

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: 20/10/2025
Israel Securities Authority Email: www.isa.gov.il
Tel Aviv Stock Exchange Email: www.tase.co.il
Reference: 2025-01-078149

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:

Exercise of warrants and expansion of bond series, etc.
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: 723,622,431	723,611,510
			Current: 723,626,055	
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: 497,962,358	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: 3,300,858,761	3,300,858,761
			Current: 3,300,858,761	
Bonds (Series 26)	1220714	0	Last Report: 390,285,000	1,295,520,000
			Current: 1,295,520,000	
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: 3,301,512	0
			Current: 3,287,131	

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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: 15/10/2025

To date: 20/10/2025

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: Exercise of warrants and expansion of bond series, etc.

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:

- **Name:** I.B.I. Equity Compensation and Trusts (2004) Ltd.
- **Type of ID Number:** Number in the Israeli Companies Registry
- **ID Number:** 513540070
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 15/10/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Unlisted Warrants
- **Security Number on TASE:** 1202852
- **Holder's Balance in Last Report:** 3,301,512
- **Holder's Balance After Change:** 3,287,131
- **Total Quantity Changed (Decrease/Increase):** 14,381
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☒ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other: _____

2. Registered Holder Affected by the Change:

- **Name:** The Registration Company of the Tel Aviv Stock Exchange Ltd.
- **Type of ID Number:** Number in the Israeli Companies Registry
- **ID Number:** 515736817
- **Nature of Change:** Exercise of warrants
- **Date of Change:** 15/10/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Ordinary Share
- **Security Number on TASE:** 226019
- **Holder's Balance in Last Report:** 723,607,886
- **Holder's Balance After Change:** 723,611,510
- **Total Quantity Changed (Decrease/Increase):** 3,624
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☒ The security was fully paid and the consideration was fully received.
- ☐ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other: _____

3. Registered Holder Affected by the Change:

- **Name:** The Registration Company of the Tel Aviv Stock Exchange Ltd.
- **Type of ID Number:** Number in the Israeli Companies Registry
- **ID Number:** 515736817
- **Nature of Change:** Public offering
- **Date of Change:** 20/10/2025
- **Executed via TASE Clearing House:** Yes
- **Type and Name of Security Changed:** Bonds (Series 26)
- **Security Number on TASE:** 1220714
- **Holder's Balance in Last Report:** 390,285,000
- **Holder's Balance After Change:** 1,295,520,000
- **Total Quantity Changed (Decrease/Increase):** 905,235,000
- **Is this a grant of rights to purchase shares:** No
- **Total consideration for allocated securities:** _____
- **TASE number of share resulting from exercise:** _____
- **Number of shares resulting from full exercise/conversion:** _____
- **Total additional consideration from full exercise/conversion:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **To date:** _____
- **Allocated securities will be registered for trading:** _____
- **Allocation is a continuation of:** _____, published on: _____, reference number: _____
- ☐ The security was fully paid and the consideration was fully received.
- ☒ The security was fully paid, but the consideration was not fully received.
- ☐ Issued for ATM program.
- ☐ Other: The security was fully paid, but the consideration was not fully received.

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 NIS par value.

Change Only in the Register of Holders (No Change in Quantity):

A change occurred only in the register of holders of the corporation's securities (without a change in the quantity of the corporation's securities) as a result of:

Description of the nature of the change: _____

Explanation: Please describe all details of the transaction or action that caused the change in the register.

Details:

- **Name of registered holder affected by the change:** _____
- **Type of ID Number:** _____
- **ID Number:** _____
- **Date of Change:** _____
- **Executed via TASE Clearing House:** _____
- **Type and Name of Security Changed:** _____
- **Security Number on TASE:** _____
- **Quantity of Change:** _____
- **Holder's Balance After Change:** _____

3. Main Points of the Shareholders 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	Is the Holder a Trustee?
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a file of the shareholders register in accordance with Section 130 of the Companies Law, 1999

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[201025_מניות_בעלי_מרשם-PDFUA_isa.pdf](#)

Alt: Shareholders register file as of 20/10/2025

5. Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bond holders

[201025_ערך_ניירות_מרשם-PDFUA_isa.pdf](#)

Alt: Updated securities registers file as of 20/10/2025

Details of Authorized Signatories for the Corporation:

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](#).

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

Short Name: MIVNE

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.

Name of Electronic Reporter: Itay Vaknin

Position: CFO

Employer Company Name:

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Address: 7 Totzeret Haaretz St., Tel Aviv 6109002

Phone: 03-9070104

Fax: 03-9070190

Email: itayv@mivnegroup.co.il

Form Structure Update Date: 06/08/2024