# MIVNE REAL ESTATE (K.D) LTD

**Registry Number:** 520024126

**To:** Israel Securities Authority
**To:** Tel Aviv Stock Exchange Ltd.
**Form Number:** T076 (Public)
**Transmitted via MAGNA:** 23/10/2025
**Reference:** 2025-01-079273

## Immediate Report on Changes in Holdings of Interested Parties and Senior Officers

**Regulation 33(b) of the Securities Regulations (Periodic and Immediate Reports), 1970**

**Note:** This form is intended for reporting changes in holdings of securities of the reporting corporation only. For reporting changes in holdings of securities of a subsidiary of the reporting corporation, if its activity is material to the activity of the reporting corporation, use Form T121.

### 1

**Name of corporation/last name and first name of the holder:**
*MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD - Nostro Account*

**Name of corporation/last name and first name of the holder in English as registered with the Companies Registrar or in the passport:**
*Migdal Insurance & Financial Holdings Ltd*

**Type of identification number:**
*Number in the Israeli Companies Registrar*

**Holder's identification number:**
*520029984*

**Type of holder:**

*Nostro account*

**Does the hedge fund have the right to appoint a director or representative to the company's board?**

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**Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation?**

*Yes*

**Name of controlling shareholder in the interested party:**

*See Note 1*

**Identification number of the controlling shareholder in the interested party:**

*See Note 1*

**Citizenship/country of incorporation or registration:**

*Incorporated in Israel*

**Country of citizenship/incorporation or registration:**

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**Security number on the stock exchange:**

*1220714*

**Name and type of security:**

*MIVNE Bond Series 26*

**Nature of change:**

*Increase due to purchase on the stock exchange*

**Other:**

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**Note:** Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

**Is this a change in a single transaction or multiple transactions (cumulative change):**

*Single transaction*

**Date of change:**
*21/10/2025*

**Transaction rate:**
*106.45*
**Currency:** *Agorot*

**Are these dormant shares or securities convertible into dormant shares:**
*No*

**Balance (in number of securities) in the last report:**
*0*
**Holding percentage of total securities of the same type in the last report: %**
*0*

**Change in quantity of securities:**
*+49,994,000*

**Current balance (in number of securities):**
*49,994,000*
**Current holding percentage of total securities of the same type: %**
*3.86*

**Holding percentage after the change: In capital: %**
*12.68*
**In voting rights: %**
*12.68*

**Explanation:** The holding percentage after the change does not refer to convertible securities.

**Holding percentage after the change on a fully diluted basis: In capital: %**
*12.58*
**In voting rights: %**
*12.58*

**Note number:** 1

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## 2

**Name of corporation/last name and first name of the holder:**
*MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD - Mutual Funds*

**Name of corporation/last name and first name of the holder in English as registered with the Companies Registrar or in the passport:**
*Migdal Insurance & Financial Holdings Ltd*

**Type of identification number:**
*Number in the Israeli Companies Registrar*

**Holder's identification number:**
*520029984*

**Type of holder:**
*Companies managing joint investment mutual funds*

**Does the hedge fund have the right to appoint a director or representative to the company's board?**

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**Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation?**
*Yes*

**Name of controlling shareholder in the interested party:**
*See Note 1*

**Identification number of the controlling shareholder in the interested party:**
*See Note 1*

**Citizenship/country of incorporation or registration:**
*Incorporated in Israel*

**Country of citizenship/incorporation or registration:**

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**Security number on the stock exchange:**
*1220714*

**Name and type of security:**
*MIVNE Bond Series 26*

**Nature of change:**
*Increase due to purchase on the stock exchange*

**Other:**

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**Note:** Purchase or sale of shares on the stock exchange by way of a matched transaction, as defined in the third part of the stock exchange regulations, will be classified as an off-exchange transaction, with disclosure in the free text field that the transaction was carried out in this way.

