



To:

TEL AVIV STOCK EXCHANGE LTD
Via the MAGNA system

Israel Securities Authority
Via the MAGNA system

Dear Sir/Madam,

Subject: BIG SHOPPING CENTERS LTD (the "Company") – Immediate Report Regarding Results of Offering According to Shelf Offering Report – Series 24 Bonds

The Company is honored to hereby notify, in accordance with Section 30 of the Securities Law, 1968, and in accordance with the Securities Regulations (Notice of Results of the Prospectus Offering), 1969, of the results of the offering according to the Company's shelf offering report dated August 6, 2025 (Reference Number: 2025-01-058489) (the "Offering Report").

- 1.** According to the Offering Report, the Company offered to the public up to NIS 1,190,878,000 par value Series 24 Bonds, registered in name, each with a par value of NIS 1 ("Series 24 Bonds"), which were offered in 1,190,878 units, each unit consisting of NIS 1,000 par value Series 24 Bonds (the "Units"), by way of a tender on the annual interest rate to be borne by the Series 24 Bonds (the "Tender"), where the maximum interest rate for the Series 24 Bonds would not exceed 3.06%, all under the terms detailed in the Offering Report.
- 2.** The Company received early commitments from classified investors to purchase Units, in quantities and at interest rates as detailed in the Offering Report.
- 3.** The Series 24 Bonds offering was not underwritten.
- 4.** The results of the tender held on August 7, 2025, are as follows:

- **4.1** In the tender, a total of 82 orders were received to purchase 1,081,374 Units, of which one order for 40 Units was received from the public and 81 orders for 1,081,334 Units were received based on early commitments from classified investors.
- **4.2** The annual interest rate for the Series 24 Bonds set in the tender is 3.06% (the "Determined Interest Rate"). Accordingly, the semi-annual interest rate is 1.53%, and the interest rate for the first interest period as stated in Section 1.4 of the Offering Report (i.e., the period commencing on the first trading day after the tender date (i.e., August 10, 2025) and ending on the day before the interest payment date (i.e., February 9, 2026)) is 1.53419%.
- **4.3** The allocation of Units was made in accordance with Section 3.4 of the Offering Report, as detailed below:
 - **4.3.1** 75 orders from classified investors to purchase 1,000,179 Units, in which a lower interest rate than the Determined Interest Rate was specified, were fully accepted.
 - **4.3.2** One order from the public to purchase 40 Units, in which a lower interest rate than the Determined Interest Rate was specified, was fully accepted.
 - **4.3.3** 6 orders from classified investors to purchase 81,155 Units, in which the Determined Interest Rate was specified, were fully accepted.

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ALLIED CITIES TOWER, 26TH FLOOR, P.O. BOX 3577, BIG FASHION GILLOT, RAMAT HASHARON 4713402 | TEL. 972-732600400 | FAX. 972-732-600426 | WWW.BIGCENTERS.COM

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August 8, 2025

- 4.** The total orders received in the tender are 1,081,374 Units, reflecting NIS 1,081,374,000 par value Series 24 Bonds (the "Total Orders Received in the Tender").
- 5.** In total, the Company will allocate according to the tender results 1,081,374 Units, which will include a total of NIS 1,081,374,000 par value Series 24 Bonds.
- 6.** The total gross proceeds the Company will receive for the Series 24 Bonds to be allocated according to the Offering Report amount to NIS 1,081,374,000.
- 7.** The Series 24 Bonds are being issued for the first time, at their par value, and therefore without discount.

The Company thanks the investing public for its response to the offering.

Respectfully,

BIG SHOPPING CENTERS LTD

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.

Signed by:

- Mr. Assaf Nagar
 - Deputy CEO and Head of Finance at the Company

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