

PROPERTY AND BUILDING CORP. LTD.

Registry Number: 520025438

To:

- Israel Securities Authority
- Tel Aviv Stock Exchange Ltd.

Form Number: T087 (Public)

Date sent via MAGNA: 01/01/2026 Reference: 2026-01-000663

Capital Statement, Grant of Rights to Purchase Shares and Registers of Securities of the Corporation and Changes Therein

Regulation 31e of Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(a) of Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 31(b1) of Securities Regulations (Periodic and Immediate Reports), 1970
Regulation 32 of Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Redemption of bonds (Series 4), repayment of principal on bonds (Series 10), and issuance of shares resulting from exercise of warrants.

Explanation: A brief description of the nature of the change is required.

Previous report reference numbers on the subject: _____, _____, _____.

1. The Corporation's Securities Position After the Change:

Name and Type of Security	Security Number in TASE	Quantity in Registered Capital	Issued and Paid-up Capital	Nominee Company Registry Quantity
Ordinary Shares	699017	12,000,000	Last Report: 7,387,265	Current: 7,388,028
Bonds (Series 4)	6990154	0	Last Report: 219,577,893	Current: 0
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: 1,784,811,873
Bonds (Series 11)	1205566	0	Last Report: 1,323,823,000	Current: 1,323,823,000
Property and Building CP 1	1224120	0	Last Report: 145,000,000	Current: 145,000,000
Property and Building W 8/22	1188762	0	Last Report: 9,354	Current: 8,886
Property and Building W 8/23	1200237	0	Last Report: 2,632	Current: 1,832

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

2. The corporation informs that:

On date: 31/12/2025

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

- Redemption of bonds (Series 4), repayment of principal on bonds (Series 10), and issuance of shares resulting from exercise of warrants.

(Explanation: All details of the transaction or action that caused a change in corporation's securities must be described.)

Section on the holders for whom the change occurred

1. Mizrahi Tefahot Nominee Company Ltd. (Company Register Number 510422249)

- Nature of change: Redemption
- Date of change: 31/12/2025
- Executed via TASE clearing: Yes
- Type of security: Bonds (Series 4), Security Number: 6990154
- Last holding: 219,553,560
- After change: 0
- Change in quantity: 219,553,560
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

2. Yonatan Seibert (ID 333035871)

- Nature of change: Other (Repayment of principal on bonds)
- Date of change: 31/12/2025
- Executed via TASE clearing: No
- Type of security: Bonds (Series 4), Security Number: 6990154
- Last holding: 6,000
- After change: 0
- Change in quantity: 6,000
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

3. Michael Seibert (ID 328150586)

- Nature of change: Other (Repayment of principal on bonds)
- Date of change: 31/12/2025
- Executed via TASE clearing: No
- Type of security: Bonds (Series 4), Security Number: 6990154
- Last holding: 6,334
- After change: 0
- Change in quantity: 6,334
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

4. Uri Seibert (ID 220030639)

- Nature of change: Other (Repayment of principal on bonds)
- Date of change: 31/12/2025
- Executed via TASE clearing: No
- Type of security: Bonds (Series 4), Security Number: 6990154
- Last holding: 6,000
- After change: 0
- Change in quantity: 6,000
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

5. Daniel Shasha (ID 337178156)

- Nature of change: Other (Repayment of principal on bonds)
- Date of change: 31/12/2025
- Executed via TASE clearing: No
- Type of security: Bonds (Series 4), Security Number: 6990154
- Last holding: 6,000
- After change: 0
- Change in quantity: 6,000
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

6. Mizrahi Tefahot Nominee Company Ltd. (Company Register Number 510422249)

- Nature of change: Other (Repayment on bonds)
- Date of change: 31/12/2025
- Executed via TASE clearing: Yes
- Type of security: Bonds (Series 10), Security Number: 1193630
- Last holding: 1,814,231,849
- After change: 1,784,811,873
- Change in quantity: 29,419,976
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

7. Mizrahi Tefahot Nominee Company Ltd. (Company Register Number 510422249)

- Nature of change: Exercise of warrants
- Date of change: 31/12/2025
- Executed via TASE clearing: Yes
- Type of security: Ordinary share, Security Number: 699017
- Last holding: 7,386,497
- After change: 7,387,260
- Change in quantity: 763
- Rights to purchase shares: No
- Security was fully repaid and consideration fully received.

8. IBI Trustees Management (Company Register Number 515020428)

- Nature of change: Exercise of warrants
- Date of change: 31/12/2025
- Executed via TASE clearing: Yes
- Type of security: Warrants for Property and Building shares 8/22, Security Number: 1188762
- Last holding: 9,354
- After change: 8,886
- Change in quantity: 468
- Rights to purchase shares: No
- Other: Employee warrant exercise.

9. IBI Trustees Management (Company Register Number 515020428)

- Nature of change: Exercise of warrants
- Date of change: 31/12/2025
- Executed via TASE clearing: Yes
- Type of security: Warrants for Property and Building shares 8/23, Security Number: 1200237
- Last holding: 2,632
- After change: 1,832
- Change in quantity: 800
- Rights to purchase shares: No
- Other: Employee warrant exercise.

Explanations:

1. If the change affects more than one security, detail the effect of the change for each security in a separate row.
2. Date of change – all changes of the same kind, in the same security, executed on the same day, should be summarized in one row. Regarding this, distinguish between changes executed via TASE clearing and those executed directly in the company's records.
3. For decrease, add the sign “-”.
4. In all quantity fields, fill in the number of securities and not the NIS par value.

3. Main Points of the Shareholders Register at Date of Report

No.	Registered Shareholder Name	ID Type	ID Number	TASE Security Number	Share Type & Par Value	Share Quantity	Held as Trustee
1	_____	_____	_____	0	_____	_____	_____

4. Attached: Official Shareholders Register File according to Companies Law Section 130, 1999

01012026_מניות_בעלי_מרשם_isa.pdf Alt: PDF file of the official shareholders register dated 01/01/2026

5. Attached: Updated file of the register of corporation securities, including the register of option holders and bond holders

01012026_ניירות_ערך_מרשם_בעלי_ניירות_ערך_isa.pdf Alt: PDF file of the updated register of security holders of the corporation dated 01/01/2026

Authorized Signatories on behalf of the Corporation:

No.	Name	Position
1	Baruch Yitzhak	CEO and CFO
2	Oz Kfir	Legal Advisor and Company Secretary

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted according to these regulations must be signed by those authorized to sign on behalf of the corporation. Staff views on this matter can be found on the ISA website: [Click here](#)

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange

Form update date: 06/08/2024 Short name: PROPERTY AND BUILDING Address: ToHA Tower, Yigal Alon St. 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: None listed.

Electronic Signatory Name: Oz Kfir
Position: Legal Advisor and Company Secretary
Employer's Company Name: [Not specified] Address: Yigal Alon 114, Tel Aviv 6744320 Phone: 03-6075646
Fax: [Not specified]
Email: oz.kfir@dic.co.il

Note:

The share issuance as specified in section 7 resulted from the net exercise of warrants for shares - Property and Building 8/22 (no. 1188762) and warrants for shares - Property and Building 8/23 (no. 1200237), in the amount of 189 and 574 shares respectively, totaling 763 shares.

Previous reference numbers for documents on the subject (mention does not serve as inclusion by way of reference):

All images and PDF files indicated above are included with alt text as requested.