

CARASSO REAL ESTATE LTD

Registration number: 510488190

To: The Israel Securities Authority
To: The Tel Aviv Stock Exchange Ltd.
Form number: T077 (Public)
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Immediate report of 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 related reports:

_____, _____, _____.

Here is the status as of date: 31/12/2025

A. The Interested Parties in the Corporation (including the CEO and Directors, and any other employee holding five percent or more of the issued share capital of the corporation or the voting power therein):

Holder No.	Holder Name	Name, Type, and Series of Security	Updated No. of Securities	Holding Percentage	Holding Percentage (full dilution)
1	Yoel Carasso	Carasso Real Estate (ordinary share)	7,987,243	13.79% equity	13.27% equity (fully diluted)
				13.85% voting	13.32% voting (fully diluted)
2	Ariel Carasso	Carasso Real Estate (ordinary share)	7,189,760	12.42% equity	11.94% equity (fully diluted)
				12.46% voting	11.99% voting (fully diluted)
3	Tzipora Mizrahi Carasso	Carasso Real Estate (ordinary share)	7,189,760	12.42% equity	11.94% equity (fully diluted)
				12.46% voting	11.99% voting (fully diluted)
4	Nir Yoni Ltd	Carasso Real Estate (ordinary share)	7,320,334	12.64% equity	12.16% equity (fully diluted)
				12.69% voting	12.21% voting (fully diluted)
5	Nir Orly Ltd	Carasso Real Estate (ordinary share)	7,059,184	12.19% equity	11.73% equity (fully diluted)
				12.24% voting	11.77% voting (fully diluted)
6	Carasso Engineering (1961) Ltd	Carasso Real Estate (dormant share, no voting)	37,671	0.07% equity	0.06% equity (fully diluted)
				_____	_____
7	Industries Carasso Ltd	Carasso Real Estate (dormant share, no voting)	189,423	0.33% equity	0.31% equity (fully diluted)
				_____	_____
8	Dan Parness	Carasso Real Estate Employees (unlisted options)	1,010,835	_____	1.68% equity (fully diluted)
				_____	1.69% voting (fully diluted)
9	Migdal Insurance and Financial Holdings Ltd - Life Insurance Accounts	Carasso Real Estate (ordinary share)	5,038,714	8.70% equity	8.83% equity (fully diluted)
				8.74% voting	8.87% voting (fully diluted)
10	Migdal Insurance and Financial Holdings Ltd - Mutual Funds	Carasso Real Estate (ordinary share)	509,788	0.88% equity	0.85% equity (fully diluted)
				0.88% voting	0.85% voting (fully diluted)
11	Migdal Insurance and Financial Holdings Ltd - Nostro	Carasso Real Estate (ordinary share)	97,387	0.17% equity	0.16% equity (fully diluted)

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Holder No.	Holder Name	Name, Type, and Series of Security	Updated No. of Securities	Holding Percentage	Holding Percentage (full dilution)
				0.17% voting	0.16% voting (fully diluted)

Total holding percentage:

	% Equity	% Voting	% Equity (full dilution)	% Voting (full dilution)
Overall	73.61	73.49	72.93	72.85

B. Senior officers of the corporation (except CEO and Directors, and any other employee holding 5% or more of the issued share capital or voting power):

