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September 2, 2025

To:

Israel Securities Authority
Via MAGNA

TEL AVIV STOCK EXCHANGE LTD
Via MAYA

Subject: BLUE SQUARE REAL ESTATE LTD (the "Company") - Results of Tender for Classified Investors for Early Commitments

Following the immediate report published by the Company on August 31, 2025, regarding the examination of a possible public offering of bonds (Series 10 of the Company by way of expanding the series, hereinafter: "Bonds (Series 10)" or the "Bonds"), the Company is pleased to announce as follows:

1. On September 1, 2025, a tender was held to receive early commitments from classified investors, as defined in Regulation 1 of the Securities Regulations (Manner of Offering Securities to the Public), 2007 (hereinafter: "Classified Investors"), in connection with a possible public offering of Bonds (Series 10 of the Company (hereinafter: "the Tender")).
2. In the tender, units were offered, each consisting of NIS 1,000 par value Bonds (Series 10) (hereinafter: "the Unit" or "the Units") by way of a tender on the unit price.
3. Within the tender, classified investors submitted early commitments to purchase 940,124 units (for a total financial scope of approximately NIS 893 million), of which the Company received (inter alia, subject to the provisions of Section 5 below) early commitments from classified investors to purchase 488,000 units. The price set in the tender is NIS 950 per unit, which will serve as the minimum price per unit in the public offering. Accordingly, the total financial scope for early commitments from classified investors received by the Company at the unit price set in the tender as stated, is approximately NIS 463.6 million.
4. The final price per unit will be determined within the public tender, if held.

5. The Company intends to approach the rating company for the purpose of updating the rating report regarding the Bonds (Series 10), in accordance with the fundraising scope determined by the Company, as required.

The public offering, if carried out, will be made within the framework of a shelf offering report to be published by the Company (if and as published), by way of a uniform offering by way of a tender on the unit price. The scope of the public offering and other terms of the offer will be detailed within the shelf offering report, if and as published.

The publication of the shelf offering report and the execution of the offering pursuant thereto are subject, inter alia, to obtaining all required approvals for this purpose according to law, including obtaining a permit from the Israel Securities Authority for the publication of a shelf offering report and the approval of the TEL AVIV STOCK EXCHANGE LTD for the listing for trading of the Bonds (Series 10).

It is clarified that there is no certainty regarding the actual execution of the offering, its scope, terms, and timing, which are subject to the Company's discretion, and nothing herein shall constitute a commitment by the Company to carry out an offering of the Bonds as stated and/or constitute an offer to the public or an invitation to purchase the Company's securities.

Respectfully,

BLUE SQUARE REAL ESTATE LTD

By: Arthur Leshinsky, CEO of the Company

FOOTNOTE:

¹⁰¹ Reference number: 2025-01-065634.

¹⁰² For the rating report published by the rating company Maalot S&P, in connection with the issuance of Bonds (Series 10), see the immediate report published by the rating company on August 31, 2025 (Reference number: 2025-01-065675).