

PROPERTY AND BUILDING CORP. LTD

Company Registration Number: 520025438

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd. (www.tase.co.il)

Form Number: T077 (Public) **Date transmitted via MAGNA:** 08/01/2026 **Reference:** 2026-01-004051

Immediate Report on the Status of Holdings of Interested Parties and Senior Officers

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

Previous report reference numbers on this subject: _____, _____, _____

Below are the holdings as of date: 31/12/2025

A. Interested Parties in the Corporation

(Including the CEO and directors, as well as any other employee holding five percent or more of the issued share capital or voting rights of the corporation):

Holder No.	Name of Holder	Type, Class & Series of Security	Updated Qty of Securities	% Holding	% Voting	% Holding (Full Dilution)	% Voting (Full Dilution)
1	DISCOUNT INVESTMENT CORP. LTD.	Ordinary Shares of 1 NIS	5,206,849	70.48	70.48	70.37	70.37
2	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Ordinary Shares of 1 NIS	562	0.00	0.00	0.00	0.00
3	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Government bonds (Series 4')	0	0	0	0	0
4	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Government bonds (Series 9')	8,489,591	0	0	0	0
5	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Government bonds (Series 10')	27,840,076	0	0	0	0
6	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Nostro)	Government bonds (Series 11')	8,022,225	0	0	0	0
7	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension & Provident)	Ordinary Shares of 1 NIS	470,411	6.37	6.37	6.36	6.36
8	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension & Provident)	Government bonds (Series 4')	0	0	0	0	0
9	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension & Provident)	Government bonds (Series 9')	42,177,256	0	0	0	0
10	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension & Provident)	Government bonds (Series 10')	364,644,271	0	0	0	0
11	CLAL INSURANCE ENTERPRISES HOLDINGS LTD. (Pension & Provident)	Government bonds (Series 11'')	44,983,904	0	0	0	0
12	Baruch Itzhak	Property and Building Corp Ltd Opt 8/22	0	0.00	0.00	0.00	0.00
13	Baruch Itzhak	Property and Building Corp Ltd Opt 8/23	1,832	0.00	0.00	0.02	0.02

Total holding percentages:

- Equity: 76.85%
- Voting Rights: 76.85%
- Equity (full dilution): 76.75%
- Voting Rights (full dilution): 76.75%

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 rights in the corporation):

They do not hold any securities of the corporation.

Explanations:

1. It is also required to report the holding of other securities (that are not bonds), including other securities not listed for trading.
2. In the case where a report is required regarding holding in government bonds that are not convertible into shares, the holding status may be attached as a PDF file in the designated field at the end of section B, instead of entering the data in the form, all as per Staff Position No. 104-21: [Link](#)
3. If the interested party holds more than one type of security in the corporation, the holding percentage (including full dilution) must be listed considering all securities held by that party in a single line only.
4. This form must detail the holdings status of all interested parties, including those whose holdings have not changed.
5. In the case where the interested party is a held company with significant activities for the corporation, holdings should be broken down by shares acquired before and after the Companies Law, 1999 came into force.
6. If the interested party is a corporation, also specify the name(s) of the final controlling shareholder(s) of this entity. If the interested party has no controlling shareholder, details of its interested parties should be provided.
7. If a senior officer holds five percent or more of the issued share capital or voting rights, his holdings must be detailed in the 'Interested Parties' table above.
8. If the interested party or senior officer also holds securities in a held company whose activities are significant to the corporation, such holdings should be detailed in the 'Remarks' field of the holder's details.

Details on Major Holders:

DISCOUNT INVESTMENT CORP LTD

- **Type of Holder:** Interested party not meeting any other definitions
- **ID Type:** Registration number in Israel's Companies Register
- **ID Number:** 520023896
- **Controlling Shareholder(s):** The company has no controlling shareholder. See note below.
- **Country of Incorporation:** Israel
- **Is the holder a nominee for multiple shareholders?** No
- **Right to cumulative reporting of changes:** No
- **Are the held shares dormant?** No
- **TASE Security Number:** 699017
- **Previous balance of securities:** 5,206,849
- **Change in holdings:** 0
- **Maximum/Minimum retention rate this period:** Not stated
- **Remarks:** Discount Investment Corp Ltd ("DIC") is a public company listed on TASE. As reported by DIC, it does not have a controlling shareholder.

CLAL INSURANCE ENTERPRISES HOLDINGS LTD (Nostro, Pension & Provident)

- **Type of Holder:** Nostro Account / Provident & pension funds
- **ID Number:** 520036120
- **Controlling Shareholder(s):** The holder is a company with no controlling core.
- **Country of Incorporation:** Israel
- **Is the holder a nominee for multiple shareholders?** Yes
- **Right to cumulative reporting of changes:** Yes
- **Are the held shares dormant?** No
- **Remarks:** See detailed note (on structure, pension groupings, and specific holdings breakdowns including in significant subsidiaries such as Gav-Yam).

Baruch Itzhak

- **Type of Holder:** Director/CEO, individual with Israeli citizenship

Detailed per-holder tables and explanations are included in the full document, with further data on subsidiaries, breakdowns by series, and references to additional public reports where necessary.

Controlling Shareholders

As of the date of this report and pursuant to the law, **is there a controlling shareholder in the corporation?**

- Yes

The controlling shareholder in the corporation is:

- Discount Investment Corp Ltd (Company with no controlling shareholder). See note 1 above.
 - Identification Number: Israeli Companies Registrar 520023896
 - Has control been transferred during the reported period? No

Total equity holding (%) in the corporation by all controlling shareholders: 70.48

Details of authorized signatories on behalf of the corporation

No.	Name	Role
1	Oz Kfir	Other (Legal Counsel and Corporate Secretary)

Explanatory note: According to Regulation 5 to Securities (Periodic and Immediate Reports) Regulations (1970), a report submitted under these regulations shall be signed by authorized signatories of the corporation. Further details can be found on Israel Securities Authority website.

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

Short name: Property and Building

Address: ToHA Tower, Yigal Alon 114, Tel Aviv 6744320

Phone: 03-5672777 / 03-5672783 Fax: 03-5672776 Email: ADMIN@PBC.CO.IL Website: www.pbc.co.il

Reporting officer: Oz Kfir, Legal Counsel and Corporate Secretary

Holdings by interested parties who are also interested parties in companies held by the company (the "held companies"), whose activities are material to the company's activity and which are also reporting companies (where applicable), are detailed in the reports of the held companies and are not detailed in this report.

Previous reference numbers in this matter (mention does not constitute incorporation by reference):

Form structure update date: 21/10/2025

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