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G CITY LTD

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Registration number: 520033234

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form T077 (Public)
Sent via MAGNA: 15/10/2025
Reference: 2025-01-075099

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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 of the corporation or its voting power):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	G CITY LTD	Ordinary Share	14,498,632	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
2	NORSTAR HOLDINGS INC (including through wholly owned subsidiaries)	Ordinary Share	92,507,413	49.70% equity, 49.70% voting	41.47% equity, 41.47% voting
3	NORSTAR HOLDINGS INC (including through wholly owned subsidiaries)	Warrants (Series 11)	626,835	_____	_____
4	NORSTAR HOLDINGS INC (including through wholly owned subsidiaries)	Bonds (Series 14)	2,000,000	_____	_____
5	NORSTAR HOLDINGS INC (including through wholly owned subsidiaries)	Bonds (Series 16)	1,000,000	_____	_____
6	Ehud Arnon	Ordinary Share	25,750	0.01% equity, 0.01% voting	0.01% equity, 0.01% voting
7	Chaim Katzman	Ordinary Share	402,956	0.22% equity, 0.2% voting	0.18% equity, 0.18% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
8	Aurora Capital Holdings	Ordinary Share	792,800	0.43% equity, 0.43% voting	0.35% equity, 0.35% voting
9	Shmuel Hauser	Ordinary Share	4,500	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
10	Limor Shofman Gutman	Ordinary Share	4,500	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
11	Aviad Armoni	Ordinary Share	2,898	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
12	Modi Kenigsberg	Ordinary Share	493	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
13	Bar-On Ronnie Haim	Ordinary Share	3,750	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
14	Bar-On Ronnie Haim	Bonds Series 12	508,500.03	_____	_____
15	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Shares	9,741,641	5.23% equity, 5.23% voting	4.34% equity, 4.34% voting
16	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Bonds Series 13	107,134,329	_____	_____

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
17	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Bonds Series 14	10,000,000	_____	_____
18	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Bonds Series 15	0	_____	_____
19	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Bonds Series 17	0	_____	_____
20	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Participating	Bonds Series 20	94,183,000	_____	_____
21	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Ordinary Share	2,961,232	1.59% equity, 1.59% voting	1.32% equity, 1.32% voting
22	MIGDAL INSURANCE & FINANCIAL HOLDINGS	Bonds Series 12	95,766,678	_____	_____

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
	LTD. - Mutual Funds				
23	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 13	88,235,074	_____	_____
24	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 14	87,083,782	_____	_____
25	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 15	12,898,655	_____	_____
26	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 16	131,970,392	_____	_____
27	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 17	405,045	_____	_____

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
28	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 18	22,320,934	_____	_____
29	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 19	23,796,191	_____	_____
30	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 20	36,985,202	_____	_____
31	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Mutual Funds	Bonds Series 21	45,823,737	_____	_____
32	MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. - Nostro	Bonds Series 13	0	_____	_____

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Total Holding Percentage

Total Holding Percentage	% Equity	% Voting
57.18	57.16	

Total Holding Percentage (Full Dilution)	% Equity	% Voting
47.67	47.67	

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

- Do not hold securities of the corporation.
- Below is the holdings status 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	Holding Percentage (Full Dilution)
33	Gil Kotler	Ordinary Share	16,181	0.01% equity, 0.01% voting	0.08% equity, 0.08% voting
34	Gil Kotler	Unregistered Option	161,363	_____	_____
35	Gil Kotler	Restricted Stock Units (RSU)	7,526	_____	_____
36	Revital Ester Cahalon	Ordinary Share	29,504	0.02% equity, 0.02% voting	0.06% equity, 0.06% voting
37	Revital Ester Cahalon	Unregistered Option	102,869	_____	_____
38	Revital Ester Cahalon	Restricted Stock Units (RSU)	4,798	_____	_____
39	Keren Kalifa	Ordinary Share	12,894	0.01% equity, 0.01% voting	0.07% equity, 0.07% voting
40	Keren Kalifa	Unregistered Option	128,586	_____	_____
41	Keren Kalifa	Restricted Stock Units (RSU)	5,998	_____	_____
42	Shiri Barkay	Ordinary Share	24,204	0.01% equity, 0.01% voting	0.06% equity, 0.06% voting
43	Shiri Barkay	Unregistered Option	102,926	_____	_____

