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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: T077 (Public)
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Immediate Report on the Holdings of Interested Parties and Senior Officers

Regulation 33 (c)-(d) of the Securities Regulations (Periodic and Immediate Reports), 1970

Reference numbers of previous reports on the subject: _____, _____, _____.

Below is the status as of 30/09/2025:

A. Interested Parties in the Corporation (including CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	DISCOUNT INVESTMENT CORP. LTD.	Ordinary shares of 1 NIS	5,206,849	70.51% equity, 70.51% voting	70.38% equity, 70.38% voting
2	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Ordinary shares of 1 NIS	562	0.00% equity, 0.00% voting	0.00% equity, 0.00% voting
3	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Bonds (Series 4)	15,041	0% equity, 0% voting	0% equity, 0% voting
4	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Bonds (Series 9)	8,489,591	0% equity, 0% voting	0% equity, 0% voting
5	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Bonds (Series 10)	28,298,978	0% equity, 0% voting	0% equity, 0% voting
6	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Bonds (Series 11)	8,022,225	0% equity, 0% voting	0% equity, 0% voting
7	CLAL INSURANCE ENTERPRISES HOLDINGS	Ordinary shares of 1 NIS	479,713	6.50% equity, 6.50% voting	6.48% equity, 6.48% voting

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
	LTD. (Pension and Provident)				
8	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension and Provident)	Bonds (Series 4)	37,716,463	0% equity, 0% voting	0% equity, 0% voting
9	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension and Provident)	Bonds (Series 9)	42,177,256	0% equity, 0% voting	0% equity, 0% voting
10	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension and Provident)	Bonds (Series 10)	370,654,891	0% equity, 0% voting	0% equity, 0% voting
11	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension and Provident)	Bonds (Series 11)	65,157,027	0% equity, 0% voting	0% equity, 0% voting
12	Baruch Itzhak	Property and Building Option 8/22	468	0.00% equity, 0.00% voting	0.01% equity, 0.01% voting
13	Baruch Itzhak	Property and	3,998	0.00% equity,	0.05% equity,

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
		Building Option 8/23		0.00% voting	0.05% voting

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Total Holding Percentage

	Equity %	Voting %
Total	77.01	77.01
Total (Full Dilution)	76.92	76.92

B. Senior Officers in the Corporation (excluding CEO and directors, and any other employee holding five percent or more of the issued share capital or voting power):

- ☒ Do not hold securities of the corporation.
- ☐ Below is the status of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	_____	_____	_____	_____	_____

Total Holding Percentage

	Equity %	Voting %
Total	0	0
Total (Full Dilution)	0	0

Explanations:

1. It is also required to report the holding of other securities, including those not listed for trading.
2. If the interested party holds more than one type of security in the corporation, the holding percentage (including full dilution) should be stated considering all securities held by him in a single row.
3. This form should detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a held company with material activity to the corporation, the holdings should be split between shares acquired before the Companies Law, 1999 came into effect (granting rights in equity and voting) and shares acquired after (which are dormant shares).
5. If the interested party is a corporation, also state the first name(s) of the ultimate controlling shareholder(s) of this corporation. If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, his holdings should be detailed in the "Interested Parties" table as detailed in section A above.
7. If the interested party or senior officer also holds securities in a held company whose activities are material to the corporation, details of these holdings should be provided in the "Remarks" field in the holder's details.

Section 1: Holder Details

Holder 1

- Holder Name: DISCOUNT INVESTMENT CORP. LTD.
- Holder Name in English (as in passport): DISCOUNT INVESTMENT CORP LTD
- Holder Number: 1
- Holder Type: Interested party not meeting any other definitions
- Does the hedge fund have the right to appoint a director or representative to the company's board: _____
- ID Number Type: Company Registrar Number in Israel
- ID Number: 520023896
- Controlling Shareholder: DISCOUNT INVESTMENT CORP. LTD. is a company without a controlling shareholder. See note below.
- Citizenship/ Country of Incorporation or Registration: Incorporated in Israel
- Country of Citizenship / Incorporation or Registration: _____
- Is the holder a representative for reporting purposes for several shareholders holding together securities of the corporation: No
- Is the holder allowed to report changes in holdings cumulatively: No
- Explanation: Those required to report any change in holdings according to Regulation 33 are: an interested party who is the corporation, a corporation controlled by the corporation, a controlling shareholder, or a senior officer in the corporation.
- Are the held shares dormant: No
- Security number on the stock exchange: 699017
- Balance in previous summary report (quantity of securities): 5,206,849
- Change in quantity of securities: 0
- Explanation: If a decrease is reported, indicate a negative value, i.e., with a "-" sign.
- Maximum holding rate during the report period: _____
- Minimum holding rate during the report period: _____
- Explanation: The maximum and minimum holding rates for the period starting from the effective date of the previous status report should be provided by each member of the institutional reporting group, under the control or management of the interested party, who held and/or holds securities for the interested party.
- Remarks: DISCOUNT INVESTMENT CORP. LTD. ("DIC") is a company whose securities are traded on the Tel Aviv Stock Exchange and information about it is published publicly. As reported by DIC, DIC is a company without a controlling shareholder.

