

PROPERTY AND BUILDING CORP. LTD.

Registry number: 520025438

To: Israel Securities Authority To: Tel-Aviv Stock Exchange Ltd. Form number: T087 (Public) MAGNA transmission date: 03/11/2025
Reference: 2025-01-083118

Capital structure, grant of rights to purchase shares, and the corporation’s securities registers and their changes

Regulation 31E to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(a) to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 31(b1) to the Securities Regulations (Periodic and Immediate Reports), 1970 Regulation 32 to the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the change: Issue of shares resulting from the exercise of employee warrants Explanation: Please briefly describe the nature of the change.

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

1. Corporate securities register after the change:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Name and Class of Security	Securities No.	Registered Capital	Issued and Paid-Up Capital	In Last Report	Current Amount	Registered in the Name of Company for Registration
Ordinary shares	699017	12,000,000	7,386,354	7,387,265	7,386,497	
BONDS (Series 4)	6990154	0	219,577,893	219,577,893	219,553,560	
BONDS (Series 8)	6990204	0	57,341,200	57,341,200	57,341,200	
BONDS (Series 9)	6990212	0	1,189,489,674	1,189,489,674	1,189,489,674	
BONDS (Series 10)	1193630	0	1,814,231,849	1,814,231,849	1,814,231,849	
BONDS (Series 11)	1205566	0	1,323,823,000	1,323,823,000	1,323,823,000	
Commercial Papers 1	1224120	0	145,000,000	145,000,000	145,000,000	
PROPERTY AND BUILDING Warrant 8/22	1188762	0	9,354	9,354	0	
PROPERTY AND BUILDING Warrant 8/23	1200237	0	3,998	2,632	0	

Explanation: Please detail all securities of the company, including securities not listed for trading.

2. The corporation reports that: From Date: 01/10/2025 To Date: 31/10/2025

A change occurred in the quantity and registry of holders of securities (including rights to purchase shares) of the corporation as a result of: Description of nature of the change: Issue of shares resulting from the exercise of employee warrants. Explanation: Please describe all details of the transaction or action that caused the change.

Section 1:

1. Registered holder for whom the change occurred: Mizrahi-Tefahot Registration Company Ltd. Type of ID Number: Israeli Companies Register Number: 510422249 Nature of the change: Warrant exercise Date of change: 31/10/2025 Executed through the TASE Clearinghouse: Yes Type and name of security: Ordinary share Securities No. on the Stock Exchange: 699017 Holder’s securities balance in the last report: 7,385,586 Holder’s securities balance after the change: 7,386,497 Total quantity of securities increased or decreased: 911 Is it a grant of rights to purchase shares: No Total consideration for allocated securities: _____ Securities fully paid, consideration fully received ✓
2. Registered holder for whom the change occurred: IBI Management Trustees Type of ID Number: Israeli Companies Register Number: 515020428 Nature of the change: Warrant exercise Date of change: 31/10/2025 Executed through the TASE Clearinghouse: Yes Type and name of security: PROPERTY AND BUILDING Warrants 8/23 Securities No.: 1200237 Holder’s securities balance in the last report: 3,998 Holder’s securities balance after the change: 2,632 Total quantity of securities increased or decreased: 1,366 Is it a grant of rights to purchase shares: No "Other" box checked, explanation: Exercise of employee warrants.

Explanations:

1. If the change affects more than one security, list the effect on each security in a separate row.
2. Change date – all changes of the same type, in the same security, made on the same day, are summed in a single row. For this purpose, distinguish between changes made through the TASE Clearinghouse and those made directly in the company’s books.
3. For decrease, use the "-" sign.
4. In all quantity fields, enter number of securities, not par value.
5. Main shareholders’ register as of report date:

(A file is attached: Shareholders Register 03.11.2025)

- 4. Attached is a file of the shareholders register in accordance with section 130 of the Companies Law, 1999:
[Shareholders_Register_03112025_isa.pdf]
- 5. Attached is an updated file of the corporation’s securities registers, including the option holders register and bondholders register:
[Securities_Holders_Register_03112025_isa.pdf]

Signatory details authorized to sign on behalf of the corporation:

- 1. Name: Baruch Yitzhak Role: CEO and CFO
- 2. Name: Oz Kfir Role: Legal Counsel and Corporate Secretary

Explanatory note: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), report submitted according to these regulations must be signed by those authorized to sign on behalf of the corporation. ISA staff position on the subject can be found on the Authority’s website: [Click here](#)

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Electronic reporter name: Kfir Oz Role: Legal Adviser and Corporate Secretary Email: oz.kfir@dic.co.il