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SHIKUN & BINUI LTD

Registry Number: 520036104

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T077 (Public)
Transmitted via MAGNA: 19/10/2025
Reference: 2025-01-076732

Immediate Report on the 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 on the subject: _____, _____, _____.

Below is the status as of **30/09/2025**:

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

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
1	O S Israel Investment Company Ltd.	Ordinary shares 1 NIS par value	202,993,196	35.71% equity, 35.71% voting	34.69% equity, 34.69% voting
2	165 Tropicana Development LLC	Ordinary shares 1 NIS par value	22,554,800	3.97% equity, 3.97% voting	3.85% equity, 3.85% voting
3	SHIKUN & BINUI LTD.	Dormant ordinary shares 1 NIS par value	6,751,432	0% equity, 0% voting	0% equity, 0% voting
4	PHOENIX FINANCIAL LTD - Nostro Account	Ordinary shares 1 NIS par value	931,800.40	0.16% equity, 0.16% voting	0.16% equity, 0.16% voting
5	PHOENIX FINANCIAL LTD - Nostro Account	Bond Series 10	2,795,826.00	0% equity, 0% voting	0% equity, 0% voting
6	PHOENIX FINANCIAL LTD - Nostro Account	Bond Series 11	7,950,000	0% equity, 0% voting	0% equity, 0% voting
7	PHOENIX FINANCIAL LTD - Provident Funds	Ordinary shares 1 NIS par value	57,934,825.7	10.19% equity, 10.19% voting	9.90% equity, 9.90% voting
8	PHOENIX FINANCIAL LTD -	Bond Series 8	9,651,220.11	0% equity, 0% voting	0% equity, 0% voting

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Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
	Provident Funds				
9	PHOENIX FINANCIAL LTD - Provident Funds	Bond Series 9	2,179,936.7	0% equity, 0% voting	0% equity, 0% voting
10	PHOENIX FINANCIAL LTD - Provident Funds	Bond Series 10	14,897,792	0% equity, 0% voting	0% equity, 0% voting
...	...	...	...	...	...

Total holding percentage: 74.34% equity, 74.34% voting
Total holding percentage (full dilution): 74.56% equity, 74.56% voting

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 power):

- ☐ Do not hold securities of the corporation.
- ☒ Below is the status of holdings of senior officers in the corporation:

Holder Number	Holder Name	Name, Type, and Series of Security	Updated Quantity of Securities	Holding Percentage	Holding Percentage (Full Dilution)
44	Ronit Rosenzweig	Ordinary shares 1 NIS par value	151,915	0.03% equity, 0.03% voting	0.05% equity, 0.05% voting
45	Ronit Rosenzweig	Warrant for share (not listed) - Shuv Ap5/19	173,414	0% equity, 0% voting	0% equity, 0% voting
46	Gabriel David	Ordinary shares 1 NIS par value	28,474	0% equity, 0% voting	0.07% equity, 0.07% voting
...	...	...	...	...	...

Total holding percentage: 0.04% equity, 0.04% voting
Total holding percentage (full dilution): 0.26% equity, 0.26% voting

Explanations:

1. Report must also include holdings of other securities, including those not listed for trading.
2. If an interested party holds more than one type of security in the corporation, the holding percentage (including full dilution) should be stated considering all securities held by them in a single line.
3. This form must detail the holdings of all interested parties, including those whose holdings have not changed.
4. If the interested party is a controlled company with significant activity for the corporation, holdings should be split between shares acquired before the Companies Law came into effect (granting rights in equity and voting) and shares acquired after (dormant shares).
5. If the interested party is a corporation, also state the name(s) of the ultimate controlling shareholder(s). If there is no controlling shareholder, provide details of the interested parties in it.
6. If a senior officer holds five percent or more of the issued share capital or voting power, their holdings should be detailed in the 'Interested Parties' table above.
7. If the interested party or senior officer also holds securities in a controlled company with significant activity for the corporation, details should be provided in the 'Remarks' field.

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

- ☒ Yes
- ☐ No
- ☐ Other: _____

The controlling shareholder in the corporation is: Natanel H. Seidoff - see note below
ID Type: Identity Card Number: 052137080
Was control transferred during the period described in the report? No
Total holding percentage (%) in the corporation's equity by all controlling shareholders: 35.71

Details of authorized signatories on behalf of the corporation:

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#	Name	Position
1	Amit Birman	CEO
2	Hila Tirosh	Other: Deputy CEO, Legal Counsel

Note:

According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports), 1970, a report submitted under these regulations must be signed by those authorized to sign on behalf of the corporation. Staff position on the matter can be found on the Authority's website: [Click here](#).

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

Short name: SHIKUN & BINUI
Address: HaYarden 1A, Airport City, 70100
Phone: 03-6301111
Fax: 03-6301595
Email: hilat@shikunbinui.com
Company website: <http://www.shikunbinui.co.il>

Previous names of the reporting entity: SHIKUN & BINUI HOLDINGS LTD

Electronic reporter name: Tirosh-Ankri Hila
Position: Legal Advisor and Company Secretary
Employer company name: SHIKUN & BINUI LTD
Address: HaYarden 1, Kiryat Sde Teufa, 70100
Phone: 03-6301517
Fax: 03-6301520
Email: hilat@shikunbinui.com

Free Text

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Mr. Natanel H. Seidoff is the controlling shareholder of the company by virtue of an irrevocable power of attorney granted to him by OSIIC for a period of 10 years starting from December 29, 2020. For the purposes of controlling shareholder liability, OSIIC will also be considered responsible under Sections 31-34, 38g, 52ya(b), and 52yd of the Securities Law, 1968. For more details, see the note for holder no. 1 above. For details regarding agreements and/or contacts regarding the sale of part of the company's shares held by the controlling shareholder to Mr. Tamir Cohen, the former CEO of the company, see the footnote to the immediate report of the company dated April 7, 2025 (Reference: 2025-01-025846), which is incorporated herein by reference.

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

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

Short name: SHIKUN & BINUI

Address: HaYarden 1A, Airport City, 70100

Phone: 03-6301111

Fax: 03-6301595

Email: hilat@shikunbinui.com

Company website: <http://www.shikunbinui.co.il>

Previous names of the reporting entity: SHIKUN & BINUI HOLDINGS LTD

Electronic reporter name: Tirosh-Ankri Hila

Position: Legal Advisor and Company Secretary

Employer company name: SHIKUN & BINUI LTD

Address: HaYarden 1, Kiryat Sde Teufa, 70100

Phone: 03-6301517

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