Holder 2

- Holder Name: CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)
- Holder Name in English (as in passport): CLAL INSURANCE ENTERPRISES HOLDINGS LTD
- Holder Number: 2
- Holder Type: Nostro account
- Does the hedge fund have the right to appoint a director or representative to the company's board: _____
- ID Number Type: Company Registrar Number in Israel
- ID Number: 520036120
- Controlling Shareholder: The holder is a company without a control core.
- Citizenship/ Country of Incorporation or Registration: Incorporated in Israel
- Country of Citizenship / Incorporation or Registration: _____
- Is the holder a representative for reporting purposes for several shareholders holding together securities of the corporation: Yes
- Is the holder allowed to report changes in holdings cumulatively: Yes
- Explanation: Those required to report any change in holdings according to Regulation 33 are: an interested party who is the corporation, a corporation controlled by the corporation, a controlling shareholder, or a senior officer in the corporation.
- Are the held shares dormant: No
- Security number on the stock exchange: 699017
- Balance in previous summary report (quantity of securities): 562
- Change in quantity of securities: 0
- Explanation: If a decrease is reported, indicate a negative value, i.e., with a "-" sign.
- Maximum holding rate during the report period: 0.00
- Minimum holding rate during the report period: 0.00
- Explanation: The maximum and minimum holding rates for the period starting from the effective date of the previous status report should be provided by each member of the institutional reporting group, under the control or management of the interested party, who held and/or holds securities for the interested party.
- Remarks: Details about the interested party, as provided by it to the company: CLAL INSURANCE ENTERPRISES HOLDINGS LTD., C.R. 52-003612-0 ("Clal Holdings") is an Israeli resident company and its securities are listed for trading on the Tel Aviv Stock Exchange Ltd. Clal Holdings is considered an "interested party" by virtue of the aggregate holdings of participating life insurance accounts and management companies under its control and management ("Clal Group"). The holdings of the company's shares attributed to provident funds and management companies include a holding of 479,713 shares by the Clal Group Members Partnership - Israel Shares Basket Partnership ("Basket Partnership"). The Basket Partnership is a general partnership whose rights holders are all companies in the Clal Group. The Basket Partnership itself is not a management company and/or participating life insurance accounts. According to the agreements between the partners

in the Basket Partnership, the holding rate of the rights holders in the Basket Partnership changes frequently, according to the mechanism set in the partnership agreement. The holding rates of the rights holders in the Basket Partnership as of 30.09.2025 are as follows: Pension and Provident 69.5%; Insurance - participating in profits 29.5%; Atudot - pension fund for employees and self-employed (1.0%). The holdings of the company's bonds of series D, H, and J (which are index-linked) attributed to provident funds and management companies include holdings by Pension and Provident and by the Clal Group Members Partnership - Israel Corporate Bond Index-Linked Basket Partnership ("Index-Linked Bond Basket Partnership"). The Index-Linked Bond Basket Partnership is a registered general partnership whose rights holders are all companies in the Clal Group. The Index-Linked Bond Basket Partnership itself is not a management company and/or participating life insurance accounts. According to the agreements between the partners in this partnership, the holding rate of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. The holding rates of the rights holders in the Index-Linked Bond Basket Partnership as of 30.09.2025 are as follows: Pension and Provident 49.5%; Insurance - participating in profits 45.5%; Atudot - pension fund for employees and self-employed (5.0%). The holdings of the company's bonds of series I and XI (which are not index-linked) attributed to provident funds and management companies include holdings by Pension and Provident and by the Clal Group Members Partnership - Israel Corporate Bond Non-Index-Linked Basket Partnership ("Non-Index-Linked Bond Basket Partnership"). The Non-Index-Linked Bond Basket Partnership is a registered general partnership whose rights holders are all companies in the Clal Group. The Non-Index-Linked Bond Basket Partnership itself is not a management company and/or participating life insurance accounts. According to the agreements between the partners in this partnership, the holding rate of the rights holders in the partnership changes frequently, according to the mechanism set in the partnership agreement. The holding rates of the rights holders in the Non-Index-Linked Bond Basket Partnership as of 30.09.2025 are as follows: Pension and Provident 52.0%; Insurance - participating in profits 48.0%. Below are the holdings of Pension and Provident and the Index-Linked/Non-Index-Linked Bond Basket Partnerships (as applicable) in the following company series: Pension and Provident, Index-Linked Bond Basket Partnership: Bond Series 4 - 37,716,463; Bond Series 8 - _; Bond Series 9 - 42,177,256; Bond Series 10 - 370,654,891; Bond Series 11 - 65,157,027. It should be noted that as of the report date, Clal Holdings holds securities of Gav-Yam Land Corporation Ltd., a held company whose activity is material to the company's activity, as detailed below: Nostro, Pension and Provident, Index-Linked Bond Basket Partnership, Insurance - participating in profits: Ordinary share 303,469 43,887 15,739,210 80,163; Bond Series 6 967,630 -- 34,689,765; Bond Series 8 2,886,446 -- 50,000,000; Bond Series 9 26,656,152 -- 71,499,541; Bond Series 10 27,617,661 -- 131,547,002; Bond Series 11 16,972,250.

C. As of the date of this report and according to the law, is there a controlling shareholder in the corporation:

- ☒ Yes
- ☐ No
- ☐ Other: _____

The controlling shareholder in the corporation is:

- DISCOUNT INVESTMENT CORP. LTD. (a company without a controlling shareholder). See note 1 above.
 - ID Type: Company Registrar Number in Israel
 - ID Number: 520023896
 - Was control transferred during the period described in the report: No
 - _____
 - Explanation: If control of the reporting corporation was transferred, state the name and ID number of the previous controlling shareholder.

Total holding percentage (%) in the corporation's equity by all controlling shareholders: 70.51

Authorized signatories on behalf of the corporation:

#	Name	Position
1	Oz Kfir	Other: Legal Counsel 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](#).

Holdings of interested parties who are both interested parties in the company and in its held companies, whose activities are material to the company's activities ("held companies"), which are reporting corporations (if any), are detailed in the reports of the held companies and are not detailed in this report.

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Reference numbers of previous 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

Form structure update date: 04/02/2025

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