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PROPERTY AND BUILDING CORP. LTD.

PROPERTY AND BUILDING CORP. LTD.

Registration number: 520025438

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form T076 (Public)
Transmitted via MAGNA: 09/10/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-074516

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 a change in holdings of securities of the reporting corporation only. To report a change 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.

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Name of corporation/Last name and first name of holder:

Baruch Itzhak

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in the passport:

Baruch Itzhak

Type of identification number: Identity card number

Holder's identification number: 029274693

Type of holder: Director/CEO

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

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 1200237

Name and type of security: PROPERTY AND BUILDING CORP. LTD. 8/23

Nature of change: Decrease

In convertible securities due to their conversion to shares or their redemption

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: 05/10/2025

Transaction rate: 00

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 3,998

Holding percentage of total securities of the same type in the last report: % 100

Change in quantity of securities: 900 -

Current balance (in quantity of securities): 3,098

Current holding percentage of total securities of the same type: % 100

Holding percentage after the change: In capital: % 0.00

In voting rights: % 0.00

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: % 0.05

In voting rights: % 0.05

Note number 1

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Name of corporation/Last name and first name of holder:

Baruch Itzhak

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in the passport:

Baruch Itzhak

Type of identification number: Identity card number

Holder's identification number: 029274693

Type of holder: Director/CEO

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

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 699017

Name and type of security: Ordinary share

Nature of change: Increase

In shares due to conversion of securities

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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: 05/10/2025

Transaction rate: 13,535.4

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 0

Holding percentage of total securities of the same type in the last report: % 0.00

Change in quantity of securities: 593 +

Current balance (in quantity of securities): 593

Current holding percentage of total securities of the same type: % 0.00

Holding percentage after the change: In capital: % 0.00

In voting rights: % 0.00

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: % 0.05

In voting rights: % 0.05

Note number 1

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Name of corporation/Last name and first name of holder:

Baruch Itzhak

Name of corporation/Last name and first name of holder in English as registered with the Companies Registrar or in the passport:

Baruch Itzhak

Type of identification number: Identity card number

Holder's identification number: 029274693

Type of holder: Director/CEO

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

Is the holder acting as a representative for the purpose of reporting for several shareholders holding together securities of the corporation? No

Name of controlling shareholder in the interested party: Not relevant

Identification number of controlling shareholder in the interested party: -

Citizenship/ Country of incorporation or registration: Private individual with Israeli citizenship

Country of citizenship / incorporation or registration: _____

Security number on the stock exchange: 699017

Name and type of security: Ordinary share

Nature of change: Decrease

Due to sale on the stock exchange

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: 05/10/2025

Transaction rate: 39,625.28

Currency: agorot

Are these dormant shares or securities convertible to dormant shares: No

Balance (in quantity of securities) in the last report: 593

Holding percentage of total securities of the same type in the last report: % 0.00

Change in quantity of securities: 593 -

Current balance (in quantity of securities): 0

Current holding percentage of total securities of the same type: % 0.00

Holding percentage after the change: In capital: % 0.00

In voting rights: % 0.00

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: % 0.05

In voting rights: % 0.05

Note number 1

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

No.	Note
1	The options were exercised using a net exercise mechanism. The transaction rate stated in section 2 reflects the exercise price of the option, which, as mentioned, was not actually paid due to the net exercise mechanism.

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:

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:
09/10/2025 at 10:00

4. Details of the actions that caused the change:

Details of the authorized signatories on behalf of the corporation:

	Name	Position
1	Baruch Itzhak	Other: CEO and CFO
2	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 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](#).

Previous reference numbers of documents on the subject (the mention does not constitute inclusion by reference):

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

Company website: www.pbc.co.il

Previous names of the reporting entity:

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Electronic reporter name: Oz Kfir

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