

G CITY LTD Public Company No.: 520033234

To: Israel Securities Authority www.isa.gov.il To: Tel Aviv Stock Exchange Ltd. www.tase.co.il Form T053 (Public) Magnea Transmission
Date: 09/11/2025 Reference: 2025-01-084840

Immediate Report Regarding An Event or Matter Outside the Ordinary Course of the Corporation's Business Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970 Note: The results of an issuance should be reported on Form T20 and not this form. Note: Reporting of BONDS rating or corporation rating should be submitted via Form T125.

Report On: ☐ Delayed Report (checkbox not checked)

Nature of the Event: Publication of a draft prospectus of Orion Commercial Properties Ltd.

1.

Attached is an immediate report regarding the publication of the first draft for the public of an issuance prospectus and sale offer of securities of Orion Commercial Properties Ltd.

[g-i_publication_draft_orion_isa.pdf]

2.

The date and time the corporation first became aware of the event or matter: 08/11/2025 at 20:00.

3.

If the report was delayed - the reason for the delay in submission:

4.

On date _____ at time _____, the restriction on reporting was removed.

5.

☐ The company is a shell company as defined in the Stock Exchange regulations. (checkbox not checked)

Authorized Signatories For The Corporation:

- 1. Name: Haim Katzman Position: Other Vice Chair of the Board and CEO
- 2. Name: Gil Kotler Position: CFO

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.

Note: According to Regulation 5 of the Securities (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. For the Staff Position on the subject see the Authority's site: [Click here](#)

The corporation'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; Website: www.gazitglobe.com

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

Name of electronic reporter: Revital Kahlon Position: VP Legal Counsel and Corporate Secretary Contact address: 8 Aharon Becker St., Tel Aviv 6964316 Phone: 052-3930764 Email: rkahlon@g-city.com