

## TR-1: Standard form for notification of major holdings

**NOTIFICATION OF MAJOR HOLDINGS** (to be sent to the relevant issuer and to the FCA in Microsoft Word format if possible) <sup>i</sup>

<b>1a. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached</b> <sup>ii</sup> :		PPHE Hotel Group Limited		
<b>1b. Please indicate if the issuer is a non-UK issuer</b> (please mark with an "X" if appropriate)				
Non-UK issuer				X
<b>2. Reason for the notification</b> (please mark the appropriate box or boxes with an "X")				
An acquisition or disposal of voting rights				X
An acquisition or disposal of financial instruments				
An event changing the breakdown of voting rights				
Other (please specify) <sup>iii</sup> :				
<b>3. Details of person subject to the notification obligation</b> <sup>iv</sup>				
Name		Red Sea Club Limited		
City and country of registered office (if applicable)		Herzliya, Israel		
<b>4. Full name of shareholder(s)</b> (if different from 3.) <sup>v</sup>				
Name				
City and country of registered office (if applicable)				
<b>5. Date on which the threshold was crossed or reached</b> <sup>vi</sup> :		22/04/2025		
<b>6. Date on which issuer notified (DD/MM/YYYY):</b>		23/04/2025		
<b>7. Total positions of person(s) subject to the notification obligation</b>				
	% of voting rights attached to shares (total of 8. A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer (8.A + 8.B) <sup>vii</sup>
Resulting situation on the date on which threshold was crossed or reached	0%	0%	0%	0
Position of previous notification (if applicable)	28.79%	0%	28.79%	

<b>8. Notified details of the resulting situation on the date on which the threshold was crossed or reached</b> <sup>viii</sup>				
<b>A: Voting rights attached to shares</b>				
Class/type of shares ISIN code (if possible)	Number of voting rights <sup>ix</sup>		% of voting rights	
	Direct (DTR5.1)	Indirect (DTR5.2.1)	Direct (DTR5.1)	Indirect (DTR5.2.1)
GG00B1Z5FH87/PPH	0	0	0%	0%
<b>SUBTOTAL 8. A</b>	0		0%	

B 1: Financial Instruments according to DTR5.3.1R (1) (a)				
Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Number of voting rights that may be acquired if the instrument is exercised/converted.	% of voting rights
SUBTOTAL 8. B 1				

B 2: Financial Instruments with similar economic effect according to DTR5.3.1R (1) (b)					
Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Physical or cash Settlement <sup>xii</sup>	Number of voting rights	% of voting rights
SUBTOTAL 8.B.2					

<b>9. Information in relation to the person subject to the notification obligation</b> (please mark the applicable box with an "X")			
Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer <sup>xiii</sup>			
Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity (please add additional rows as necessary) <sup>xiv</sup>			X
Name <sup>xv</sup>	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Mr Eli Papouchado (in his capacity as trustee of the Endowment)	29.23%	0%	29.23%
A.P.Y. Investments & Real Estate Ltd	0%	0%	0%
Red Sea Hotels Ltd	0%	0%	0%
Red Sea Club Ltd <sup>1</sup>	0%	0%	0%

<b>10. In case of proxy voting, please identify:</b>	
Name of the proxy holder	
The number and % of voting rights held	
The date until which the voting rights will be held	

<b>11. Additional information</b> <sup>xvi</sup>
<sup>1</sup> Red Sea Club Ltd has transferred its direct and indirect holdings in PPHE Hotel Group Limited to Eli Papouchado. These direct and indirect interests are now held by Eli Papouchado as trustee of an endowment created under Israeli law which he formed in 1998 (the "Endowment"). The primary beneficiaries of the Endowment are Eli Papouchado and his son, Yoav Papouchado, and the secondary beneficiaries are the children of Yoav. APY and its subsidiaries are part of an international construction, hotel and real estate group (the "Red Sea Group") that was founded by Eli Papouchado.

<b>Place of completion</b>	Herzliya 4672835, Israel
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Date of completion	22/04/2025
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**NOTIFICATION OF MAJOR HOLDINGS** (to be sent to the relevant issuer and to the FCA in Microsoft Word format if possible)<sup>i</sup>

