

GAV-YAM LANDS CORP. LTD

Registration Number: 520001736

To:

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

Form Number: T077 (Public) Broadcasted on MAGNA: 05/01/2026

Reference: 2026-01-001718

Immediate Report on the Holdings Status of Interested Parties and Senior Officers

Regulation 33 (c) - (d) of the Securities Regulations (Periodic and Immediate Reports), 1970

Previous reporting reference numbers on this subject: _____, _____, _____.

The following is the status as of the date: 31/12/2025:

A. Interested Parties in the Corporation (including CEO and Directors, and any other employee holding five percent or more of the issued share capital or voting power):

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.

| Holder No. | Holder Name | Security Name (Type, Series) | Updated Quantity | Holding Rate | % Equity | % Voting | Fully Diluted Holding Rate | % Equity (Diluted) | % Voting (Diluted) |
|------------|----------------------------------|-----------------------------------|------------------|--------------|----------|----------|----------------------------|--------------------|--------------------|
| 1 | PROPERTY AND BUILDING CORP. LTD. | Ordinary share NIS 0.01 par value | 141,171,298.00 | 64.04 | 64.04 | 64.04 | 63.66 | 63.66 | |
| 2 | Morris Willner | Ordinary share NIS 0.01 par value | 12,511,872.00 | 5.68 | 5.68 | 5.68 | 5.64 | 5.64 | |
| ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

Total Holding Rate:

| % Equity | % Voting | Fully Diluted % Equity | Fully Diluted % Voting |
|----------|----------|------------------------|------------------------|
| 83.91 | 83.91 | 83.39 | 83.39 |

B. Senior Officers in the Corporation (excluding CEO and Directors, and any other employee holding five percent or more):

[] Do not hold securities of the corporation.

[x] The following is the holdings table for senior officers in the corporation:

| Holder No. | Holder Name | Security | Quantity | % Equity | % Voting | Fully Diluted % Equity | Fully Diluted % Voting |
|------------|-------------|----------|----------|----------|----------|------------------------|------------------------|
| ... | ... | ... | ... | ... | ... | ... | ... |

Total Holding Rate: 0.01% (Equity), 0.01% (Voting)
Total Fully Diluted Holding Rate: 0.12% (Equity), 0.12% (Voting)

Explanations:

- Securities other than bonds, including other securities that are not listed for trading, must also be reported.
- In the case reporting on a holding of non-convertible bonds, the bond holdings status can be attached as a PDF file in the designated field at the end of section B, instead of entering the data into the form, as set forth in Legal Staff Position No. 104-21: [Link](#).
- If an interested party holds more than one type of security in the corporation, the holding rate (including fully diluted) must be stated considering all securities held by them in only one row.
- This form should detail the holdings of all interested parties, including those whose holdings have not changed.
- If the interested party is a held company with significant activity to the corporation's activity, the holdings must be split between shares acquired before the Israeli Companies Law went into effect and those acquired after, indicating dormant shares.
- If the interested party is a corporation, also provide the given name of the ultimate controlling shareholder(s). If there is no controlling shareholder in the interested party, indicate the interested party details.
- If a senior officer holds 5% or more of the issued share capital or voting power, list those holdings in the 'interested parties' table above.
- If the interested party or senior officer holds securities also in their held company, and if its activities are material to the corporation, details must be provided in the 'comments' field.

Details of the Controlling Shareholder

| Holder Name | Registered Number | Was Control Transferred? | Control Transfer Details |
|----------------------------------|-------------------|--------------------------|--------------------------|
| PROPERTY AND BUILDING CORP. LTD. | 520025438 | No | _____ |

Total percentage of share capital in the corporation held by all controlling shareholders: 64.04%

Authorized Signatories for the Corporation:

| Name | Role |
|----------------|---------------------|
| Mark Zak | CFO |
| Shiri Weitzman | Corporate Secretary |

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

Short Name: Gav Yam
Address: P.O. Box 15041, Haifa 31905
Phone: 04-6644200, 04-6644222
Fax: 04-8533567
Email: info@gav-yam.co.il
Website: www.gav-yam.co.il

Previous Names: Gav-Yam Lands Corp. Ltd.

Electronic Report Signatory: Shiri Weitzman, Corporate Secretary

Contact Address: 9 Andrei Sakharov, Haifa 31905
Phone: 052-6898200
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Form structure update date: 21/10/2025

Note: Any visual images in the document were not detected, so no images or image alts are included with this markdown translation. If images exist, please insert them here and provide appropriate alt text as required.