

G CITY LTD

Company Registration Number: 520033234

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form Number: T087 (Public)

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The corporation has scheduled the report for publication on: **31/12/2025 18:00**

Capital Structure, Granting of Rights to Purchase Shares, and Security Registers of the Corporation 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 as a result of buybacks Series 12, 13, 14, 16

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on the subject: _____, _____, _____

1. The Corporation's Securities Register after the Change:

Name and Type of Security	Security Number on the Exchange	Amount in Registered Capital	Issued and Paid-Up Capital: Last Reported/Current	Amount Recorded in Name of Registration Company
Ordinary Share	126011	500,000,000	200,613,321/200,613,321	169,393,229
BONDS Series 12	1260603	1,429,817,194	1,441,710,886/1,429,817,194	1,429,817,194
BONDS Series 13	1260652	1,424,845,390	1,426,045,390/1,424,845,390	1,424,845,390
BONDS Series 14	1260736	1,673,660,359	1,683,742,959/1,673,660,359	1,673,660,359
BONDS Series 15	1260769	289,030,156	289,030,156/289,030,156	289,030,156
BONDS Series 16	1260785	1,706,043,838	1,706,281,358/1,706,043,838	1,706,043,838
Convertible BONDS Series 17	1198142	516,719,340	516,719,340/516,719,340	516,719,340
BONDS Series 18	1203850	410,000,000	410,000,000/410,000,000	410,000,000
BONDS Series 19	1205715	484,122,515	484,122,515/484,122,515	484,122,515
BONDS Series 20	1208867	645,000,000	645,000,000/645,000,000	645,000,000
BONDS Series 21	1212752	740,000,000	740,000,000/740,000,000	740,000,000
Unlisted Warrants	1260579	711,582	711,582/711,582	0
Restricted Stock Units (RSU)	1260587	45,555	45,555/45,555	0
Unlisted Warrants (Subsidiary CEO)	1200153	607,072	607,072/607,072	0
Restricted Stock Units (RSU) (Subsidiary CEO)	1200161	22,588	22,588/22,588	0
Other Warrants	1211218	69,196	69,196/69,196	0
Other Restricted Stock Units (RSU)	1211200	19,538	19,538/19,538	0
Warrants for Shares (Series 11)	1214816	6,009,927	6,009,927/6,009,927	0

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

2. The corporation notifies that:

- On the date **31/12/2025**, there was a change in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:
 - Redemption of BONDS as a result of buybacks Series 12, 13, 14, 16

Explanation: The full details of the transaction or action that caused the change in the corporation's securities must be described.

Details on the changes in securities by registered holder (extract):

1. Mizrahi Tefahot Company for Registration Ltd., Company Registration Number in Israel: 510422249

- Nature of change: Other (Redemption)
- Change date: 31/12/2025
- Executed through stock exchange clearing: Yes
- Security Type and Name: G CITY BONDS 12
- Security number: 1260603
- Last reported balance: 1,441,710,886
- Balance after change: 1,429,817,194
- Total securities decreased: 11,893,692
- Were rights to purchase shares granted: No
- Security was redeemed in full and the consideration received in full: True

2. Mizrahi Tefahot Company for Registration Ltd.

- [As for BONDS Series 13, Similar fields...]
- Security number: 1260652
- Last reported balance: 1,426,045,390
- Balance after change: 1,424,845,390
- Total securities decreased: 1,200,000
- Security was redeemed in full and the consideration received in full: True

3. Mizrahi Tefahot Company for Registration Ltd.

- [As for BONDS Series 14, Similar fields...]
 - Security number: 1260736
 - Last reported balance: 1,683,742,959
 - Balance after change: 1,673,660,359
 - Total securities decreased: 10.082.600

4. Mizrahi Tefahot Company for Registration Ltd.

- Security: G CITY BONDS 16
 - Security number: 1260785
 - Last reported balance: 1,706,281,358
 - Balance after change: 1,706,043,838
 - Total securities decreased: 237,520

Explanations:

1. If the change affects more than one security, specify the impact of the change in a separate row for each security.
 2. Change date: all changes of the same type, in the same security, made on one day, will be summed in one row. For this, distinguish between changes made through the stock exchange clearing versus those made directly in the company books.
 3. The change: For reduction, add the symbol "-".
 4. In all quantity fields, fill in the quantity of securities, not NIS par value.

3. Excerpt from Register of Shareholders at Reporting Date:

4. Attached File: Register of Shareholders, per Section 130 of the Companies Law, 1999

- [\[GCityShares31122025_isa.pdf\]](#)
 - *Alt: Register of Shareholders file as of 31/12/2025 in PDF format.*

5. Attached File: Updated Register of Securities, including Option Holder and BONDS Holder Registers

- [\[GCitySecurities31122025_isa.pdf\]](#)
 - *Alt: Updated securities registers file as of 31/12/2025 in PDF format.*

Authorized Signatories of the Corporation:

No.	Name	Role
1	Revital Kahlon	Other: VP, Legal Counsel and Corporate Secretary

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

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

Contact Information

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Electronic Signatory Name: Klein Ben David Tal

Role: Attorney/Legal Counsel

Company Name:

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

Form Structure Update Date: 06/08/2024

If there are images in the original document, please include them here with suitable alt text.

- [GCityShares31122025_isa.pdf](#)
 - Alt: Register of Shareholders file
- [GCitySecurities31122025_isa.pdf](#)
 - Alt: Updated securities registers file