<b>1a. Identity of the issuer or the underlying issuer of existing shares to which voting rights are attached</b> <sup>ii</sup> :		PPHE Hotel Group Limited		
<b>1b. Please indicate if the issuer is a non-UK issuer</b> (please mark with an "X" if appropriate)				
Non-UK issuer				X
<b>2. Reason for the notification</b> (please mark the appropriate box or boxes with an "X")				
An acquisition or disposal of voting rights				X
An acquisition or disposal of financial instruments				
An event changing the breakdown of voting rights				
Other (please specify) <sup>iii</sup> :				
<b>3. Details of person subject to the notification obligation</b> <sup>iv</sup>				
Name		Eli Papouchado (in his capacity as trustee of the Endowment)		
City and country of registered office (if applicable)				
<b>4. Full name of shareholder(s)</b> (if different from 3.) <sup>v</sup>				
Name		Euro Plaza Holdings B.V.		
City and country of registered office (if applicable)		Heerhugowaard, the Netherlands		
<b>5. Date on which the threshold was crossed or reached</b> <sup>vi</sup> :		22/04/2025		
<b>6. Date on which issuer notified (DD/MM/YYYY):</b>		23/04/2025		
<b>7. Total positions of person(s) subject to the notification obligation</b>				
	% of voting rights attached to shares (total of 8. A)	% of voting rights through financial instruments (total of 8.B 1 + 8.B 2)	Total of both in % (8.A + 8.B)	Total number of voting rights held in issuer (8.A + 8.B) <sup>vii</sup>
Resulting situation on the date on which threshold was crossed or reached	29.23%	0%	29.23%	12,230,260
Position of previous notification (if applicable)	28.79%	0	28.79%	

8. Notified details of the resulting situation on the date on which the threshold was crossed or reached <sup>viii</sup>				
A: Voting rights attached to shares				
Class/type of shares ISIN code (if possible)	Number of voting rights <sup>ix</sup>		% of voting rights	
	Direct (DTR5.1)	Indirect (DTR5.2.1)	Direct (DTR5.1)	Indirect (DTR5.2.1)
GG00B1Z5FH87/PPH	22,417	12,207,843	0.05%	29.18%
<b>SUBTOTAL 8. A</b>	12,230,260		29.23%	

**B 1: Financial Instruments according to DTR5.3.1R (1) (a)**

Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Number of voting rights that may be acquired if the instrument is exercised/converted.	% of voting rights
SUBTOTAL 8. B 1				

B 2: Financial Instruments with similar economic effect according to DTR5.3.1R (1) (b)					
Type of financial instrument	Expiration date <sup>x</sup>	Exercise/ Conversion Period <sup>xi</sup>	Physical or cash Settlement <sup>xii</sup>	Number of voting rights	% of voting rights
SUBTOTAL 8.B.2					

9. Information in relation to the person subject to the notification obligation (please mark the applicable box with an "X")			
Person subject to the notification obligation is not controlled by any natural person or legal entity and does not control any other undertaking(s) holding directly or indirectly an interest in the (underlying) issuer <sup>xiii</sup>			
Full chain of controlled undertakings through which the voting rights and/or the financial instruments are effectively held starting with the ultimate controlling natural person or legal entity (please add additional rows as necessary) <sup>xiv</sup>			X
Name <sup>xv</sup>	% of voting rights if it equals or is higher than the notifiable threshold	% of voting rights through financial instruments if it equals or is higher than the notifiable threshold	Total of both if it equals or is higher than the notifiable threshold
Mr Eli Papouchado (in his capacity as trustee of the Endowment)	29.23%	0%	29.23%
Southern - Moadon Partnership	29.18%	0%	29.18%
Southern Hotels Holding and Investment B.V.	29.18%	0%	29.18%
Euro Plaza Holdings B.V. <sup>1</sup>	29.18%	0%	29.18%

10. In case of proxy voting, please identify:	
Name of the proxy holder	
The number and % of voting rights held	
The date until which the voting rights will be held	

11. Additional information <sup>xvi</sup>
<p><sup>1</sup> Euro Plaza Holdings B.V. ("<b>Euro Plaza</b>") is a wholly owned subsidiary of Southern Hotels Holding and Investment B.V. which in turn is a wholly owned subsidiary of Southern - Moadon Partnership ("<b>Southern</b>"). At the date hereof, 100% of the rights in Southern are held directly and indirectly by Eli Papouchado as trustee of an endowment created under Israeli law which he formed in 1998 (the "<b>Endowment</b>"). The primary beneficiaries of the Endowment are Eli Papouchado and his son, Yoav Papouchado, and the secondary beneficiaries are the children of Yoav. Southern and its subsidiaries are part of an international construction, hotel and real estate group (the "<b>Red Sea Group</b>") that was founded by Eli Papouchado.. Alongside Euro Plaza, Eli Papouchado is also deemed to be interested in: (a) 22,417 Ordinary Shares held in his capacity as trustee of the Endowment (which are included in the disclosure referenced above); and (b) 1,530,000 Ordinary Shares held by A.A. Papo Trust Company Limited, a company which is wholly-owned by Eli Papouchado, acting in its capacity as the sole trustee of an endowment whose main beneficiary is Eli Papouchado's daughter, Eliana Papouchado.</p>

<b>Place of completion</b>	Herzliya 4672835, Israel
<b>Date of completion</b>	22/04/2025

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