

# PROPERTY AND BUILDING CORP. LTD.

PROPERTY AND BUILDING CORP. LTD.

Registration Number: 520025438

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T087 (Public)  
Sent via MAGNA: 02/09/2025 Israel Securities Authority Website: [www.isa.gov.il](http://www.isa.gov.il) Tel Aviv Stock  
Exchange Website: [www.tase.co.il](http://www.tase.co.il) Reference: 2025-01-066304

## 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:

Issuance of shares as a result of the exercise of employee options

Explanation: Briefly describe the nature of the change

Previous report reference numbers on the subject: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_.

### 1. The Corporation's Securities Register 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 Shares                                      | 699017                  | 12,000,000                     | Last Report: 7,384,226     | Current: 7,384,822  |
| Bonds (Series 4)                                     | 6990154                 | 0                              | Last Report: 219,577,893   | Current: 219,577,893  |
| Bonds (Series 8)                                     | 6990204                 | 0                              | Last Report: 57,341,200    | Current: 57,341,200   |
| Bonds (Series 9)                                     | 6990212                 | 0                              | Last Report: 1,189,489,674 | Current: 1,189,489,674                                      |
| Bonds (Series 10)                                    | 1193630                 | 0                              | Last Report: 1,814,231,849 | Current: 1,814,231,849                                      |
| Bonds (Series 11)                                    | 1205566                 | 0                              | Last Report: 1,323,823,000 | Current: 1,323,823,000                                      |
| PROPERTY AND BUILDING CORP. LTD. Commercial Papers 1 | 1224120                 | 0                              | Last Report: 145,000,000   | Current: 145,000,000  |
| PROPERTY AND BUILDING CORP. LTD. Warrant 8/22        | 1188762                 | 0                              | Last Report: 15,797        | Current: 13,797   |
| PROPERTY AND BUILDING CORP. LTD. Warrant 8/23        | 1200237                 | 0                              | Last Report: 3,998         | Current: 3,998  |

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

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## 2. The Corporation Announces That:

From Date: 01/08/2025 To Date: 31/08/2025

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

Description of the nature of the change: Issuance of shares as a result of the exercise of employee options

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

### Details of the Change:

1. Name of registered holder affected by the change: Mizrahi Tefahot Registration Company Ltd.

- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 510422249
- Nature of the change: Exercise of options
- Date of change: 20/08/2025
- Executed via the TASE clearinghouse: Yes
- Type and name of security affected: Ordinary share
- Security number on TASE: 699017
- Holder's balance in the last report: 7,383,458
- Holder's balance after the change: 7,384,054
- Total quantity of securities increased/decreased: 596
- Is this a grant of rights to purchase shares: No
- The security was fully paid and the consideration was fully received.

2. Name of registered holder affected by the change: I.B.I. Trust Management

- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 515020428
- Nature of the change: Exercise of options
- Date of change: 20/08/2025
- Executed via the TASE clearinghouse: Yes
- Type and name of security affected: PROPERTY AND BUILDING CORP. LTD. Warrant 8/22
- Security number on TASE: 1188762
- Holder's balance in the last report: 15,797
- Holder's balance after the change: 13,797
- Total quantity of securities increased/decreased: 2,000
- Is this a grant of rights to purchase shares: No
- Other: Exercise of employee options.

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, performed on the same day, will be summarized in one row. For this purpose – changes performed via the TASE clearinghouse must be separated from those performed directly in the company's books.
- 3. For a decrease, add the sign "-".
- 4. All quantity fields must indicate the number of securities and not NIS par value.

### 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   | _____                          | _____             | _____     | 0                       | _____                        | _____            | _____                   |

Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999: [02092025\\_מרשם\\_בעלי\\_מניות\\_isa.pdf](#)

Attached is an updated file of the corporation's securities registers, including the register of warrant holders and the register of bondholders: [02092025\\_מרשם\\_בעלי\\_ניירות\\_ערך\\_isa.pdf](#)

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

| No. | Name of Signatory | Position                                    |
|-----|-------------------|---|
| 1   | Oz Kfir           | Other (Legal Advisor and Company Secretary) |

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. Staff 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:

Name of electronic reporter: 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)

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