

G CITY LTD

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Registry Number: 520033234

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Transmitted via MAGNA: 26/08/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-063957

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Redemption of bonds following buybacks, Series 15
Explanation: Please briefly describe the nature of the change.

Reference Numbers of Previous Reports on the Subject:

_____, _____, _____.

1. The Corporation's Securities Position After the Change:

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| Name and Type of Security | Security Number on TASE | Quantity in Registered Capital | Issued and Paid-Up Capital | Quantity Registered in the Name of the Registration Company |
|-----------------------------|-------------------------|--------------------------------|--|---|
| Ordinary Share | 126011 | 500,000,000 | Last Report: 200,577,830 / Current: 200,577,830 | 169,357,738 |
| Bond Series 12 | 1260603 | 1,460,136,800 | Last Report: 1,460,136,800 / Current: 1,460,136,800 | 1,460,136,800 |
| Bond Series 13 | 1260652 | 1,426,045,390 | Last Report: 1,426,045,390 / Current: 1,426,045,390 | 1,426,045,390 |
| Bond Series 14 | 1260736 | 1,388,358,554 | Last Report: 1,388,358,554 / Current: 1,388,358,554 | 1,388,358,554 |
| Bond Series 15 | 1260769 | 289,030,156 | Last Report: 344,530,362 / Current: 289,030,156 | 289,030,156 |
| Bond Series 16 | 1260785 | 1,712,949,228 | Last Report: 1,712,949,228 / Current: 1,712,949,228 | 1,712,949,228 |
| Convertible Bonds Series 17 | 1198142 | 516,719,340 | Last Report: 516,719,340 / Current: 516,719,340 | 516,719,340 |
| Bond Series 18 | 1203850 | 410,000,000 | Last Report: 410,000,000 / Current: 410,000,000 | 410,000,000 |

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| Name and Type of Security | Security Number on TASE | Quantity in Registered Capital | Issued and Paid-Up Capital | Quantity Registered in the Name of the Registration Company |
|---|-------------------------|--------------------------------|---|---|
| Bond Series 19 | 1205715 | 487,837,010 | Last Report: 487,837,010 / Current: 487,837,010 | 487,837,010 |
| Bond Series 20 | 1208867 | 645,000,000 | Last Report: 645,000,000 / Current: 645,000,000 | 645,000,000 |
| Bond Series 21 | 1212752 | 740,000,000 | Last Report: 740,000,000 / Current: 740,000,000 | 740,000,000 |
| Unlisted Warrants | 1260579 | 943,645 | Last Report: 943,645 / Current: 943,645 | 0 |
| Restricted Stock Units (RSU) | 1260587 | 85,799 | Last Report: 85,799 / Current: 85,799 | 0 |
| Unlisted Warrants (Subsidiary CEO) | 1200153 | 607,072 | Last Report: 607,072 / Current: 607,072 | 0 |
| Restricted Stock Units RSU (Subsidiary CEO) | 1200161 | 22,588 | Last Report: 22,588 / Current: 22,588 | 0 |
| Other Warrants | 1211218 | 69,196 | Last Report: 69,196 / Current: 69,196 | 0 |
| Other Restricted | 1211200 | 19,538 | Last Report: 19,538 / Current: | 0 |

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| Name and Type of Security | Security Number on TASE | Quantity in Registered Capital | Issued and Paid-Up Capital | Quantity Registered in the Name of the Registration Company |
|---------------------------------|-------------------------|--------------------------------|---|---|
| Stock Units (RSU) | | | 19,538 | |
| Warrants for Shares (Series 11) | 1214816 | 6,009,927 | Last Report: 6,009,927 / Current: 6,009,927 | 0 |

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Explanation: All securities of the company must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

From date: 25/08/2025

To date: 26/08/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Redemption of bonds following buybacks, Series 15

Explanation: Please describe all details of the transaction or action that caused the change in the corporation's securities.

Details:

- Name of registered holder affected by the change: Mizrahi Tefahot Registration Company Ltd. (for service provider)
- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 510422249
- Nature of the change: Other - Redemption
- Date of change: 26/08/2025
- Executed via the TASE clearing house: Yes
- Type and name of security affected: Bond Series 15
- Security number on TASE: 1260769
- Holder's balance in the security in the last report: 344,530,362
- Holder's balance in the security after the change: 289,030,156
- Total quantity of securities decreased/increased: 55,500,206
- Is this a grant of rights to purchase shares: No
- Total consideration for securities issued: _____
- Security number of the share resulting from exercise: _____
- Number of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period in which the security can be exercised: _____
- From date: _____ To date: _____
- The allocated securities will be registered for trading: _____
- The allocation of these securities is a continuation of: _____ published on: _____ and its reference number is: _____
- ☒ The security was fully redeemed and the consideration was fully received.
- ☐ The security was fully redeemed, but the consideration was not fully received.
- ☐ Issued for ATM program
- ☐ Other. Explanation: _____

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate row for each security.
2. Date of change – all changes of the same type, in the same security, made on one day, should be summarized in one row. For this purpose – changes made through the TASE clearing house should be separated from those made directly in the company's books.
3. For a decrease, add the sign "-".
4. In all quantity fields, the quantity of securities should be filled in, not NIS par value.

3. Main Points of the Shareholders Register as of the Reporting Date:

| No. | Name of Registered Shareholder | Type of ID Number | ID Number | Security Number on TASE | Type and Par Value of Shares | Number of Shares | Is the Holder a Trustee? |
|-----|--------------------------------|-------------------|-----------|-------------------------|------------------------------|------------------|--------------------------|
| 1 | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

4. Attached is a file of the shareholders register in accordance with Section 130 of the Companies Law, 1999:
GCityShares26082025_isa.pdf
5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and bond holders:
GCitySecurities26082025_isa.pdf

Details of the authorized signatories on behalf of the corporation:

| No. | Name of Signatory | Position |
|-----|-------------------|---|
| 1 | Revital Kahlon | Other: Deputy CEO, Legal Advisor, and Corporate Secretary |

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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 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.

Form structure update date: 06/08/2024

Short name: G CITY LTD

Address: Aharon Becker 8, Tel Aviv 6964316

Phone: 03-6948000, Fax: 03-6961910

Email: IRGG@gazitgroup.com

Company website: www.gazitglobe.com

Previous names of the reporting entity: Gazit-Globe Ltd., Gazit-Globe (1982) Ltd., Glob-Rit Investments Ltd.

Name of electronic reporter: Klein Ben David Tal

Position: Attorney/Legal Advisor

Employer company name:

Address: Aharon Becker 8, Tel Aviv 6964316

Phone: 03-6948000, Fax: 03-6961910

Email: tklein@G-City.com