

Property & Building Corp. Ltd. (the Company)

Re: Dividend Distribution

To:
Israel Securities Authority
Via the MAGNA system

To:
Tel Aviv Stock Exchange Ltd.
Via the MAGNA system

18 November 2025

Dividend Distribution

The Company hereby announces that on 17 November 2025 the Company's Board of Directors resolved to distribute a dividend of NIS 15 per share (NIS 74,450,535 as of the date of the resolution) (the Distribution and the Dividend), as detailed below:

- 1 According to the Company's financial statements as of 30 September 2025, the distributable profit pursuant to the provisions of the Companies Law, 1999 (the Companies Law), amounted to approximately NIS 4,234 million, so that the Distribution meets the profit test as defined in the Companies Law.
- 2 For the purpose of examining the Company's compliance with the solvency test as defined in the Companies Law, the Company ensured that the dividend distribution will not prevent the Company from satisfying its existing and foreseeable obligations when due.
- 3 The Board of Directors, having examined the effect of the distribution on the Company's financial condition; its expected cash flows; its capital structure; its credit framework; its liquidity status; compliance with existing financial covenants; and its effect on the current operations of the Company, believes that the distribution will not adversely affect the Company.
- 4 As stated above, the Board determined that the distribution complies with the distribution tests set out in the Companies Law, and in the Board's opinion, the dividend distribution does not negatively affect the Company's financial condition.
- 5 Directors' Reasons for Approving the Distribution:
 - 5.1 The implementation of the distribution meets the distribution tests stipulated in the Companies Law, and in the opinion of the Company's Board of Directors, the dividend distribution does not negatively affect the Company's financial condition, its capital structure, its liquidity status, and its compliance with existing financial covenants.
 - 5.2 The dividend distribution is in accordance with the Company's overall dividend distribution policy and specifically the policy for 2025, and the distribution will share the Company's profits with its shareholders and yield returns on their investment in the Company. For further details, see the Immediate Report published by the Company on 24 March 2025 (reference number: 2025-01-019505), with information incorporated herein by reference.
- 6 In light of the above, the Company's Board of Directors approved the distribution. As specified in the distribution report, the record date for the dividend distribution will be on 27 November 2025 and the payment date will be on 8 December 2025.

Respectfully,

Isras Investment Co. Ltd.

To:
Isras Investment Co. Ltd.

Isras Investment Co. Ltd. By: Ilan Toker, Risk Manager and Reporting

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