

# PROPERTY AND BUILDING CORP. LTD.

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Registration Number: 520025438

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T126 (Public)  
Transmitted via MAGNA: 04/08/2025 [www.isa.gov.il](http://www.isa.gov.il) [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-057443

## Report on the Corporation's Liabilities by Maturity Dates

Regulations 9D and 38E to 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 such bonds held by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, 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<br>Linked | NIS Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total by<br>Years |
|--------------------------------|-------------------|--------------------|------|--------|-------|-------|-------|--|-------------------|
| First<br>Year                  | 390,896           | 297,372            | 0    | 0      | 0     | 0     | 0     | 214,673  | 902,941           |
| Second<br>Year                 | 80,430            | 297,372            | 0    | 0      | 0     | 0     | 0     | 192,461  | 570,263           |
| Third<br>Year                  | 80,430            | 1,621,195          | 0    | 0      | 0     | 0     | 0     | 134,049  | 1,835,674         |
| Fourth<br>Year                 | 1,784,409         | 297,372            | 0    | 0      | 0     | 0     | 0     | 75,637   | 2,157,418         |
| Fifth<br>Year<br>and<br>Beyond | 0                 | 0                  | 0    | 0      | 0     | 0     | 0     | 0  | 0                 |
| <b>Total</b>                   | 2,336,165         | 2,513,311          | 0    | 0      | 0     | 0     | 0     | 616,820  | 5,466,296         |

**B. Private bonds and non-bank credit, excluding bonds or credit provided by the parent company of the corporation, its controlling shareholder, companies controlled by any of them, or by the corporation - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)**

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|                                | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

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<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 175,000               | 0    | 0      | 0     | 0     | 0     | 4,645  | 179,645              |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 175,000               | 0    | 0      | 0     | 0     | 0     | 4,645  | 179,645              |

**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<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 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<br>Linked | NIS Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total by<br>Years |
|--------------------------------|-------------------|--------------------|------|--------|-------|-------|-------|--|-------------------|
| First<br>Year                  | 390,896           | 472,372            | 0    | 0      | 0     | 0     | 0     | 219,318  | 1,082,586         |
| Second<br>Year                 | 80,430            | 297,372            | 0    | 0      | 0     | 0     | 0     | 192,461  | 570,263           |
| Third<br>Year                  | 80,430            | 1,621,195          | 0    | 0      | 0     | 0     | 0     | 134,049  | 1,835,674         |
| Fourth<br>Year                 | 1,784,409         | 297,372            | 0    | 0      | 0     | 0     | 0     | 75,637   | 2,157,418         |
| Fifth<br>Year<br>and<br>Beyond | 0                 | 0                  | 0    | 0      | 0     | 0     | 0     | 0  | 0                 |
| <b>Total</b>                   | 2,336,165         | 2,688,311          | 0    | 0      | 0     | 0     | 0     | 621,465  | 5,645,941         |

**F. Off-balance sheet credit exposure (for financial guarantees and commitments to provide credit) - based on the corporation's separate financial statements ("solo" reports) (in thousands of NIS)**

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|                          | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First Year               | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second Year              | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third Year               | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth Year              | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth Year<br>and Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| One-time<br>Commitment   | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                    | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

**G. Off-balance sheet credit exposure (for financial guarantees and commitments to provide credit) of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Table F above (in thousands of NIS)**

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|                          | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First Year               | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second Year              | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third Year               | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth Year              | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth Year<br>and Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| One-time<br>Commitment   | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                    | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

**H. Total balances of bank credit, non-bank credit, and bonds of all consolidated companies, excluding companies that are reporting corporations and excluding the data of the reporting corporation entered in Tables A-D above (in thousands of NIS)**



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|                                | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

**I. Balances of credit given to the reporting corporation by the parent company or controlling shareholder and balances of bonds issued by the reporting corporation held by the parent company or controlling shareholder (in thousands of NIS):**

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|                                | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

**J. Balances of credit given to the reporting corporation by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation, and balances of bonds issued by the reporting corporation held by companies controlled by the parent company or controlling shareholder and not controlled by the reporting corporation (in thousands of NIS):**

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|                                | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |

**K. Balances of credit given to the reporting corporation by consolidated companies and balances of bonds issued by the reporting corporation held by consolidated companies (in thousands of NIS):**

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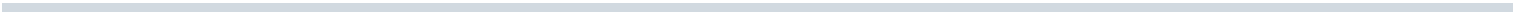
|                                | NIS<br>CPI<br>Linked | NIS<br>Non-<br>Linked | Euro | Dollar | _____ | _____ | Other | Gross<br>Interest<br>Payments<br>(before<br>tax) | Total<br>by<br>Years |
|--------------------------------|----------------------|-----------------------|------|--------|-------|-------|-------|--|----------------------|
| First<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Second<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Third<br>Year                  | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fourth<br>Year                 | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Fifth<br>Year<br>and<br>Beyond | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |
| Total                          | 0                    | 0                     | 0    | 0      | 0     | 0     | 0     | 0  | 0                    |



**Details of authorized signatories on behalf of the corporation:**

| # | Name           | Position             |
|---|----------------|----------------------|
| 1 | Baruch Yitzhak | Other<br>CEO and 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: PROPERTY AND BUILDING CORP. LTD. Address: ToHA Tower, Yigal Alon 114, Tel Aviv 6744320 Phone: 03-5672777, 03-5672783 Fax: 03-5672776 Email: [ADMIN@PBC.CO.IL](mailto:ADMIN@PBC.CO.IL) Company website: [www.pbc.co.il](http://www.pbc.co.il)

Previous names of the reporting entity:

Electronic reporter name: Kfir Oz Position: Legal Advisor and Company Secretary Employer company name: Address: Yigal Alon 114, Tel Aviv 6744320 Phone: 03-6075646 Fax: Email: [oz.kfir@dic.co.il](mailto:oz.kfir@dic.co.il)