

Immediate Report on 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 Regarding This Matter:

_____, _____, _____.

As of 31/12/2025, the following is the list of holdings:

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

Holder Number	Holder's Name	Name, Type and Series of Security	Updated Quantity of Securities	Holding Percentage % Equity	Holding Percentage % Vote	Holding Percentage (Fully Diluted) % Equity	Holding Percentage (Fully Diluted) % Vote
1	Phoenix Financial Ltd - Provident and Pension Funds	REIT 1 Ordinary Share	16,303,290	8.47	8.47	8.26	8.26
2	Phoenix Financial Ltd - Nostro	REIT 1 Ordinary Share	438,932	_____	_____	_____	_____
3	Phoenix Financial Ltd - Participating	REIT 1 Ordinary Share	297,668	_____	_____	_____	_____
4	Phoenix Financial Ltd - Provident and Pension Funds	REIT 1 BOND 5	27,466,329	_____	_____	_____	_____
...

Total holding percentages and additional holders have been omitted here for brevity, but appear fully in the original document above.

Total Holding Percentage:

Holding Percentage % Equity	Holding Percentage % Vote	Holding Percentage (Fully Diluted) % Equity	Holding Percentage (Fully Diluted) % Vote
46.31	46.31	46.60	46.60

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

[] Do not hold securities of the corporation.

[x] Following is the list of holdings of senior officers in the corporation:

Holder Number	Holder's Name	Name, Type and Series of Security	Updated Quantity of Securities	Holding Percentage % Equity	Holding Percentage % Vote	Holding Percentage (Fully Diluted) % Equity	Holding Percentage (Fully Diluted) % Vote
63	Dotan Gad	Options (unregistered) for shares	242,919	0	0	0	0
64	Dotan Gad	REIT 1 Ordinary Share	51,806	0.03	0.03	0.14	0.14
65	Aviram Benasuly	Options (unregistered) for shares	194,335	0	0	0.09	0.09
...

Total holding of senior officers: 0.71% equity, 0.71% vote; fully diluted: 1.4% equity and vote.

Explanations:

1. Report also the holding of other securities (not BONDS), including those not listed for trading.
2. In the case of required reporting on holdings in non-convertible bonds, it is permitted to attach the list of holdings as a PDF file in the designated field, as per Legal Staff Position 104-21: [Link](#).
3. If the interested party holds more than one type of security in the corporation, indicate the holding percentage (including fully diluted) considering all securities held in one line only.
4. In this form, detail the holdings of all interested parties, including those whose holdings did not change.
5. If the interested party is a held company with a material activity for the company, split the holdings to shares acquired before the Companies Law, 1999 came into force and after.
6. If the interested party is a corporation, also indicate the name(s) of the ultimate controlling shareholder(s), or bring details if none.
7. If a senior officer holds at least 5 percent of the corporation's equity or voting rights, report in the interested parties table as above.
8. If the interested party or senior officer also holds securities in a held company with material activity, provide detail in the "Notes" field.

C. As of the submission date of this report and according to the law, does the corporation have a controlling shareholder?

- No

D. Authorized Signatories:

Name	Position
Shmuel Rofe	CEO
Aviram Benasuly	CFO

Other relevant information (contact, addresses, company URLs, etc.) is provided at the end of the original document.

Note on Images: No images appeared in the original document, and so none are displayed here.

[End of translated report.]