

MIVNE REAL ESTATE (K.D) LTD

Registry Number: 520024126

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T087 (Public)
Transmitted via MAGNA: 30/09/2025
Israel Securities Authority Email: www.isa.gov.il
Stock Exchange Email: www.tase.co.il
Reference: 2025-01-073188

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities 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:

Partial redemption of bonds series 25 and 23, exercise and removal of warrants.

Explanation: Please briefly describe the nature of the change.

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

1. The Corporation's Securities Position After the Change:

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-up Capital	Quantity Registered in the Name of the Registration Company
Ordinary Share	226019	2,000,000,000	Last Report: 723,620,217	723,607,886
			Current: 723,622,431	
Bonds (Series 16)	2260438	0	Last Report: 117,052,041	117,052,041
			Current: 117,052,041	
Bonds (Series 17)	2260446	0	Last Report: 225,558,567	225,558,567
			Current: 225,558,567	
Bonds (Series 19)	2260487	0	Last Report: 337,881,646	337,881,646
			Current: 337,881,646	
Bonds (Series 20)	2260495	0	Last Report: 1,376,901,375	1,376,901,375
			Current: 1,376,901,375	
Bonds (Series 23)	2260545	0	Last Report: 537,483,180	497,962,358
			Current: 497,962,358	
Bonds (Series 24)	2260552	0	Last Report: 428,967,000	428,967,000
			Current: 428,967,000	

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Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-up Capital	Quantity Registered in the Name of the Registration Company
Bonds (Series 25)	2260636	0	Last Report: 3,484,239,800	3,300,858,761
			Current: 3,300,858,761	
Bonds (Series 26)	1220714	0	Last Report: 390,285,000	390,285,000
			Current: 390,285,000	
Commercial Papers (NAAM 2)	1220680	0	Last Report: 300,000,000	300,000,000
			Current: 300,000,000	
Unlisted Warrants	1198241	0	Last Report: 2,084,645	0
			Current: 2,084,645	
Unlisted Warrants	1202852	0	Last Report: 3,318,633	0
			Current: 3,301,512	
Unlisted Warrants	1202860	0	Last Report: 11,984	0
			Current: 0	

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

2. The Corporation Announces That:

From date: 04/09/2025

To date: 30/09/2025

A change occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Partial redemption of bonds series 25 and 23, exercise and removal of warrants.

Explanation: Please describe all details of the transaction or action that caused the change in the corporation's securities.

Details of the Change:

- 1. Registered Holder Affected by the Change:** I.B.I. Equity Compensation and Trusts (2004) Ltd.

Type of ID: Number in the Israeli Companies Registry

ID Number: 513540070

Nature of Change: Exercise of warrants

Date of Change: 04/09/2025

Executed via TASE Clearing House: Yes

Type and Name of Security Changed: Unlisted Warrants

Security Number: 1202852

Holder's Balance in Last Report: 3,318,633

Holder's Balance After Change: 3,301,512

Total Quantity Changed: 17,121

Is this a grant of rights to purchase shares? No

Security fully paid and consideration received in full.
- 2. Registered Holder Affected by the Change:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

Type of ID: Number in the Israeli Companies Registry

ID Number: 515736817

Nature of Change: Exercise of warrants

Date of Change: 04/09/2025

Executed via TASE Clearing House: Yes

Type and Name of Security Changed: Ordinary Share

Security Number: 226019

Holder's Balance in Last Report: 723,605,672

Holder's Balance After Change: 723,607,886

Total Quantity Changed: 2,214

Is this a grant of rights to purchase shares? No

Security fully paid and consideration received in full.
- 3. Registered Holder Affected by the Change:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

Type of ID: Number in the Israeli Companies Registry

ID Number: 515736817

Nature of Change: Redemption

Date of Change: 30/09/2025

Executed via TASE Clearing House: Yes

Type and Name of Security Changed: Bonds (Series 23)

Security Number: 2260545

Holder's Balance in Last Report: 537,483,180

Holder's Balance After Change: 497,962,358

Total Quantity Changed: 39,520,822

Is this a grant of rights to purchase shares? No
Security fully paid and consideration received in full.

4. **Registered Holder Affected by the Change:** The Registration Company of the Tel Aviv Stock Exchange Ltd.

Type of ID: Number in the Israeli Companies Registry

ID Number: 515736817

Nature of Change: Redemption

Date of Change: 30/09/2025

Executed via TASE Clearing House: Yes

Type and Name of Security Changed: Bonds (Series 25)

Security Number: 2260636

Holder's Balance in Last Report: 3,484,239,800

Holder's Balance After Change: 3,300,858,761

Total Quantity Changed: 183,381,039

Is this a grant of rights to purchase shares? No
Security fully paid and consideration received in full.

5. **Registered Holder Affected by the Change:** I.B.I. Equity Compensation and Trusts (2004) Ltd.

Type of ID: Number in the Israeli Companies Registry

ID Number: 513540070

Nature of Change: Expiry

Date of Change: 28/09/2025

Executed via TASE Clearing House: Yes

Type and Name of Security Changed: Unlisted Warrants

Security Number: 1202860

Holder's Balance in Last Report: 11,984

Holder's Balance After Change: 0

Total Quantity Changed: 11,984

Is this a grant of rights to purchase shares? No
Security fully paid and consideration received in full.

Explanations:

- 1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
- 2. Date of change – all changes of the same type, in the same security, made on one day, will be summarized in one row. For this purpose – changes made through the TASE Clearing House must be separated from changes made directly in the company's books.
- 3. The change – for a decrease, add the sign "-".
- 4. In all quantity fields, the quantity of securities must be entered, not par value in NIS.

3. Main Shareholder Register as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type and Par Value of Shares	Number of Shares	Holds Shares as Trustee
1	_____	_____	_____	_____	_____	_____	_____

Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999:

300925_מניות_בעלי_מרשם_מ-PDFUA_isa.pdf

Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders:

300925_ערך_ניירות_מרשם_מ-PDFUA_isa.pdf

Authorized Signatories for the Corporation:

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No.	Name of Signatory	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](#).

Previous names of the reporting entity: Mivne Taasiya Ltd.

Electronic Reporter Name: Itay Vaknin

Position: CFO

Employer Company Name:

Address: Totsret Haaretz 7, Tel Aviv 6109002

Phone: 03-9070104

Fax: 03-9070190

Email: itayv@mivnegroup.co.il

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

Short Name: MIVNE

Company Address: Totsret Haaretz 7, Tel Aviv 6109002

Phone: 03-9070000, 03-9070188

Fax: 03-9070190

Email: info@mivnegroup.co.il

Company Website: www.mivnegroup.co.il

Form structure update date: 06/08/2024

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