Property and Building Corp. Ltd
PROPERTY AND BUILDING CORP. LTD
Number in the register: 520025438

To: Israel Securities Authority www.isa.gov.il
To: Tel-Aviv Stock Exchange Ltd. www.tase.co.il
T077 (Public)
Filed via MAGNA: 27/04/2026
Reference: 2026-01-038662

Immediate report on the holdings status of interested parties and senior officers
Regulation 33(c) – (d) of the Securities Regulations (Periodic and Immediate Reports), 5730 - 1970

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

The following is the status as of *31/03/2026*:

A. Interested parties in the corporation (including the CEO and directors, and including any other employee who holds five percent or more of the issued share capital of the corporation or of the voting power therein):

Holder number	Holder name	Name, type and series of security	Updated quantity of securities	Holding rate % capital	Holding rate % voting	Holding rate (full dilution) % capital	Holding rate (full dilution) % voting
1	*Discount Investment Corp. Ltd*	*Ordinary shares of NIS 1 par value each*	*5,206,849*	*70.48*	*70.48*	*70.37*	*70.37*
2	*Clal Insurance Enterprises Holdings Ltd (nostro)*	*Ordinary shares of NIS 1 par value each*	*562*	*0.00*	*0.00*	*0.00*	*0.00*
3	*Clal Insurance Enterprises Holdings Ltd (pension and provident)*	*Ordinary shares of NIS 1 par value each*	*451,411*	*6.11*	*6.11*	*6.10*	*6.10*
4	*Migdal Insurance and Financial Holdings Ltd – participating life insurance accounts*	*Ordinary shares of NIS 1 par value each*	*279,561*	*3.78*	*3.78*	*3.78*	*3.78*
5	*Migdal Insurance and Financial Holdings Ltd – mutual fund management*	*Ordinary shares of NIS 1 par value each*	*105,793*	*1.43*	*1.43*	*1.43*	*1.43*
6	*Baruch Itzhak*	*Nehasim Ve'Binyan warrants series 8/23*	*1,832*	*0.00*	*0.00*	*0.02*	*0.02*

Total holding rate % capital	Total holding rate % voting	Total holding rate (full dilution) % capital	Total holding rate (full dilution) % voting
81.8	*81.8*	*81.7*	*81.7*

B. Senior officers in the corporation (excluding the CEO and directors, and excluding any other employee who holds five percent or more of the issued share capital of the corporation or of the voting power therein):

- ○ Do not hold securities of the corporation.
- ○ The following is the holdings status of senior officers in the corporation:

Holder number	Holder name	Name, type and series of security	Updated quantity of securities	Holding rate % capital	Holding rate % voting	Holding rate (full dilution) % capital	Holding rate (full dilution) % voting
1	_________	_________	_________	_________	_________	_________	_________

Total holding rate		Total holding rate (full dilution)	
% capital	% voting	% capital	% voting
0	0	0	0

Explanations:

1. One must also report the holding of other securities (other than BONDS), including other securities that are not listed for trading.
2. In a case where reporting is required on a holding in BONDS that are not convertible into shares, it is permissible to attach the holdings status as a PDF file in the designated field at the end of Section B, instead of entering the data in the form, all in accordance with Legal Staff Position No. 104-21: Link .

The PDF file must be prepared in a structure and content that match the Excel file published by the Authority and attached to the staff position. The PDF file will include, at a minimum, the information appearing in the Excel file.

