		
9	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Life Insurance Accounts	CARASSO REAL ESTATE LTD (Ordinary Share)	5,308,147	9.17	9.20	9.28	9.32		
10	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	CARASSO REAL ESTATE LTD (Ordinary Share)	486,738	0.84	0.84	0.81	0.81		

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
11	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	CARASSO REAL ESTATE LTD - Bond A	53,328,507	_____	_____	_____	_____		
12	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	CARASSO REAL ESTATE LTD - Bond B	37,549,335	_____	_____	_____	_____		
13	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Nostro	CARASSO REAL ESTATE LTD (Ordinary Share)	97,387	0.17	0.17	0.16	0.16		
14	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Life Insurance Accounts	Warrants 06/2025	280,000	_____	_____	_____	_____		

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Total Holding Percentage:

Total Holding Percentage	% Equity	% Voting	Total Holding Percentage (Fully Diluted)	% Equity	% Voting
74.04	73.91	73.34	73.26		

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

- ☐ Do not hold securities of the corporation.
- ☒ Below is the status of holdings of senior officers in the corporation:

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
15	Yaron Tzuberi	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	72,780	_____	_____	0.12	0.12		
16	Reuven Keidar	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	72,780	_____	_____	0.12	0.12		
17	Haim Shaul	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	72,780	_____	_____	0.12	0.12		
18	Mordechai Lahav	CARASSO REAL ESTATE LTD (Ordinary Share)	2,400	0	0	0.12	0.13		
19	Mordechai Lahav	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	72,780	_____	_____	_____	_____		

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
20	Izhak Tubul	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	48,520	_____	_____	0.08	0.08		
21	Yonatan Israeli	CARASSO REAL ESTATE LTD (Ordinary Share)	1,567	0	0	0.08	0.08		
22	Yonatan Israeli	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	48,520	_____	_____	_____	_____		
23	Yonatan Israeli	CARASSO REAL ESTATE LTD - Bond A	29,498	_____	_____	_____	_____		
24	Adi Hana Brailovchi	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	24,260	_____	_____	0.04	0.04		
25	Michal Glick	CARASSO REAL ESTATE	24,260	_____	_____	0.04	0.04		

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	% Equity	% Voting	Holding Percentage (Fully Diluted)	% Equity	% Voting
		LTD Employees (Unlisted Warrants)							
26	Harel Shoham	CARASSO REAL ESTATE LTD Employees (Unlisted Warrants)	24,260	_____	_____	0.04	0.04		

Total Holding Percentage:

Total Holding Percentage	% Equity	% Voting	Total Holding Percentage (Fully Diluted)	% Equity	% Voting
0	0	0.76	0.77		

Explanations:

1. It is required to report also on the holding of other securities, including those not listed for trading.
2. If the interested party holds more than one type of security in the corporation, the holding percentage (including fully diluted) should be stated considering all securities held by him in a single row.
3. This form should detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a held company with significant activity for the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in equity and voting) and shares acquired after, which are dormant shares.
5. If the interested party is a corporation, also state the first name(s) of the ultimate controlling shareholder(s) in this corporation. If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the 'Interested Parties' table as specified in section A above.
7. If the interested party or senior officer also holds securities in a held company whose activities are significant to the corporation, details of these holdings should be provided in the 'Remarks' field in the holder's details.

C. As of the date of this report and according to the law, is there a controlling shareholder in the corporation?

- ☒ Yes
- ☐ No
- ☐ Other: _____

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The controlling shareholders in the corporation are:

No.	Name	ID Type	ID Number	Was control transferred during the period?	Remarks
1	Yoel Carasso	ID Card	000480707	No	_____
2	Ariel Carasso	ID Card	055590566	No	_____
3	Tzipora Mizrahi Carasso	ID Card	7419138	No	_____
4	Yoni Goldstein Carasso	ID Card	51595486	No	_____
5	Orly Hushan	ID Card	53886222	No	_____

Total holding percentage (%) in the corporation's equity by all controlling shareholders: 63.46

Authorized signatories for the corporation:

No.	Name	Position
1	Dan Parness	CEO
2	Harel Shoham	Other: Legal Advisor and Company Secretary

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

Short Name: CARASSO REAL ESTATE LTD

Address: 24 Reib'l St., Tel Aviv - Jaffa, 6777859

Phone: 036381102

Email: reuwenke@carasso.co.il

Company Website: <https://www.carasso-nadlan.co.il/>

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Previous names of the reporting entity:

Electronic reporter name: Shoham Harel

Position: Legal Advisor and Company Secretary

Address: 24 Reib'I St., Tel Aviv, 6777859

Phone: 03-6381179

Email: harelsh@carasso.co.il

End of Report