**Is this a change in a single transaction or multiple transactions (cumulative change):**
*Multiple transactions*

**Date of change:**
*21/10/2025*

**Transaction rate:**
*106.45*
**Currency:** *Agorot*

**Are these dormant shares or securities convertible into dormant shares:**
*No*

**Balance (in number of securities) in the last report:**
*21,256,718*
**Holding percentage of total securities of the same type in the last report: %**
*5.45*

**Change in quantity of securities:**
*+5,279,450*

**Current balance (in number of securities):**
*26,536,168*
**Current holding percentage of total securities of the same type: %**
*2.05*

**Holding percentage after the change: In capital: %**
*12.68*
**In voting rights: %**
*12.68*

**Explanation:** The holding percentage after the change does not refer to convertible securities.

**Holding percentage after the change on a fully diluted basis: In capital: %**

*12.58*

**In voting rights: %**

*12.58*

**Note number:** 1

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**Note:** If the value "increase due to forced purchase of lent securities" or "decrease due to forced sale of lent securities" is selected, then lent securities that were not returned to the lender and thus the lending action became a forced purchase and the lending action a forced sale.

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## Notes Table

| No. | Note |
|---|---|
| 1 | To the best of the company's knowledge, as of the report date, Mr. Shlomo Eliahu is the ultimate controlling shareholder of the company and holds 45.50% of the issued and paid-up share capital of the company ["share capital"], through ELIAHU ISSUES LTD. ELIAHU ISSUES LTD is wholly owned by Eliahu 1959 Ltd. Mr. Shlomo Eliahu is the ultimate controlling shareholder in MIGDAL INSURANCE & FINANCIAL HOLDINGS LTD. For details regarding the manner of holdings in Eliahu, see the notes below. The manner of holdings in Eliahu is as follows: The shareholders of Eliahu are Mr. Shlomo Eliahu, holding 25.14% of the capital and 98% of the management shares, Mrs. Chaya Eliahu (ID 004107157), holding 0.02% of the capital and 2% of the management shares, Shlomo Eliahu Holdings Ltd (Company No. 510464803), holding 61.7% of the capital, and Achim Eliahu Trust and Investments Ltd (Company No. 510455801), holding 13.14% of the capital. The shareholders of Shlomo Eliahu Holdings Ltd are Mr. Shlomo Eliahu holding 83.31% and Mrs. Chaya Eliahu holding 16.69%. The sole shareholder of Achim Eliahu Trust and Investments Ltd is Shlomo Eliahu Holdings Ltd, whose shareholders are Mr. Shlomo Eliahu and Mrs. Chaya Eliahu as detailed above. The holdings in the company's bonds listed under participating life insurance accounts are held by the partnership "Migdal Sal – Corporate Bonds in Israel" ("the partnership"). The partnership is a registered partnership, all of whose rights holders are institutional reporting group companies from the Migdal group. The partnership itself is not participating life insurance accounts and/or a management company. According to the agreements among the partners, the holding percentage of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. Below are the holding percentages in the partnership of the rights holders as of October 21, 2025: Insurance for participating life insurance accounts – 45.93%, Pension and Provident – 54.07%. |

1. **Was the entire consideration paid at the time of the change?**
   *Yes*

**If not all the consideration was paid at the time of the change, please specify the date of completion of the payment:**

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2. **If the change is by way of signing a loan agreement, please specify details regarding the manner of ending the loan:**

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**Explanation:** The holding percentages should be stated taking into account all securities held by the interested party.

3. **The date and time the corporation first became aware of the event or matter:**
   *22/10/2025*
   **At:** *16:08*

4. **Details of the actions that caused the change:**
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**Details of the authorized signatories on behalf of the corporation:**

| No. | 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 shall 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

**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:**

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

**Phone:** 03-9070104

**Fax:** 03-9070190

**Email:** itayv@mivnegroup.co.il

**Form structure update date:** 04/02/2025