

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)
Sent via MAGNA: 05/09/2025 Israel Securities Authority Website: www.isa.gov.il Tel Aviv Stock
Exchange Website: www.tase.co.il Reference: 2025-01-067204

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 early commitments tender 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, with reference number (T012) 2023-01-018340, are presented below.

Permission for its publication was granted on 27/02/2023, and 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? Yes
Reference number for the shelf offering report (T022) / supplementary notice (T024): 2025-01-066841

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Attached are the results of the offer in the prospectus: [Results_Issue_Series_Y_isa.pdf]
(R:\יוֹחִים לְבוֹרְסָה\2025\020 תוצאות הנפקה סדרה י\05092025_isa.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 |
|---------------|-----------------|-------------------------------------|----------------|-----------------|---------------|---------------|------------------------|
| Debentures | 1213396 | Blue Square Real Estate Debenture Y | 565,615,000 | 0.95 New Shekel | 1.5 | 7.83 | 9.14 |

*Price per 1 security

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

| Canceled* | 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 canceled, mark the "Canceled" field. **Explanation:** In the "Series Serial Number" field, enter 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 |
|-----------------------------------|--|---------------|-----------------|-----------------------|-----------------|------------------------|--------------------------------|-------------------------------|
| Public Offer (Cash Consideration) | Debentures | 1213404 | Public | 488,000,000 | 0.95 New Shekel | _____ | 463,600,000 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 exchange | Future Exercise Price | Total Calculated Consideration | Par Value of Total Securities | Execution Date** | Securities Offered |
|------------|--|----------------|---|-----------------------|--------------------------------|-------------------------------|------------------|--------------------|
| _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ |

Notes:

- 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 the securities are listed 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.

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Attention: The total calculated consideration will be in accordance with the Securities Regulations (Application Fee for Permission to Publish a 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 offered securities **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

| | Name | Role |
|---|--|------|
| 1 | Other | |
| | Name: Extra Mile Underwriting (I.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:

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| | Name of Signatory | Role |
|---|----------------------------|---------------------------------|
| 1 | Hagar Guri Greenbaum, Adv. | Other |
| | | Deputy CEO, Chief Legal Counsel |

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

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: Avivith 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

Form structure update date: 06/08/2024