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BIG SHOPPING CENTERS LTD

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Registration Number: 513623314

To: Israel Securities Authority
To: Tel Aviv Stock Exchange Ltd.
Form Number: T121 (Public)
Sent via MAGNA: 09/09/2025
Israel Securities Authority: www.isa.gov.il
Tel Aviv Stock Exchange: www.tase.co.il
Reference: 2025-01-067873

Immediate Report for General Material Information

Explanation: Do not use this form when there is a form tailored for the reported event.

This reporting form is intended for material reports for which there is no suitable dedicated form.

Results of an issuance should be reported in T20 and not in this form.

Reporting on bond ratings or corporate ratings should be submitted using form T125.

Nature of the Event:

Immediate Report

Reference numbers of previous reports on the subject:

_____, _____, _____.

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The company is pleased to update that on September 8, 2025, it entered into a non-binding term sheet (the "Term Sheet") with SHUFERSAL LTD. ("SHUFERSAL"), according to which the parties will examine entering into a transaction whereby the company will purchase from SHUFERSAL part of its rights in the real estate known as Parcel 36 in Block 3941, located at 30 Shmotkin Street, Rishon LeZion, with a registered area of approximately 110 dunams, on which, among other things, SHUFERSAL's logistics center and offices are located (the "Property"). The parties will jointly promote a new zoning plan for the Property, under which it will be possible, among other things, to establish a commercial and employment project in the style of "BIG FASHION" as part of a joint venture between the company and SHUFERSAL, on part of the Property with an area of approximately 50 gross dunams (the "Project Land"), where the company will purchase from SHUFERSAL half of the rights in the Project Land at a price reflecting a value of NIS 7.7 million per dunam (plus VAT, interest, and linkage differentials). The transaction as described will be subject to the signing of detailed binding agreements (sale agreement, joint venture agreement, and sharing and division agreement in the property). In addition, the transaction will be subject to the fulfillment of suspensive conditions, including the approval of a new zoning plan for the property. As part of the Term Sheet, SHUFERSAL granted the company exclusivity (No Shop) for a period specified in the Term Sheet. It is clarified that the above constitutes "forward-looking information" as defined in the Securities Law, 1968, and there is no certainty that the parties will enter into detailed binding agreements and/or that the transaction will be completed and under what terms. Completion of the transaction is subject, among other things, to the signing of detailed binding agreements, approval by the competent organs of the parties, and the fulfillment of the suspensive conditions as mentioned above.

Attached file: _____

The company is **not** a shell company as defined in the Stock Exchange regulations.

Date the corporation first became aware of the event: 08/09/2025
Time: 18:00

Details of the authorized signatories on behalf of the corporation:

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No.	Name	Position
1	Assaf Nagar	Other: Deputy CEO and Head of Finance

Explanation: According to Regulation 5 of the Periodic and Immediate Reports Regulations (1970), a report submitted under these regulations must 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: BIG

Address: Allied Cities Tower, 26th Floor, 0, Ramat Hasharon, 4713402

Phone: 073-2600420, 073-2600442

Fax: 073-2600426

Email: assaf@bigcenters.co.il

Company Website: www.bigcenters.co.il

Previous names of the reporting entity: BIG SHOPPING CENTERS (2004) LTD.

Electronic Reporter Name: Hayut Marek Efrat

Position: Legal Advisor and Company Secretary

Employer Company Name:

Address: Allied Cities Tower, 26th Floor, 0, Ramat Hasharon, 4713402

Phone: 073-2600407

Fax: 073-2600507

Email: efratm@bigcenters.co.il

Form structure update date: 06/08/2024

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