

SHIKUN & BINUI LTD.

Registry Number: 520036104

To:

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

Form Number: T121 (Public)

Transmitted on MAGNA: 23/12/2025

Reference: 2025-01-102325

Immediate Report for General Material Information

Explanation: Do not use this form if there is a dedicated form for the event being reported.

This reporting form is intended for material reports for which there is no suitable dedicated form.

Results of an issuance should be reported in form T20, not on this form.

Reporting on the rating of government bonds or a corporation rating should be submitted using form T125.

Nature of the Event:

Update regarding the transaction for the sale of 40% of rights in the Tel-Aviv student dormitories project

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

Further to the immediate report of the company dated October 5, 2025 (2025-01-073655, referenced herein), concerning the engagement of Shikun & Binui Real Estate Ltd. (a private subsidiary controlled by the company) (hereinafter: "Shikun & Binui Real Estate"), with third parties unrelated to the company, in an agreement whereby Shikun & Binui Real Estate will sell 40% of its rights in the partnership engaged in the operation and management of student dormitories and related areas at Tel Aviv University (hereinafter: "the Transaction"), the company hereby announces that on December 22, 2025, the approval of the Competition Authority was received for the Transaction, which constituted one of the suspensive conditions for the completion of the Transaction. The parties to the Transaction continue to act towards completing the remaining conditions precedent.

Attachment: [File not included]

The company is **not** a shell company as defined in the Tel-Aviv Stock Exchange regulations.

Date the corporation first became aware of the event: 22/12/2025 **Time:** 17:05

Details of the Authorized Signatories for the Corporation:

#	Name	Position
1	Amit Bierman	CEO
2	Hila Tirosh	Other - Chief Legal Counsel & VP

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted pursuant to these regulations shall be signed by the authorized signatories of the corporation. Staff position on the issue can be found on the authority's website: [Click here](#).

Short Name: SHIKUN & BINUI

Address: 1A Hayarden St., Airport City, 70100

- **Phone:** 03-6301111
- **Fax:** 03-6301595
- **Email:** hilat@shikunbinui.com
- **Company website:** www.shikunbinui.co.il

Previous name of the reporting entity: Shikun & Binui Holdings Ltd.

Electronic Signatory Name: Hila Tirosh-Ankri

- **Position:** Legal Advisor & Company Secretary
- **Employer:** SHIKUN & BINUI LTD.

Address: 1 Hayarden St., Kiryat Sde HaTeufa, 70100

- **Phone:** 03-6301517
- **Fax:** 03-6301520
- **Email:** hilat@shikunbinui.com

No images were present in the original document.