

Summit Real Estate Holdings Ltd

Registry number: 520043720

To:

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

Form Number: T087 (Public)

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Reference: 2025-01-105594

Statement on Capital, Granting of Rights to Purchase Shares, and Securities Registers of the Corporation and their Changes

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

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

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

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

Nature of the Change:

Periodic repayment of bonds (Series 8)

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on the matter:

| _____, _____, _____

1. The Corporation's Securities Position After the Change:

Name and Type of Security	TASE Security Number	Amount in Registered Capital	Issued and Outstanding	Amount Registered in the Name of the Registration Company
			Previous Report	Current
Ordinary shares	1081686	200,000,000	73,973,338	73,973,338
Bonds (Series 8)	1138940	71,342,756	74,146,610	71,342,756
Bonds (Series 10)	1143395	252,000,000	252,000,000	252,000,000
Non-traded warrant - Employees	1171313	870	870	870
Bonds (Series 12)	1183920	800,123,278	800,123,278	800,123,278
Non-traded warrant - Employees	1197003	7,500	7,500	7,500
Non-traded warrant - Employees	1197482	27,104	27,104	27,104
Bonds (Series 13)	1208495	135,975,450	135,975,450	135,975,450
Commercial papers (Series 3)	1224914	300,000,000	300,000,000	300,000,000
Bonds (Series 14)	1228972	176,966,000	176,966,000	176,966,000

Explanation: List all the securities of the company, including non-listed securities.

2. The corporation notifies that:

- On date: 31/12/2025
- A change has occurred in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Periodic repayment of bonds (Series 8)

Explanation: Please describe the details of the transaction or action that caused the change in the corporation's securities.

Related to the change for registered holders:

- **Name of the registered holder for whom the change occurred:** Mizrahi Tefahot Registration Company Ltd
- **Type of ID:** Company registration number in Israel
- **ID number:** 510422249
- **Nature of the change:** Other
 - Description: Periodic principal repayment of bonds
- **Change date:** 31/12/2025
- **Executed via TASE clearing house:** Yes
- **Type and name of the security that changed:** Bonds (Series 8)
- **Security number on TASE:** 1138940
- **Holder's balance in the last report:** 74,146,610
- **Holder's balance after the change:** 71,342,756
- **Total quantity of securities that changed (increase/decrease):** 2,803,854
- **Is it a grant of rights to purchase shares?** No
- **Total consideration for securities allocated:** _____
- **Security number of the share that will result from exercising the security:** _____
- **Number of shares to be derived from full conversion/exercise:** _____
- **Total additional proceeds to be received from full conversion/exercise into shares:** _____
- **Period during which the security can be exercised:** _____
- **From date:** _____ **to date:** _____
- **Securities allocated will be registered for trading:** _____
- **Allocation of these securities is subsequent to:** _____ **which was published on:** _____ **and its reference number is:** _____
- ☒ The security has been fully redeemed and the consideration has been fully received.
- ☐ The security has been fully redeemed, but consideration was not fully received.
- ☐ Issued within the framework of an ATM program.
- ☐ Other. _____

Explanations:

1. If the change affects more than one security, specify the effect separately for each security.
2. Change date – all changes of the same kind, in the same security, made on one day, are to be summarized in one line. Distinguish between changes made via the TASE clearing house and those made directly in the company's books.
3. For a reduction use the sign "-".
4. Fill in the quantity of securities, not NIS par value, for all quantity fields.

3. Main points of the share register as of the reporting date are as follows:

No.	Name of registered shareholder	Type of ID	ID number	TASE Security Number	Type and par value of share	Quantity of shares	Does holder own shares as trustee?
1	_____	_____	_____	_____	_____	_____	_____

4. Attached is a file of the share register according to the provisions of Section 130 of the Companies Law, 1999

[1_isa.pdf](#)

Alt text: Link to the PDF file named '1_isa.pdf' containing the register of shareholders.

5. Attached is an updated file of the corporation's securities registers, including the option holders' register and bond holders' register

[Summit_31_12_2025_isa.pdf](#)

Alt text: Link to the PDF file named 'Summit_31_12_2025_isa.pdf' containing the updated registers of the corporation's securities.

Authorized Signatory Details:

No.	Name	Position
1	Amir Sagai	CEO & 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. Staff positions on this matter can be found on the Authority's website: [Click here](#).

Short name: Summit

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

Previous entity names: Chayal Holdings (1965) Ltd

Electronic declarant name: Sagai Amir **Position:** CEO

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

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

Form structure update date: 06/08/2024