

SUMMIT REAL ESTATE HOLDINGS LTD

Company No.: 520043720

To:

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

Form Number: T087 (Public) Transmitted on Magna: 01/12/2025 Reference: 2025-01-095110

Status of Equity, Grant of Rights to Purchase Shares, and Registers of the Company's Securities and Their Changes

Regulation 31E to the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 31(a) to the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 31(b1) to the Securities Regulations (Periodic and Immediate Reports), 1970

Regulation 32 to the Securities Regulations (Periodic and Immediate Reports) 1970

Nature of the Change:

Exercise of non-tradable warrants into shares and periodic redemption of government bonds (Series 13)

Explanation: Briefly describe the nature of the change

Reference Numbers for Previous Reports on the Subject:

_____, _____, _____.

1. The Company's Securities Register After the Change:

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

Name & Type of Security	TASE Security No.	Amount in Registered Capital	Issued and Paid-Up Capital	Most Recent Report	Current Quantity	Quantity Registered to the Nominee Company
Ordinary Shares	1081686	200,000,000	73,969,055	73,971,338	52,388,665	
Non-tradable Warrant - Employees	1137934	2,000	2,000	2,000	0	
Government Bonds (Series 8)	1138940	74,146,610	74,146,610	74,146,610	74,146,610	
Government Bonds (Series 10)	1143395	252,000,000	252,000,000	252,000,000	252,000,000	
Non-tradable Warrant - Employees	1145648	0	1,200	0	0	
Non-tradable Warrant - Employees	1158419	0	750	0	0	
Non-tradable Warrant - Employees	1171313	870	870	870	0	
Government Bonds (Series 12)	1183920	800,123,278	800,123,278	800,123,278	800,123,278	
Non-tradable Warrant - Employees	1197003	7,500	7,500	7,500	0	
Non-tradable Warrant - Employees	1197482	27,104	27,437	27,104	0	
Government Bonds (Series 13)	1208495	135,975,450	139,462,000	135,975,450	135,975,450	
Commercial Papers (Series 3)	1224914	300,000,000	300,000,000	300,000,000	300,000,000	
Government Bonds (Series 14)	1228972	176,966,000	176,966,000	176,966,000	176,966,000	

Explanation: All company securities must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

- **On the date:** 01/12/2025
- There was a change in the quantity and register of the company's securities holders (including rights to purchase shares) as a result of:
 - Nature of the change described: Exercise of non-tradable warrants into shares and periodic redemption of government bonds (Series 13)
 - **Further information:** All details of the transaction or action leading to the change in the company's securities must be described.

Table of Main Changes (Per Holder):

1. **Registered Holder Involved in the Change:** Mizrahi Tefahot Registration Company Ltd

- **ID Type:** Companies Registrar Number in Israel
- **ID Number:** 510422249
- **Nature of the Change:** Exercise of warrants
- **Date of Change:** 01/12/2025
- **Executed via TASE Clearing House:** No
- **Type and Name of Security:** Ordinary Share
- **Security Number:** 1081686
- **Holder's Previous Balance:** 52,386,382
- **Balance After the Change:** 52,388,665
- **Total Change Amount:** 2,283
- **Grant of rights to purchase shares:** No
- **Total proceeds for issued securities:** _____
- **TASE number of share resulting from warrant exercise:** _____
- **Number of shares from full exercise/conversion:** _____
- **Total additional proceeds from exercise/conversion:** _____
- **Period during which the securities can be exercised:** _____
- **Allocated securities will be registered for trading:** _____
- **The allocation is further to:** _____ (Published on: _____, Reference number: _____)
- ☒ The security was fully redeemed and payment received in full.
- ☐ The security was fully redeemed, but full payment not yet received.
- ☐ Issued for ATM program
- ☐ Other
- Explanation: _____

2. **Registered Holder Involved in the Change:** I.B.I. Benefit Plans (2000)

- **ID Type:** Companies Registrar Number in Israel
- **ID Number:** 512907718
- **Nature of the Change:** Exercise of warrants
- **Date of Change:** 01/12/2025
- **Executed via TASE Clearing House:** No
- **Type and Name of Security:** Non-tradable warrant - Employees
- **Security Number:** 1197482
- **Holder's Previous Balance:** 27,437
- **Balance After the Change:** 27,104
- **Total Change Amount:** 333
- **Grant of rights to purchase shares:** No
- **Total proceeds for issued securities:** _____
- **TASE number of share resulting from warrant exercise:** _____
- **Number of shares from full exercise/conversion:** _____
- **Total additional proceeds from exercise/conversion:** _____
- **Period during which the securities can be exercised:** _____
- **Allocated securities will be registered for trading:** _____
- **The allocation is further to:** _____ (Published on: _____, Reference number: _____)
- ☒ The security was fully redeemed and payment received in full.
- ☐ The security was fully redeemed, but full payment not yet received.
- ☐ Issued for ATM program
- ☐ Other
- Explanation: _____

3. **Registered Holder Involved in the Change:** I.B.I. Benefit Plans (2000)

- **(Details omitted for brevity; follows similar pattern as above for securities 1145648 and 1158419, both with full exercise and balance going to 0, with 1,200 and 750 change respectively).**

4. **Registered Holder Involved in the Change:** Mizrahi Tefahot Registration Company Ltd

- **Nature of the Change:** Other
- **Description:** Periodic redemption of principal of BONDS
- **Type and Name of Security:** Government Bonds (Series 13)
- **Security Number:** 1208495
- **Previous Balance:** 139,462,000
- **After Change:** 135,975,450
- **Total Change:** 3,486,550
- (Other details follow as above)

Explanations:

1. If the change affects more than one security, detail the impact in a separate row for each security.
2. Change date – All changes of the same type, in the same security, performed on the same day, are summarized in one row.
Separate changes via TASE Clearing House from those directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, fill in the number of securities, not ILS par value.

3. Main Shareholders Registry as of the Report Date

(Table fields left blank in this report)

4. Attached Files

- Attached is a copy of the shareholders' register according to Section 130 of the Companies Law, 1999: [11_isa.pdf]
- Attached is an updated file of the company's securities registers, including the register of warrant holders and register of bond holders: [Summit_01_12_2025_isa.pdf]

Details of Authorized Signatories for the Company:

#	Name	Role
1	Amir Sagi	CEO and Director

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

Previous Company Names: Chayal Holdings (1965) Ltd

Contact information:

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- Fax: 04-8408092
- Email: amirs@smt.co.il

Report filed by:

- Name: Sagi Amir | Title: CEO
- Address: 3 Andrei Sakharov St., Haifa 3508409
- Tel: 04-8408091
- Fax: 04-8408092
- Email: amirs@smt.co.il

Company's securities are listed for trading on the Tel Aviv Stock Exchange Short Name: Summit

Update Date of Form Structure: 06/08/2024

Attachments

[11_isa.pdf]

Shareholder register file (Section 130 to the Companies Law, 1999)

[Summit_01_12_2025_isa.pdf]

Updated file of company securities registers, including registers of warrant and bond holders.