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MIVNE REAL ESTATE (K.D) LTD

Registry Number: 520024126

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T126 (Public)
Broadcasted on MAGNA: 17/08/2025
ISA Website: www.isa.gov.il
TASE Website: www.tase.co.il
Reference: 2025-01-060830

Report on the Corporation's Liabilities by Maturity Dates

Regulations 9d and 38e of the Securities Regulations (Periodic and Immediate Reports), 1970

Reporting Period: 30/06 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public (excluding bonds held by the parent company, controlling shareholder, their controlled companies, or companies controlled by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	631,857	39,017	0	0	0	0	0	122,585	793,459
Year 2	1,524,524	39,017	0	0	0	0	0	99,183	1,662,724
Year 3	925,321	39,017	0	0	0	0	0	67,492	1,031,830
Year 4	854,093	0	0	0	0	0	0	43,759	897,852
Year 5+	3,871,275	0	0	0	0	0	0	86,189	3,957,464
Total	7,807,070	117,051	0	0	0	0	0	419,208	8,343,329

B. Private Bonds and Non-Bank Credit (excluding bonds or credit provided by the parent company, controlling shareholder, their controlled companies, or companies controlled by the corporation) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	3,624	400,783	0	0	0	0	0	23,209	427,616
Year 2	171,550	0	0	0	0	0	0	3,217	174,767
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	175,174	400,783	0	0	0	0	0	26,426	602,383

C. Bank Credit from Banks in Israel - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	103,125	0	0	0	0	0	0	11,543	114,668
Year 2	0	175,948	0	0	0	0	0	4,509	180,457
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	103,125	175,948	0	0	0	0	0	16,052	295,125

D. Bank Credit from Banks Abroad - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	738,606	439,800	0	0	0	0	0	157,337	1,335,743
Year 2	1,696,074	214,965	0	0	0	0	0	106,909	2,017,948
Year 3	925,321	39,017	0	0	0	0	0	67,492	1,031,830
Year 4	854,093	0	0	0	0	0	0	43,759	897,852
Year 5+	3,871,275	0	0	0	0	0	0	86,189	3,957,464
Total	8,085,369	693,782	0	0	0	0	0	461,686	9,240,837

F. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) - Based on the corporation's separate financial statements ("Solo" reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	7,271	73,316	0	0	0	0	0	9,719	90,306
Year 2	7,271	5,316	0	0	0	0	0	5,411	17,998
Year 3	42,152	5,316	0	0	0	0	0	4,110	51,578
Year 4	20,689	5,316	0	0	0	0	0	3,059	29,064
Year 5+	0	41,800	0	0	0	0	0	11,720	53,520
One-time Commitment	69,743	5,428	0	627	0	0	0	0	75,798
Total	147,126	136,492	0	627	0	0	0	34,019	318,264

G. Off-Balance Sheet Credit Exposure (for financial guarantees and credit commitments) of all consolidated companies, excluding reporting corporations and excluding the reporting corporation's data entered in Table F above (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
One-time Commitment	106	0	0	0	0	0	0	0	106
Total	106	0	0	0	0	0	0	0	106

H. Total Bank Credit Balances, Non-Bank Credit, and Bonds of all consolidated companies, excluding reporting corporations and excluding the reporting corporation's data entered in Tables A-D above (in thousands of NIS)

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	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	156,864	7,088	0	0	0	0	0	12,645	176,597
Year 2	4,315	7,088	0	0	0	0	0	7,504	18,907
Year 3	39,194	7,088	0	0	0	0	0	6,162	52,444
Year 4	0	7,088	0	0	0	0	0	5,416	12,504
Year 5+	0	55,733	0	0	0	200,992	0	18,902	275,627
Total	200,373	84,085	0	0	0	200,992	0	50,629	536,079

I. Credit Balances Provided to the Reporting Corporation by the Parent Company or Controlling Shareholder and Bond Balances Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS)

All values are zero.

J. Credit Balances Provided to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Bond Balances Issued by the Reporting Corporation Held by Such Companies (in thousands of NIS)

All values are zero.

K. Credit Balances Provided to the Reporting Corporation by Consolidated Companies and Bond Balances Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS)

	NIS CPI Linked	NIS Unlinked	Euro	Dollar	Canadian Dollar	Swiss Franc	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	4,598	0	1,058	5,656
Year 2	0	0	0	0	0	4,598	0	911	5,509
Year 3	0	0	0	0	0	4,598	0	776	5,374
Year 4	0	0	0	0	0	4,598	0	643	5,241
Year 5+	0	0	0	0	0	17,203	0	1,213	18,416
Total	0	0	0	0	0	35,595	0	4,601	40,196



Authorized Signatories for the Corporation:

#	Name	Position
1	Uzi Levy	CEO
2	Itay Vaknin	CFO

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. The staff's position on the matter can be found on the Authority's website: [Click here](#).



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

Short Name: MIVNE REAL ESTATE (K.D) LTD

Address: 7 Totzeret Haaretz St., Tel Aviv, 6109002

Phone: 03-9070000, 03-9070188

Fax: 03-9070190

Email: info@mivnegroup.co.il

Company Website: www.mivnegroup.co.il

Previous Names of the Reporting Entity: Industrial Buildings Corporation Ltd.

Electronic Reporter Name: Itay Vaknin

Position: CFO

Employer Company Name:

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Form Structure Update Date: 04/02/2025

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