3. If the interested party holds more than one type of security in the corporation, the holding rate (including on a fully diluted basis) should be stated taking into account all securities held by him in one row only.
4. This form must detail the holdings status of all interested parties, including those whose holdings have not changed.
5. In a case where the interested party is a held company whose activity is material to the activity of the corporation, the holdings shall be split into shares purchased prior to the entry into force of the Companies Law, 5759 – 1999, which confer rights in capital and voting, and shares purchased after its entry into force which are dormant shares.
6. If the interested party is a corporation, the first name(s) of the ultimate controlling shareholder(s) in this corporation must also be stated. If the interested party has no controlling shareholder - details of its interested parties shall be provided.
7. If a senior officer holds five percent or more of the issued share capital of the corporation or of the voting power therein, his holdings must be detailed in the "interested parties" holdings table as set out in Section A above.
8. If the interested party or the senior officer also holds securities in his held company, if its activities are material to the activity of the corporation, details of these holdings shall be brought in the "Remarks" field that appears within the holder's details.

Holder name

Discount Investment Corp. Ltd

Holder name in English as it appears in the passport

DISCOUNT INVESTMENT CORP LTD

Holder no.: ***1***

Type of holder: *Interested party that does not meet any of the other definitions*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Number in the Israeli Companies Registrar*

Identification number: *520023896*

Controlling shareholder of the holder:

Discount Investment Corp. Ltd is a company with no controlling shareholder. See remark below.

Citizenship / country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *No*

Is the holder permitted to report the change in the holding on a cumulative basis: *No*

Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *699017*

Balance in previous central report (quantity of securities): *5,206,849*

Change in quantity of securities: *0*

Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % _________

Minimum holding rate of the holder in the security during the report period: % _________

Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of 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 to the public. As reported by DIC, DIC is a company with no controlling shareholder.

Holder name

Clal Insurance Enterprises Holdings Ltd (nostro)

Holder name in English as it appears in the passport

Clal Insurance Enterprises Holdings Ltd

Holder no.: ***2***

Type of holder: *Nostro account*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Number in the Israeli Companies Registrar*

Identification number: *520036120*

Controlling shareholder of the holder:

The holder is a company with no control core.

Citizenship / country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *Yes*

Is the holder permitted to report the change in the holding on a cumulative basis: *Yes*

Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *699017*

Balance in previous central report (quantity of securities): *562*

Change in quantity of securities: *0*

Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % *0.00*

Minimum holding rate of the holder in the security during the report period: % *0.00*

Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of the interested party.

Remarks:

The following are details regarding the interested party, as provided by it to the company: Clal Insurance Enterprises Holdings Ltd, Reg. No. 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 managing companies under its control and management ("the Clal Group"). The holdings of the company's shares attributed to provident funds and companies for the management of provident funds include a holding of 451,411 shares by the Partnership of Clal Group Members – Israel Shares Basket ("Basket Partnership"). Basket Partnership is a general partnership, all of the rights therein are held by companies in the Clal Group. Basket Partnership itself is not a managing company and/or participating life insurance accounts. It should be noted that, as of the report date, Clal Holdings holds securities of Gav-Yam Land Corp. Ltd, a held company whose activity is material to the activity of the company, as follows: Clal Group members' nostro – investment baskets; ordinary share 256,173 14,923,149; BONDS series 8 41,971,064 99,000,000 BONDS series 9 20,861,131 71,249,541 BONDS series 10 28,091,999 103,828,796 BONDS series 11 16,972,250

Holder name

Clal Insurance Enterprises Holdings Ltd (pension and provident)

Holder name in English as it appears in the passport

Clal Insurance Enterprises Holdings Ltd

Holder no.: ***3***

Type of holder: *Provident funds and companies for the management of provident funds*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Number in the Israeli Companies Registrar*

Identification number: *520036120*

Controlling shareholder of the holder:

The holder is a company with no control core.

Citizenship / country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *Yes*

Is the holder permitted to report the change in the holding on a cumulative basis: *Yes*

Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *699017*

Balance in previous central report (quantity of securities): *470,411*

Change in quantity of securities: *-19,000*

Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % *6.37*

Minimum holding rate of the holder in the security during the report period: % *6.11*

Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of the interested party.

Remarks:

See Note 2 above. In addition, as provided to the company by the interested party, as of March 31, 2026 the quantity of securities lending by the holder in the security (No. 699017) is 100.

