

BLUE SQUARE REAL ESTATE LTD

Registry Number: 513765859

To: Israel Securities Authority

To: TEL AVIV STOCK EXCHANGE LTD

Form Number: T087 (Public)

Transmitted via MAGNA: 07/09/2025

Israel Securities Authority Email: www.isa.gov.il

TEL AVIV STOCK EXCHANGE LTD Email: www.tase.co.il

Reference: 2025-01-067375

Capital Structure, Grant of Rights to Purchase Shares, and Registers of the Corporation's Securities and Their Changes

- Regulation 31E of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(a) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 31(b1) of the Securities Regulations (Periodic and Immediate Reports), 1970
- Regulation 32 of the Securities Regulations (Periodic and Immediate Reports), 1970

Nature of the Change:

Expansion of bond series (Series 9 and Series 10 according to the shelf offering report)

Explanation: Briefly describe the nature of the change.

Reference numbers of previous reports on the subject: _____, _____, _____.

1. The Corporation's Securities Position After the Change:

Name and Type of Security	Security Number on TASE	Quantity in Registered Capital	Issued and Paid-Up Capital	Quantity Registered in the Name of the Registration Company
BLUE SQUARE REAL ESTATE LTD Ordinary Shares	1098565	60,000,000	Last Report: 13,168,291 Current: 13,168,291	13,168,291
BLUE SQUARE REAL ESTATE LTD Bond W Bond (Series 6)	1140607	0	Last Report: 1,400,928,000 Current: 1,400,928,000	1,400,928,000
BLUE SQUARE REAL ESTATE LTD Bond Z Bond (Series 7)	1140615	0	Last Report: 283,623,010 Current: 283,623,010	283,623,010
BLUE SQUARE REAL ESTATE LTD Bond H Bond (Series 8)	1157569	0	Last Report: 1,015,463,344 Current: 1,015,463,344	1,015,463,344
BLUE SQUARE REAL ESTATE LTD Bond T Bond (Series 9)	1174556	0	Last Report: 999,910,075 Current: 1,589,850,075	1,589,850,075
BLUE SQUARE REAL ESTATE LTD Bond Y Bond (Series 10)	1213396	0	Last Report: 411,616,000 Current: 899,616,000	899,616,000
BLUE SQUARE REAL ESTATE LTD Commercial 2 (Series 2)	1220672	0	Last Report: 480,450,000 Current: 480,450,000	480,450,000

Explanation: All securities of the company must be detailed, including securities not listed for trading.

2. The Corporation Announces That:

- On the date: 07/09/2025
- There was a change in the quantity and in the register of holders of the corporation's securities (including rights to purchase shares) as a result of:

Description of the nature of the change: Expansion of bond series (Series 9 and Series 10 according to the shelf offering report)

Explanation: Describe all details of the transaction or action that caused the change in the corporation's securities.

Details of the Change:

- Name of registered holder affected by the change: TEL AVIV STOCK EXCHANGE LTD
Registration Company
- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 515736817
- Nature of the change: Public offering
- Date of change: 07/09/2025
- Executed via TASE clearing: Yes
- Type and name of security affected: BLUE SQUARE REAL ESTATE LTD Bond T
- Security number on TASE: 1174556
- Holder's balance in the security in the last report: 999,910,075
- Holder's balance in the security after the change: 1,589,850,075
- Total quantity of securities increased/decreased: 589,940,000
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from exercise: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period in which the security can be exercised: _____
- From date: _____ To date: _____
- Allocated securities will be registered for trading: _____
- The allocation of these securities is in continuation of: _____ published on: _____
and its reference number is: _____
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for ATM program.
- ☐ Other. _____

- Name of registered holder affected by the change: TEL AVIV STOCK EXCHANGE LTD
Registration Company
- Type of identification number: Number in the Israeli Companies Registrar
- Identification number: 515736817
- Nature of the change: Public offering
- Date of change: 07/09/2025
- Executed via TASE clearing: Yes
- Type and name of security affected: BLUE SQUARE REAL ESTATE LTD Bond Y
- Security number on TASE: 1213396
- Holder's balance in the security in the last report: 411,616,000
- Holder's balance in the security after the change: 899,616,000
- Total quantity of securities increased/decreased: 488,000,000
- Is this a grant of rights to purchase shares: No
- Total consideration for allocated securities: _____
- Security number of the share resulting from exercise: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional consideration from full exercise/conversion: _____
- Period in which the security can be exercised: _____
- From date: _____ To date: _____
- Allocated securities will be registered for trading: _____
- The allocation of these securities is in continuation of: _____ published on: _____
and its reference number is: _____
- ☒ The security has been fully paid and the consideration has been fully received.
- ☐ The security has been fully paid, but the consideration has not been fully received.
- ☐ Issued for ATM program.
- ☐ Other. _____

Explanations:

1. If the change affects more than one security, the effect of the change should be detailed in a separate row for each security.
2. Change date – all changes of the same type, in the same security, made on one day, will be summarized in one row. For this purpose – changes made through TASE clearing should be separated from changes made directly in the company's books.
3. The change – for a decrease, add the sign "-".
4. In all quantity fields, the quantity of securities should be entered, not NIS par value.

3. Main Shareholder Register as of the Reporting Date:

No.	Name of Registered Shareholder	Type of ID Number	ID Number	Security Number on TASE	Type of Shares and Par Value	Quantity of Shares	Holds Shares as Trustee
1	TEL AVIV STOCK EXCHANGE LTD Registration Company	Number in the Israeli Companies Registrar	513765859	1098565	Ordinary par value 1 NIS each	13,168,291	No

4. Attached is a file of the shareholder register in accordance with Section 130 of the Companies Law, 1999

[Shareholder_Register_isa.pdf](R:\דיווחים לבורסה\2025\ת087\07092025\מרשם_בעלי_מניות\Shareholder_Register_isa.pdf)

Alt: Shareholder register file in accordance with Section 130 of the Companies Law, 1999

5. Attached is an updated file of the corporation's securities registers, including the register of option holders and the register of bond holders

[Securities_Register_isa.pdf](R:\דיווחים לבורסה\2025\ת087\07092025\מרשם_ניירות_ערך\Securities_Register_isa.pdf)

Alt: Updated file of the corporation's securities registers, including option and bond holders

Authorized Signatories on Behalf of the Corporation:

No.	Name of Signatory	Position
1	Adv. Hagar Guri Greenbaum	Other Deputy CEO, Chief Legal Counsel, and Company Secretary

This is an unofficial AI generated translation of the official Hebrew version and has no binding force. The only binding version is the official Hebrew version. For more information, please review the legal disclaimer.

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. Staff position on the matter can be found on the Authority's website: [Click here](#).

Previous reference numbers on the subject (mention does not constitute inclusion by reference):

Securities of the corporation are listed for trading on the TEL AVIV STOCK EXCHANGE LTD

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