

BLUE SQUARE REAL ESTATE LTD

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Registration Number: 513765859

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T020 (Public)
Transmitted via MAGNA: 02/09/2025 Israel Securities Authority Email: www.isa.gov.il Tel Aviv
Stock Exchange Email: www.tase.co.il Reference: 2025-01-066286

Notice of the Offeror on the Results of the Prospectus Offer

According to Section 30 of the Securities Law, 1968 and the Securities Regulations (Notices on the Results of the Prospectus Offer), 1969 Regulation 30g of the Periodic and Immediate Reports Regulations, 1970

- ☒ Results of the institutional tender commitments given in the prospectus (without offering the securities in the prospectus).
- ☐ Results of the offer in the prospectus.
- ☐ Cancellation of the public offer.

Note: In reporting the results of an offer in the prospectus, early commitments given prior to the publication of the prospectus must also be included.

The prospectus is a shelf prospectus of a reporting corporation.

- The results of the offer in the prospectus, reference number for its publication (T012):
2023-01-018340

Permission for its publication was granted on: 27/02/2023 The period for submitting orders under it ended on (in the case of an ATM program, the date the program ended): _____.

Was the offer made by means of a shelf offering report or supplementary notice: No
Reference number for the shelf offering report (T022) / supplementary notice (T024):

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Attached are the results of the institutional tender commitments given in the prospectus:
[Results of Institutional Tender - Bond Series T (PDF)](R:\20250902.0\2025\דיווחים לבורסה\020ת_020isa.pdf)

Prospectus Number: 43921 **Note:** For internal use of the authority only.

2.a. Total securities offered in the prospectus:

Security Type	Security Number	Security Name	Total Quantity	Price*	Interest Rate	Discount Rate	Weighted Discount Rate
Debenture	1174556	BLUE SQUARE REAL ESTATE LTD Bond T	1,012,717,000	1.06 New Shekel	1.15	_____	_____

*Price per 1 security

b. Completion of details for ETFs offered in the prospectus:

Cancelled*	Security Number	Series Serial Number	Name	Security Type in Exchange	Trustee Name	Listing Date
	_____	_____	_____	_____	_____	_____

Note: The maximum number of records that can be filled in the table is 35. If it is necessary to report a larger number of records, the report should be split. **Explanation:** If the series was cancelled, mark the "Cancelled" field. **Explanation:** In the "Series Serial Number" field, type up to 3 letters or digits describing the serial number of the series without additional marks such as quotation marks.

3. Total securities by type, and by type of orderers whose offer was accepted:

Securities for which consideration is received in cash:

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Issue Type	Type, Number and Name of Security in Exchange	Tender Number	Type of Orderer	Total Quantity Issued	Price*	Future Exercise Price*	Total Calculated Consideration	Par Value of Total Securities
Other (Institutional Tender)	Debenture, 1174556, BLUE SQUARE REAL ESTATE LTD Bond T	_____	Institutional	589,940,000	1.060 New Shekel	_____	625,336,400 New Shekel	1 New Shekel

*Price per 1 security

In case of listing for trading (including listing for trading as part of an IPO) / release from lock-up / exchange tender offer / merger / dividend in kind:

Issue Type	Type, Number and Name of Security in Exchange	Total Quantity	Average Closing Price* / Value on the trading day prior to the exchange	Future Exercise Price	Total Calculated Consideration	Par Value of Total Securities	Execution Date**	Securities Offered
_____	_____	_____	_____	_____	_____	_____	_____	_____

Notes:

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- Average closing price of the security of the same type, in the first three trading days after listing for trading. ** In the case of listing for trading/release from lock-up/dividend in kind, the date is the day of listing the securities for trading on the exchange; in the case of an exchange tender offer, the date is the actual exchange date. *** In an exchange tender offer, report the securities exchanged (received). If the exchanged securities are not traded, report the securities offered.

Attention: The total calculated consideration will be in accordance with the Securities Regulations (Application Fee for Permit to Publish Prospectus), 1995. For your convenience, a link to the calculation table: [Click here](#)

If this is an exchange tender offer:

Cash consideration received in _____: _____ Cash consideration paid in _____: _____

*Cash consideration received by the offeror for the securities offered **Cash consideration paid by the offeror as part of the tender offer

4. Details of underwriters and distributors in the offering:

Participants in the offering:

- ☐ Underwriters
- ☒ Distributors
- ☐ None of these

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	Name	Role
1	Other	
	Name: Extra Mile Underwriting (E.R.G.S) Ltd.	
	Company No.: 515813442	
	[] Lead Underwriter	
	[] Underwriter	
	[x] Distributor	
2	Other	
	Name: Unicorn Capital Ltd.	
	Company No.: 516221462	
	[] Lead Underwriter	
	[] Underwriter	
	[x] Distributor	

Details of authorized signatories on behalf of 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 shall 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](#).

Reference numbers of previous documents on the subject (the mention does not constitute inclusion by reference):

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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Address: Azrieli Center 1, Round Tower, 18th Floor, Tel Aviv, 6701101 Phone: 03-9282649, 03-9282526 Fax: 03-9282402 Email: hagarg@bsre.co.il Company Website: -

Previous names of the reporting entity:

Electronic Reporter Name: Ben Shlomo Yosef Position: Chief Financial Officer Employer Company Name:

Address: Menachem Begin 132, Tel Aviv, 6701101 Phone: 03-9282641 Fax: 03-9282402 Email: yosefb@bsre.co.il

Glossary used:

- controlling shareholder
 - regarding
 - commercial papers
 - par value
 - security
 - warrant
 - warrants
 - results
 - partnership
 - technology
 - ordinary share
 - dividend
 - agorot
 - Participating unit
-

Form structure update date: 06/08/2024