

MIVNE REAL ESTATE (K.D) LTD

Company Number (Registrar): 520024126

To:

- Israel Securities Authority
 - Website: www.isa.gov.il
- Tel Aviv Stock Exchange Ltd.
 - Website: www.tase.co.il

Form Number: T087 (Public) Submission Date (MAGNA): 11/01/2026
Reference: 2026-01-004975

Capital Structure, Grant of Rights to Purchase Shares, and Registers of Securities of the Corporation and Their Changes

Regulations 31e, 31(a), 31(b1), and 32 to the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Exercise of Warrants

- *Explanation: Briefly describe the nature of the change.*

Previous report references: _____, _____, _____.

1. The Corporation's Securities Following the Change:

Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Recorded for Nominee Company
Ordinary Share	226019	2,000,000,000	723,832,909 (last) / 723,857,557 (current)	723,843,012
BONDS (Series 16')	2260438	0	117,052,041 / 117,052,041	117,052,041
BONDS (Series 17')	2260446	0	225,558,567 / 225,558,567	225,558,567
BONDS (Series 19')	2260487	0	337,881,646 / 337,881,646	337,881,646
BONDS (Series 20')	2260495	0	1,193,314,525 / 1,193,314,525	1,193,314,525
BONDS (Series 23')	2260545	0	497,962,358 / 497,962,358	497,962,358
BONDS (Series 24')	2260552	0	428,967,000 / 428,967,000	428,967,000
BONDS (Series 25')	2260636	0	3,300,858,761 / 3,300,858,761	3,300,858,761
BONDS (Series 26')	1220714	0	1,295,520,000 / 1,295,520,000	1,295,520,000
Commercial Papers (CP 2)	1220680	0	300,000,000 / 300,000,000	300,000,000
Unlisted Warrants	1198241	0	2,084,645 / 2,084,645	0
Unlisted Warrants	1202852	0	2,827,045 / 2,754,954	0

Explanation: List all the company's securities, including those not listed for trading.

2. The Corporation Notifies That:

- On the date: 11/01/2026
- There has been a change in the quantity and register of the holders of securities (including rights to purchase shares) of the corporation as a result of:

Description of the Nature of the Change: Exercise of Warrants

Explanation: Describe the details of the transaction or action that led to the change in the corporation's securities.

2.1 Change Regarding Holder: I.B.I. Equity Compensation and Trusts (2004) Ltd

- ID Type: Israeli Companies Registrar
- ID Number: 513540070
- Nature of Change: Exercise of Warrants
- Change Date: 11/01/2026
- Executed via stock exchange clearing house: Yes
- Type and Name of Security Affected: Unlisted Warrants
- Security Number: 1202852
- Holder's balance in the last report: 2,827,045
- Holder's balance after the change: 2,754,954
- Total quantity changed: 72,091
- Is this a grant of rights to purchase shares? No
- Has the security been fully paid and the consideration fully received? Yes

2.2 Change Regarding Holder: Tel Aviv Stock Exchange Registration Company Ltd

- ID Type: Israeli Companies Registrar
- ID Number: 515736817
- Nature of Change: Exercise of Warrants
- Change Date: 11/01/2026
- Executed via stock exchange clearing house: Yes
- Type and Name of Security Affected: Ordinary Share
- Security Number: 226019
- Holder's balance in the last report: 723,818,364
- Holder's balance after the change: 723,843,012
- Total quantity changed: 24,648
- Is this a grant of rights to purchase shares? No
- Has the security been fully paid and the consideration fully received? Yes

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate line for each security.
2. Change Date – all similar changes in the same security conducted on the same day are summarized in one line. For this, distinguish between changes via the clearing house and those directly in the company's books.
3. For decrease, add the "-" sign.
4. All quantity fields must reflect the number of securities, not NIS par value.

3. Main Points of the Shareholders Register at the Reporting Date are as Follows:

No.	Name of Registered Shareholder	ID Type	ID Number	Security Number	Type of Shares and Par Value	Number of Shares	Is Holder a Trustee?
1	_____	_____	_____	_____	_____	_____	_____

4. Attached: File of the Shareholder Register in Accordance with Section 130 of the Companies Law, 1999

[110126_מניות_בעלי_מרשם-PDFUA_isa.pdf](#) Alt: PDF file of the shareholder registry as per Companies Law, 1999.

5. Attached: Updated File of the Corporation's Securities Registers, Including the Option Holders' and Bond Holders' Registers

[110126_ערך_ניירות_מרשם-PDFUA_isa.pdf](#) Alt: PDF file of the securities registers, including options and bonds registers.

Authorized Signatories for Signing on Behalf of the Corporation:

No.	Name	Role
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. ISA staff position can be found at the ISA website: [Click here](#).

Additional Information

- Previous company names: Mivne Industrial Buildings Ltd.
- Short name (TASE): מבנה
- 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
- Electronic Reporter Name: Itay Vaknin
- Position: CFO
- Reporter Contact Info: 7 Totzeret Haaretz St., Tel Aviv 6109002
 - Phone: 03-9070104
 - Fax: 03-9070190
 - Email: itayv@mivnegroup.co.il