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# BLUE SQUARE REAL ESTATE LTD

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**Registry Number:** 513765859

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**To:** Israel Securities Authority  
**To:** Tel Aviv Stock Exchange Ltd.  
**Form Number:** T126 (Public)  
**Broadcasted on MAGNA:** 28/08/2025  
**Reference:** 2025-01-064648

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## Report on the Corporation's Liabilities by Maturity Dates

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**Regulations 9d and 38e to the Securities Regulations (Periodic and Immediate Reports), 1970**

**Reporting Period:** 30/06 for the year Current Year 2025

Below is a detailed breakdown of the corporation's liabilities by maturity dates:

**A. Bonds Issued to the Public by the Reporting Corporation and Held by the Public, Excluding Bonds Held by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them, or Companies Controlled by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	2,156,206	0	0	0	0	0	0	110,167	2,266,373
Year 2	1,454,148	0	0	0	0	0	0	42,309	1,496,457
Year 3	522,699	0	0	0	0	0	0	24,713	547,412
Year 4	537,345	0	0	0	0	0	0	17,521	554,866
Year 5+	1,049,315	0	0	0	0	0	0	52,085	1,101,400
Total	5,719,713	0	0	0	0	0	0	246,795	5,966,508

**B. Private Bonds and Non-Bank Credit, Excluding Bonds or Credit Provided by the Parent Company, Controlling Shareholder, Companies Controlled by Any of Them or by the Corporation - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	976	0	0	0	0	0	1,212	2,188
Year 2	0	976	0	0	0	0	0	1,152	2,128
Year 3	0	976	0	0	0	0	0	1,092	2,068
Year 4	0	976	0	0	0	0	0	1,028	2,004
Year 5+	0	13,836	0	0	0	0	0	250	14,086
Total	0	17,740	0	0	0	0	0	4,734	22,474

C. Bank Credit from Banks in Israel - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	724,738	0	0	0	0	0	27,342	752,080
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	724,738	0	0	0	0	0	27,342	752,080

**D. Bank Credit from Banks Abroad - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

**E. Summary Table for Tables A-D, Total Bank Credit, Non-Bank Credit, and Bonds - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	2,156,206	725,714	0	0	0	0	0	138,721	3,020,641
Year 2	1,454,148	976	0	0	0	0	0	43,461	1,498,585
Year 3	522,699	976	0	0	0	0	0	25,805	549,480
Year 4	537,345	976	0	0	0	0	0	18,549	556,870
Year 5+	1,049,315	13,836	0	0	0	0	0	52,335	1,115,486
Total	5,719,713	742,478	0	0	0	0	0	278,871	6,741,062

**F. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Granting Commitments) - Based on Separate Financial Statements of the Corporation ("Solo" Reports) (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	101,187	128,138	0	0	0	0	0	10,614	239,939
Year 2	0	11,120	0	0	0	0	0	2,978	14,098
Year 3	0	11,676	0	0	0	0	0	2,199	13,875
Year 4	0	12,232	0	0	0	0	0	1,351	13,583
Year 5+	0	11,677	0	0	0	0	0	599	12,276
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	101,187	174,843	0	0	0	0	0	17,741	293,771

**G. Off-Balance Sheet Credit Exposure (for Financial Guarantees and Credit Granting Commitments) of All Consolidated Companies, Excluding Companies that are Reporting Corporations and Excluding Data of the Reporting Corporation Entered in Table F Above (in thousands of NIS)**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	671,671	250	0	0	0	0	0	0	671,921
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
One-time Commitment	0	0	0	0	0	0	0	0	0
Total	671,671	250	0	0	0	0	0	0	671,921

**H. Total Balances of Bank Credit, Non-Bank Credit, and Bonds of All Consolidated Companies, Excluding Companies that are Reporting Corporations and Excluding Data of the Reporting Corporation Entered in Tables A-D Above (in thousands of NIS)**



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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	128,088	0	0	0	0	0	10,860	138,948
Year 2	0	11,120	0	0	0	0	0	2,978	14,098
Year 3	0	11,676	0	0	0	0	0	2,199	13,875
Year 4	0	12,232	0	0	0	0	0	1,351	13,583
Year 5+	0	11,683	0	0	0	0	0	599	12,282
Total	0	174,799	0	0	0	0	0	17,987	192,786

**I. Balances of Credit Granted to the Reporting Corporation by the Parent Company or Controlling Shareholder and Balances of Bonds Issued by the Reporting Corporation Held by the Parent Company or Controlling Shareholder (in thousands of NIS):**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

**J. Balances of Credit Granted to the Reporting Corporation by Companies Controlled by the Parent Company or Controlling Shareholder and Not Controlled by the Reporting Corporation, and Balances of Bonds Issued by the Reporting Corporation Held by Such Companies (in thousands of NIS):**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

**K. Balances of Credit Granted to the Reporting Corporation by Consolidated Companies and Balances of Bonds Issued by the Reporting Corporation Held by Consolidated Companies (in thousands of NIS):**

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	NIS CPI Linked	NIS Non- Linked	Euro	Dollar	_____	_____	Other	Gross Interest Payments (before tax)	Total by Years
Year 1	0	0	0	0	0	0	0	0	0
Year 2	0	0	0	0	0	0	0	0	0
Year 3	0	0	0	0	0	0	0	0	0
Year 4	0	0	0	0	0	0	0	0	0
Year 5+	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0

Authorized Signatories for the Corporation:

#	Name	Position
1	Arthur Lashinsky	CEO

**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](#).

Additional Notes:

- Table C includes a balance of approximately NIS 182 million due to a short sale on commercial papers (Makam) maturing by December 2025.
- It should be noted that Table F does not include a guarantee provided by the company to a consolidated company for a loan included in Table H. See above.

**Previous Reference Numbers for Related Documents (mention does not constitute inclusion by reference):**

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

**Short Name:** BLUE SQUARE REAL ESTATE LTD

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**Email:** [hagarg@bsre.co.il](mailto:hagarg@bsre.co.il)

**Company Website:** -

**Previous Names of Reporting Entity:**

**Electronic Reporter Name:** Avivite Rosh

**Position:** Chief Accountant

**Employer Company Name:**

**Address:** Menachem Begin Road 132, Tel Aviv 6701101

**Phone:** 03-9282629

**Fax:** 03-9282402

**Email:** [avivitr@bsre.co.il](mailto:avivitr@bsre.co.il)