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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 Number: T076 (Public)
Transmitted via MAGNA: 15/10/2025 Israel Securities Authority Website: www.isa.gov.il Tel
Aviv Stock Exchange Website: www.tase.co.il Reference: 2025-01-075361

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. To report 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. Holder Details

- 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
- The hedge fund has 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 on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- Identification number of the 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 redemption
- Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction
- Date of change: 12/10/2025
- Transaction rate: 00 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance (in number of securities) in the last report: 3,098
- Holding percentage of total securities of the same type in the last report: 100%
- Change in number of securities: -466
- Current balance (in number of securities): 2,632
- 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: 0.04%; In voting rights: 0.04%
- Note number: 1

2. Holder Details

- 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
 - The hedge fund has 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 on behalf of several shareholders holding together securities of the corporation: No
 - Name of controlling shareholder in the interested party: Not relevant
 - Identification number of the 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
 - Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction
 - Date of change: 12/10/2025
 - Transaction rate: 13,535.4 agorot
 - Are these dormant shares or securities convertible to 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: 0.00%
 - Change in number of securities: +318
 - Current balance (in number of securities): 318
 - 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: 0.04%; In voting rights: 0.04%
 - Note number: 1
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3. Holder Details

- 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
- The hedge fund has 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 on behalf of several shareholders holding together securities of the corporation: No
- Name of controlling shareholder in the interested party: Not relevant
- Identification number of the 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
- Is this a change in a single transaction or multiple transactions (cumulative change): Single transaction
- Date of change: 12/10/2025
- Transaction rate: 42,506.60 agorot
- Are these dormant shares or securities convertible to dormant shares: No
- Balance (in number of securities) in the last report: 318
- Holding percentage of total securities of the same type in the last report: 0.00%
- Change in number of securities: -318
- Current balance (in number 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: 0.04%; In voting rights: 0.04%
- Note number: 1

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

Notes Table

No.	Note
1	The options were exercised using a net exercise mechanism. The transaction rate specified in section 2 reflects the exercise price of the option, which 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: _____
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: 15/10/2025 at 13:15
4. Details of the actions that caused the change: _____

Details of the authorized signatories on behalf of the corporation:

No.	Name	Position
1	Baruch Itzhak	Other; CEO and CFO
2	Oz Kfir	Other; Legal Counsel and Company Secretary

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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](#).

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:

Electronic signatory name: Itzhak Baruch Position: CEO Employer company name: Address: Yigal Alon 114, Tel Aviv 6744320 Phone: 03-5672770 Fax: Email: baruchi@pbc.co.il