



August 5, 2025

To:

Israel Securities Authority Via MAGNA

TEL AVIV STOCK EXCHANGE LTD Via MAGNA

**Dear Sir/Madam,**

**Subject:** BIG SHOPPING CENTERS LTD (the "Company") – Immediate Report Regarding Results of Tender for Classified Investors – Series 24 Bonds

**1.** Further to the immediate reports of the Company dated July 27 and 31, 2025, and August 3, 2025, regarding the examination of the possibility of raising debt by publishing a shelf offering report, according to which Series 24 bonds of the Company (a new series<sup>101</sup>) would be offered to the public in a uniform offering, the Company is honored to announce that on August 5, 2025, a tender was held to receive early commitments from classified investors in connection with a possible issuance of the aforementioned Series 24 bonds of the Company (the "Bonds" and the "Tender for Classified Investors", as applicable).

**2.** The bonds were offered to classified investors by way of a tender on the annual interest rate. The bonds are linked (principal and interest) to the Consumer Price Index, with each unit consisting of NIS 1,000 par value of bonds (the "Units"). In the tender for classified investors, orders were submitted to purchase 1,664,991 units for a total financial amount of approximately NIS 1,664,991,000.

**3.** In light of the demand in the tender for classified investors, the Company intends to approach Midroog Ltd. (the "Rating Company"), requesting an increase in the total par value of the bonds as determined by it in the rating report dated July 27, 2025<sup>102</sup>.

**4.** Of the orders received in the tender for classified investors, the Company intends to accept (subject to receiving the approval of the Rating Company as mentioned) early commitments to purchase a quantity of 1,081,334 units for a total financial amount of NIS

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1,081,334,000, with the annual interest rate set in the tender for classified investors being 3.06%. This interest rate will constitute the maximum interest rate for the bonds in the public offering (subject to receiving the approval of the Rating Company as mentioned).

It is clarified that the final interest rate for the bonds will be determined in the public tender and will not exceed the interest rate set as mentioned in the tender for classified investors.

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5. The public offering, if held, will be made within the framework of a shelf offering report that the Company intends to publish pursuant to the Company's shelf prospectus dated May 20, 2024 (the "Shelf Offering Report<sup>103</sup>"). In addition, the execution of the issuance and the publication of the shelf offering report as mentioned are subject to receiving the required approvals by law, including the approval of the Company's Board of Directors and the approval of the TEL AVIV STOCK EXCHANGE LTD for the issuance of the bonds and their registration for trading on the exchange, and there is no certainty regarding the actual execution of the issuance, its scope, or its timing.

Sincerely,

**BIG SHOPPING CENTERS LTD**

Signed by: Mr. Assaf Nagar, Deputy CEO and Head of Finance of the Company

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**FOOTNOTE:**

<sup>101</sup> Reference numbers: 2025-01-055425, 2025-01-057145, 2025-01-057386, and 2025-01-057388, respectively.

<sup>102</sup> Reference number: 2025-01-055452.

<sup>103</sup> Published on May 19, 2024 (Reference number: 2024-01-051225).