Holder name

Migdal Insurance and Financial Holdings Ltd – participating life insurance accounts
Holder name in English as it appears in the passport
Migdal Insurance and Financial Holdings Ltd
Holder no.: ***4***

Type of holder: *Participating life insurance accounts*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Number in the Israeli Companies Registrar*

Identification number: *520029984*
Controlling shareholder of the holder:
Shlomo Eliahu, see remark below.

Citizenship / country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *Yes*

Is the holder permitted to report the change in the holding on a cumulative basis: *Yes*
Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *699017*

Balance in previous central report (quantity of securities): *279,561*

Change in quantity of securities: *0*
Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % *3.78*

Minimum holding rate of the holder in the security during the report period: % *3.78*
Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of the interested party.

Remarks:
The following are details regarding the interested party, as provided by it to the company: As of the report date, Mr. Shlomo Eliahu is the ultimate controlling shareholder of Migdal Insurance and Financial Holdings Ltd ("the Company") and holds 45.49% of the issued and paid-up share capital of the Company ["the share capital"], as described below: Eliahu Issuances Ltd is a company wholly owned by Eliahu 1959 Ltd. To the best of the Company's knowledge, the shareholders of Eliahu 1959 Ltd are: Mr. Shlomo Eliahu, who holds 25.14% of the capital and 98% of the management shares; Mrs. Haya Eliahu, who holds 0.02% of the capital and 2% of the management shares; Shlomo Eliahu Holdings Ltd, which holds 61.7% of the capital; Achim Eliahu Trust and Investment Company Ltd, which holds 13.14% of the capital. The shareholders of Shlomo Eliahu Holdings Ltd are Mr. Shlomo Eliahu, who holds 83.31%, and Mrs. Haya Eliahu, who holds 16.69%. The sole shareholder in Achim Eliahu Trust and Investment Company Ltd is Shlomo Eliahu Holdings Ltd, whose shareholders are Mr. Shlomo Eliahu and Mrs. Haya Eliahu as set out above. The holdings in the Company's securities that appear under participating life insurance accounts are held by a registered partnership, all of the rights in which are held by institutional reporting group companies from the Migdal Group. The partnership itself is not participating life insurance accounts and/or a managing company. In accordance with the understandings between the partners in the partnership, the holding rate of the right holders in the partnership changes constantly, in accordance with the mechanism set out in the partnership agreement. It should be noted that, as of the report date, Migdal Insurance and Financial Holdings Ltd holds securities of Gav-Yam Land Corp. Ltd, a held company whose activity is material to the activity of the Company, as follows: participating profits; nostro; mutual funds; pension and provident; ordinary share 1,628,702 -- 2,373,474 -- BONDS 8 233,063,936 -- 119,201,886 -- BONDS 9 50,600,260 29,776,282 49,989,863 -- BONDS 10 215,967,427 955,525 37,282,175 -- BONDS 11 70,000,000 30,000,000 44,563,693 -- BONDS 12 10,655,952 52,990,218 26,690,986 --

Commercial 3 (commercial papers) -- --- 13,093,483 --- It should be noted that since the notice regarding the holder becoming an interested party in the Company was sent to the Company on December 9, 2025 but was received by the Company on March 2, 2026, the holdings of the interested party were not included in the Company's previous central report as of December 31, 2025. This report includes reference to the interested party's holdings as of the aforesaid date of the previous central report, as provided by the interested party.

Holder name

Migdal Insurance and Financial Holdings Ltd – mutual fund management

Holder name in English as it appears in the passport

Migdal Insurance and Financial Holdings Ltd

Holder no.: ***5***

Type of holder: *Companies for the management of joint investment trust funds*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Number in the Israeli Companies Registrar*

Identification number: *520029984*

Controlling shareholder of the holder:

Shlomo Eliahu, see remark for holder 4 above.