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
44	Shiri Barkay	Restricted Stock Units (RSU)	4,801	_____	_____
45	Eli Mualem	Shares	10,978	0.01% equity, 0.01% voting	0.03% equity, 0.03% voting
46	Eli Mualem	Unregistered Option	52,455	_____	_____
47	Eli Mualem	Restricted Stock Units (RSU)	14,812	_____	_____

Total Holding Percentage

Total Holding Percentage	% Equity	% Voting
0.06	0.06	

Total Holding Percentage (Full Dilution)	% Equity	% Voting
0.3	0.3	

Explanations:

1. It is also required to report 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 full dilution) should be stated considering all securities held by him in a single line.
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 capital 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 of the corporation or its voting power, his holdings should be detailed in the "Interested Parties" table as detailed 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.

Details of the Controlling Shareholder in the Corporation

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

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- Yes

The controlling shareholder in the corporation is:

1. NORSTAR HOLDINGS INC, whose controlling shareholder is Mr. Chaim Katzman. For details, see the note below.
 - Controlling shareholder ID: Other ID number 44528798375
 - Was control transferred during the period described in the report: No

Total holding percentage (%) in the corporation's capital by all controlling shareholders: 50.35

Details of the authorized signatories on behalf of the corporation:

#	Name	Position
1	Revital Cahalon	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 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](#).

Details regarding the controlling shareholder of the company:

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As detailed in Regulation 21A of the company's periodic report for 2024 published on March 20, 2025 (Reference: 2025-01-018556), which is incorporated herein by reference, the controlling shareholder of the company is NORSTAR HOLDINGS INC ("Norstar"), a foreign company registered in Panama whose securities are traded on the Tel Aviv Stock Exchange. The controlling shareholder of Norstar is Mr. Chaim Katzman, who holds, directly and indirectly, through private companies owned by him and his family, about 9.42% of Norstar's issued share capital and voting rights (including full dilution), through First US Financial LLC ("FUF"), which holds about 7.34% of Norstar's share capital and voting rights (including full dilution), and through Aurora Capital Holdings LLC ("Aurora"), which holds about 12.68% of Norstar's share capital and voting rights (including full dilution) ("Aurora", "FUF" together with Mr. Katzman: "Katzman Group"). In addition, the Katzman Group is considered to "hold together" as defined in the Securities Law, with Katzman Family Foundation, which holds about 2.62% of Norstar's issued share capital and voting rights (including full dilution). In addition to the Katzman Group's holdings in Norstar, Mr. Katzman and Aurora directly hold about 0.22% and 0.43% of the company's share capital and voting rights (about 0.18% and 0.35% in full dilution). On March 27, 2022, Mr. Chaim Katzman, the controlling shareholder of the company, entered into an agreement with E.Y.L Sela 1991 Ltd. ("Sela"), under which Sela granted Mr. Katzman a power of attorney to vote all Sela's shares in Norstar (which as of this report constitute about 3.85% of the company's share capital and voting rights), as they may be from time to time. Under the agreement, Sela granted the Katzman Group a right of first refusal regarding Norstar securities that Sela wishes to sell, and Mr. Katzman granted Sela a tag-along right in the event of a sale of Norstar shares by the Katzman Group, except in the case of a transfer to a permitted transferee. According to the agreement, Sela became part of the controlling group in Norstar. The agreement will remain in effect until the earlier of five years from the date of the agreement or until any party (including a permitted transferee) no longer holds securities of the company. According to the agreement, Sela became part of the controlling group in Norstar.

Additional Information

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- The company's securities are listed for trading on the Tel Aviv Stock Exchange.
 - Short name: G CITY
 - Address: 8 Aharon Becker St., 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.
 - Electronic reporter name: Klein Ben David Tal
Position: Attorney/Legal Advisor
 - Employer company name:
 - Address: 8 Aharon Becker St., Tel Aviv 6964316
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