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

Holder No.	Holder Name	Security Name, Type, and Series	Updated No. of Securities	% Equity	% Voting	% Equity (diluted)	% Voting (diluted)
12	Yaron Tzuberi	Carasso Real Estate Employees (unlisted options)	72,780	_____	_____	0.12	0.12
13	Reuven Keidar	Carasso Real Estate Employees (unlisted options)	72,780	_____	_____	0.12	0.12
14	Haim Shaul	Carasso Real Estate Employees (unlisted options)	72,780	_____	_____	0.12	0.12
15	Mordechai Lahav	Carasso Real Estate (ordinary share)	2,400	0	0	0.12	0.13
16	Mordechai Lahav	Carasso Real Estate Employees (unlisted options)	72,780	_____	_____	_____	_____
17	Izhak Tubul	Carasso Real Estate Employees (unlisted options)	48,520	_____	_____	0.08	0.08
18	Yonatan Israeli	Carasso Real Estate (ordinary share)	1,567	0	0	0.08	0.08
19	Yonatan Israeli	Carasso Real Estate Employees (unlisted options)	48,520	_____	_____	_____	_____
20	Yonatan Israeli	Carasso Real Estate - BONDS 1	29,498	_____	_____	_____	_____
21	Adi Hana Brailovchi	Carasso Real Estate Employees (unlisted options)	24,260	_____	_____	0.04	0.04
22	Michal Glick	Carasso Real Estate Employees (unlisted options)	24,260	_____	_____	0.04	0.04
23	Harel Shoham	Carasso Real Estate Employees (unlisted options)	24,260	_____	_____	0.04	0.04

Total holdings of all senior officers (excluding directors and CEO):

% Equity (direct)	% Voting (direct)	% Equity (diluted)	% Voting (diluted)
0	0	0.76	0.77

Explanations/comments:

1. Securities other than BONDS should also be reported, including unlisted securities.
2. If reporting holdings in non-convertible bonds, a PDF file can be attached instead of entering the details in the form, as per Legal Staff Position No. 104-21: [Link](#). The PDF file should follow the structure and content of the Excel file published by the Authority and include at least the information in the Excel file.
3. If an interested party holds more than one type of security, the holding percentage (including full dilution) should be calculated considering all the securities held in one row only.
4. This form must detail the holdings of all interested parties, including those whose holdings did not change.
5. If the interested party is a holding company significantly related to the corporation, split the holdings into shares purchased before and after the Companies Law came into effect in 1999 (identifying which shares grant rights, and which are dormant).
6. If the interested party is a company, specify the first name(s) of its final controlling shareholder(s). If there is no controlling shareholder in the interested party, detail the interested parties in it.
7. If a senior officer holds 5% or more of the issued share capital or voting power, his/her holdings should be listed in the interested parties' table above.
8. If an interested party or senior officer also holds securities in a held company significantly affecting the corporation, details of these holdings should be noted in the "comments" field of the holder.

Attachment of a file regarding holdings in non-convertible BONDS (according to Legal Staff Position No. 104-21):

[Excel_Carasso_Holdings_isa.pdf](I:\My Documents\מגנא\T077\07.01.2026\נדלן_קרסו_מצבת_אקסל_isa.pdf)

Image alt: Excel file containing holdings in non-convertible BONDS (according to Legal Staff Position No. 104-21)

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

[x] Yes [] No [] Other: _____

The controlling shareholders are:

No.	Name (Eng)	ID Type	ID Number	Change during period	Note
1	Yoel Carasso	ID number	000480707	No	
2	Ariel Carasso	ID number	055590566	No	
3	Tzipora Mizrahi Carasso	ID number	7419138	No	
4	Yoni Goldstein Carasso	ID number	51595486	No	
5	Orly Hushan	ID number	53886222	No	

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

Authorized signatories for the corporation:

No.	Signatory Name	Position
1	Dan Parness	General Manager
2	Harel Shoham	Legal Advisor and Company Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on this matter may be found on the Authority's website: [Click here](#)

Other details

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

Short name: Carasso Real Estate

Address: 24 Rehov Ribal, Tel Aviv - Jaffa, 6777859

Phone: 03-6381102

Email: reuvenke@carasso.co.il

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

Electronic signatory: Harel Shoham

Position: Legal Advisor and Company Secretary

Address: 24 Ribal, Tel Aviv, 6777859

Phone: 03-6381179

Email: harelsh@carasso.co.il

Previous names of reporting entity: _____

Image/attachment summary:

- [Excel_Carasso_Holdings_isa.pdf](I:\My Documents\מגנא\T077\07.01.2026\נדלן_קיסל_מצבת_קיסל_isa.pdf)

Image alt: Excel file containing holdings in non-convertible BONDS (according to Legal Staff Position No. 104-21)