

G CITY LTD

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Registration number: 520033234

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form number: T076 (Public)
Transmitted via MAGNA: 28/08/2025 www.isa.gov.il www.tase.co.il Reference: 2025-01-064739

Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970

Note: This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

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Name of corporation/last name and first name of the holder: MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD.

Name of corporation/last name and first name of the holder in English as registered with the Companies Registrar or in the passport: Migdal Insurance and Financial Holdings Ltd

Type of identification number: Company number in the Israeli Companies Registrar

Identification number of the holder: 520029984

Type of holder: Participating life insurance accounts

Does the hedge fund have the right to appoint a director or representative on the company's board?

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

Name of the controlling shareholder in the interested party: See note below.

Identification number of the controlling shareholder in the interested party: See note below.

Citizenship/country of incorporation or registration: Incorporated in Israel

Country of citizenship/incorporation or registration:

Security number on the stock exchange: 1260769

Name and type of security: Bonds (Series 15

Nature of the change: Decrease

Due to sale on the stock exchange

Note: Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this manner.

Is this a change in a single transaction or multiple transactions (cumulative change): Multiple transactions

Date of change: 26/08/2024

Transaction rate: 115.20 Currency: agorot

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

Balance (in quantity of securities) in the last report: 40,113,920 Holding percentage of total securities of the same type in the last report: % 10.55

Change in quantity of securities: 40,113,920 -

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Current balance (in quantity of securities): 0 Current holding percentage of total securities of the same type: % 0

Holding percentage after the change: in capital: % 7.27 In voting rights: % 7.27

Explanation: The holding percentage after the change does not refer to convertible securities.

Holding percentage after the change on a fully diluted basis: in capital: % 6.04 In voting rights: % 6.04

Note number:

Note: If the value of increase due to a forced purchase of loaned securities or the value of decrease due to a forced sale of loaned securities is selected, then loaned securities that were not returned to the lender and thus the lending action became a forced purchase and the lending action a forced sale.

No.	Note
1	_____

1. 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:

2. If the change is by way of signing a loan agreement, please specify details regarding the termination of the loan:

Explanation: The holding percentages should be stated taking into account all securities held by the interested party.

3. The date and time the corporation first became aware of the event or matter: 27/08/2024 at 16:08

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

	Name of Signatory	Position
1	Revital Kahlon	Other Deputy CEO, 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](#).

Notes:

1. It should be noted that in addition to the change detailed above regarding the decrease in bonds (Series 15) held through "Participating in Profits" at a rate of 10.55%, it was reported by the interested party that during the period between July 1, 2025 and August 26, 2025, several purchase and sale transactions were carried out in bonds (Series 15) held through "mutual funds", with the total change amounting to 128,335 par value at an average price of 113.963 agorot.
2. It was also reported by the interested party that as of the reporting date, Mr. Shlomo Eliyahu is the ultimate controlling shareholder in MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. ("Migdal"), holding 45.50% of its issued and paid-up share capital through ELIAHU ISSUES LTD. ELIAHU ISSUES LTD is wholly owned by Eliyahu 1959 Ltd. To the best of the company's knowledge, the shareholders of Eliyahu 1959 Ltd are: Mr. Shlomo Eliyahu, holding 25.14% of the capital and 98% of the management shares, Mrs. Chaya Eliyahu, holding 0.02% of the capital and 2% of the management shares, Shlomo Eliyahu Holdings Ltd, holding 61.7% of the capital, and Achim Eliyahu Trust and Investments Ltd, holding 13.14% of the capital. The shareholders of Shlomo Eliyahu Holdings Ltd are Mr. Shlomo Eliyahu holding 83.31% and Mrs. Chaya Eliyahu holding 16.69%. The sole shareholder of Achim Eliyahu Trust and Investments Ltd is Eliyahu 1959 Ltd, whose shareholders are as detailed above.
3. It was further reported by the interested party that the holdings in Migdal's bonds appearing under participating life insurance accounts are held by the partnership "Migdal Sal – Corporate Bonds in Israel" ("the partnership"). The partnership is a registered partnership, all of whose rights holders are institutional reporting group companies from the Migdal group. The partnership itself is not participating life insurance accounts and/or a management company. According to the agreements among the partners, the holding percentage of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. Below are the holding percentages in the partnership of the rights holders as of August 26, 2025: Insurance for participating life insurance accounts – 44.70%, Pension and Provident – 55.30%.

Reference numbers of previous documents on the subject (the mention does not constitute inclusion by reference):

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

Form structure update date: 04/02/2025

Short name: G CITY LTD

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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: Revital Kahlon Position: Deputy CEO Legal Counsel and Company Secretary Employer company name:

Address: Aharon Becker 8, Tel Aviv 6964316 Phone: 052-3930764 Fax: Email: rkahlon@g-city.com