

SUMMIT REAL ESTATE HOLDINGS LTD

Registration number: 520043720

To: The Israel Securities Authority www.isa.gov.il

To: The Tel Aviv Stock Exchange Ltd. www.tase.co.il

Form number: T087 (Public)

Filed on: 10/12/2025

Reference: 2025-01-098384

Share Capital, Grant of Rights to Purchase Shares, and Registers of Securities of the Corporation and Changes Therein

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

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

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

Regulation 32 of the Securities (Periodic and Immediate Reports), 1970

Nature of the change: Exercise of non-tradable options into shares

Explanation: Briefly describe the nature of the change.

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

1. Company's Securities Holdings after the Change:

Name and Type of Security	Security Number	Quantity in Registered Capital	Issued and Paid-up Capital	Registered in Name of Nominee Company
Ordinary shares	1081686	200,000,000	Previous: 73,971,338 Current: 73,973,338	52,390,665
Non-tradable Option - Employees	1137934	0	Previous: 2,000 Current: 0	0
BONDS (Series 8)	1138940	74,146,610	Previous: 74,146,610 Current: 74,146,610	74,146,610
BONDS (Series 10)	1143395	252,000,000	Previous: 252,000,000 Current: 252,000,000	252,000,000
Non-tradable Option - Employees	1171313	870	Previous: 870 Current: 870	0
BONDS (Series 12)	1183920	800,123,278	Previous: 800,123,278 Current: 800,123,278	800,123,278
Non-tradable Option - Employees	1197003	7,500	Previous: 7,500 Current: 7,500	0
Non-tradable Option - Employees	1197482	27,104	Previous: 27,104 Current: 27,104	0
BONDS (Series 13)	1208495	135,975,450	Previous: 135,975,450 Current: 135,975,450	135,975,450
Commercial papers (Series 3)	1224914	300,000,000	Previous: 300,000,000 Current: 300,000,000	300,000,000
BONDS (Series 14)	1228972	176,966,000	Previous: 176,966,000 Current: 176,966,000	176,966,000

Explanation: All of the company’s securities must be detailed, including securities not listed for trade.

2. The Corporation Reports That:

On date: 10/12/2025

A change has occurred in the quantity and register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Exercise of non-tradable options into shares

Explanation: Describe all details of the transaction or action causing a change in the corporation's securities.

Details by Holder Affected by the Change:

1. Registered holder for which the change occurred: Mizrahi Tefahot Registration Company Ltd.

- Type of ID: Israel Companies Registrar Number
- ID Number: 510422249
- Nature of change: Option exercise
- Date of change: 10/12/2025
- Executed via TASE clearinghouse: No
- Type and name of security affected: Ordinary share
- Security number: 1081686
- Holder's balance in last report: 52,388,382
- Holder's balance after change: 52,390,665
- Total quantity increased/decreased: 2,000
- Is this a grant of rights to purchase shares: No
- Total proceeds for issued securities: _____
- No. at TASE of share resulting from exercise: _____
- Number of shares derived from exercise/full conversion: _____
- Total additional proceeds from exercise/full conversion: _____
- Period in which the security can be exercised: _____
- Securities allocated will be registered for trading: _____
- Allocation follows _____ published on _____, reference number _____
- ☒ Security is fully paid, and consideration received in full.
- ☐ Security is fully paid, but consideration not received in full.
- ☐ Issued under ATM program.
- ☐ Other. Explanation: _____

2. Registered holder for which the change occurred: I.B.I. Benefit Plans (2000)

- Type of ID: Israel Companies Registrar Number
- ID Number: 512907718
- Nature of change: Option exercise
- Date of change: 10/12/2025
- Executed via TASE clearinghouse: No
- Type and name of security affected: Non-tradable Option - Employees
- Security number: 1137934
- Holder's balance in last report: 2,000
- Holder's balance after change: 0
- Total quantity increased/decreased: 2,000
- Is this a grant of rights to purchase shares: No
- Total proceeds for issued securities: _____
- No. at TASE of share resulting from exercise: _____
- Number of shares derived from exercise/full conversion: _____
- Total additional proceeds from exercise/full conversion: _____
- Period in which the security can be exercised: _____
- Securities allocated will be registered for trading: _____
- Allocation follows _____ published on _____, reference number _____
- ☒ Security is fully paid, and consideration received in full.
- ☐ Security is fully paid, but consideration not received in full.
- ☐ Issued under ATM program.
- ☐ Other. Explanation: _____

Explanations:

1. If the change affects more than one security, specify the impact on each security in a separate line.
2. Date of change – All changes of the same type and in the same security made on one day are summarized in one line. For this purpose, distinguish between changes made via the clearinghouse and those made directly in the company’s books.
3. For a decrease, use the sign "-".
4. All quantity fields must be filled in with the number of securities and not NIS par value.

3. Highlights of the Register of Shareholders as at the Reporting Date are as Follows:

No.	Registered Shareholder	Type of ID	ID Number	TASE Security Number	Type and Par Value of Shares	Quantity of Shares	Holder acts as trustee?
1	_____	_____	_____	_____	_____	_____	_____

4. **Attached is a file of the share register in accordance with Section 130 of the Companies Law, 1999:** [1_isa.pdf](H:ספר_המניות\1_isa.pdf)
- Alt: Attached file with the share register.
5. **Attached is an updated file of the corporation's securities registers, including the option holders and bond holders registers:** [Summit_10_12_25_isa.pdf](H:ספר_המניות\Summit_10_12_25_isa.pdf)
- Alt: Attached file with all securities registers.

Authorized Signatories for Signing on Behalf of the Corporation:

No.	Name	Position
1	Amir Sagie	CEO and Director

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations shall be signed by those authorized to sign on behalf of the corporation. The staff's 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: Summit

Address: 3 Andrei Sakharov, Haifa 31905 Tel: 04-8408091 Fax: 04-8408092 **Email:** amirs@smt.co.il

Previous names of reporting entity: Hail Holdings (1965) Ltd.

Electronic reporter name: Sagie Amir **Position:** CEO

Additional Address: 3 Andrei Sakharov, Haifa, 3508409 Tel: 04-8408091 Fax: 04-8408092 Email: amirs@smt.co.il

Date of form structure update: 06/08/2024