Citizenship / country of incorporation or registration: *Incorporated in Israel*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *Yes*

Is the holder permitted to report the change in the holding on a cumulative basis: *Yes*

Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *699017*

Balance in previous central report (quantity of securities): *104,706*

Change in quantity of securities: *1,087*

Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % *1.56*

Minimum holding rate of the holder in the security during the report period: % *1.42*

Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of the interested party.

Remarks:

See Note 4 above.

Holder name

Baruch Itzhak

Holder name in English as it appears in the passport

Baruch Itzhak

Holder no.: ***6***

Type of holder: *Director/CEO*

The hedge fund has the right to appoint a director or its representative to the company's Board of Directors _________

Type of identification number: *Identity card number*

Identification number: *029274693*
Controlling shareholder of the holder:
Not relevant.

Citizenship / country of incorporation or registration: *Private individual with Israeli citizenship*

Country of citizenship / incorporation or registration: _________

Does the holder serve as a representative for the purpose of reporting on a number of shareholders who hold together with him securities of a corporation *No*

Is the holder permitted to report the change in the holding on a cumulative basis: *No*
Explanation: Those obligated to report any change in holdings in accordance with Regulation 33 of the Securities Regulations (Periodic and Immediate Reports) 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 shares held dormant shares *No*

TASE security number: *1200237*

Balance in previous central report (quantity of securities): *1,832*

Change in quantity of securities: *0*
Explanation: If a decrease in number is reported, a negative value should be indicated, that is with the "-" sign.

Maximum holding rate of the holder in the security during the report period: % _________

Minimum holding rate of the holder in the security during the report period: % _________
Explanation: The maximum and minimum holding rate in the period starting on the effective date of the previous holdings status report shall be provided by each of the members of the institutional reporting group, under the control or management of the interested party, who held and/or hold securities on behalf of the interested party.

Remarks:
For further details regarding the terms of the allocation to the CEO and CFO of the corporation, see an immediate report regarding a non-material or non-exceptional private placement published by the company on August 23, 2023, when Mr. Itzhak served as the corporation's CFO (reference number 2023-01-078649). It is noted that the warrants are held in trust by IBI Trust Management. The holder's holding rate in the warrants is 100% of the total outstanding par value of the warrants in circulation.

Attachment of holdings status in BONDS that are not convertible (according to Legal Staff Position No. 104-21): Rishimat_Machzikim_BeNia_310326_isa.pdf.

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

- Yes
- No
- Other _________

The controlling shareholder in the corporation is:

1 *Discount Investment Corp. Ltd (a company with no controlling shareholder). See Note 1 above.*
Identification number of the controlling shareholder: *Number in the Israeli Companies Registrar*520023896

Was control transferred during the period described in the report: *No*

____

Explanation: If control of the reporting corporation was transferred, the name and identification number of the previous controlling shareholder must be stated.

Total holding rate (%) in the corporation's capital of all controlling shareholders: *70.48*

Details of the signatories authorized to sign on behalf of the corporation:

	Signer's name	Position
1	Oz Kfir	*Other* *General Counsel and Company Secretary*

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports) (5730 – 1970), a report submitted in accordance with these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff position on the matter can be found on the ISA website: Click here .

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

Reference numbers of previous documents on the subject (the reference does not constitute incorporation by reference):

The corporation's securities are listed for trading on the Tel-Aviv Stock Exchange

Date of form structure update: 21/10/2025

Short name: Nehasim Ve'Binyan

Address: ToHA Tower, Yigal Alon114 , Tel Aviv6744320   Telephone: 03-5672777 , 03-5672783Fax: 03-5672776

E-mail: ADMIN@PBC.CO.IL   Company website:www.pbc.co.il

Previous names of reporting entity:

Name of electronic reporter: Kfir OzPosition: Legal Counsel and Company SecretaryEmployer company name:

Address: Yigal Alon 114 , Tel Aviv 6744320Telephone: 03-6075646Fax: E-mail: oz.kfir@dic.co.il