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BLUE SQUARE REAL ESTATE LTD

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Registration Number: 513765859

To: Israel Securities Authority To: Tel Aviv Stock Exchange Ltd. Form Number: T053 (Public)
Sent via MAGNA: 30/09/2025 Israel Securities Authority website: www.isa.gov.il Tel Aviv Stock
Exchange website: www.tase.co.il Reference: 2025-01-072946

Immediate Report on an Event or Matter Deviating from the Corporation's Ordinary Business

Regulation 36 of the Securities Regulations (Periodic and Immediate Reports), 1970

The results of an issuance should be reported in T20 and not in this form.

A report on the rating of bonds or a corporation rating should be submitted using Form T125.

Report on: [] Delayed report

Nature of the Event:

Request for Approval of a Derivative Action

1. BLUE SQUARE REAL ESTATE LTD (the "Company") is honored to update that it has become aware that a request for approval of a derivative action (the "Request") has been filed with the Economic Department of the Tel Aviv-Jaffa District Court against the Company, Extra Living Ltd. ("Extra Living"), ALON BLUE SQUARE ISRAEL LTD ("ALON BLUE SQUARE"), and their office holders, in accordance with Section 198 of the Companies Law, 1999 (the "Companies Law"). Within the Request, the applicant, who claims to hold shares of the Company (the "Applicant"), alleges, among other things, that the Chairman of the Board of Directors of the Company and its controlling shareholder allegedly breached the duties imposed on him under the Companies Law by conducting transactions in the field of income-producing real estate in the USA through ALON BLUE SQUARE and through Extra Living, allegedly without first offering the business opportunity to the Company. The Applicant claims that at this stage it is not possible to estimate the scope of the requested remedy, but estimates that in the years 2021-2024, the profits and benefits derived in connection with the real estate transactions in the USA amount to at least NIS 86 million. The Company will examine the claims raised in the Request and its next steps together with its legal advisors.

2. The date and time the corporation first became aware of the event or matter: 29/09/2025 at 11:30.

3. If the report was delayed - the reason for the delay:

4. On date _____ at time _____ the impediment to reporting was removed.
5. ☐ The company is a shell company as defined in the Stock Exchange regulations.

Details of the authorized signatories on behalf of the corporation:

No.	Name of Signatory	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](#).

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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

Form structure update date: 06/08/2024

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: Hagar Yocheved Greenboim Position: VP Legal Counsel and Company Secretary Employer company name:

Address: Menachem Begin Road 132, Tel Aviv 6701101 Phone: 03-9282675 Fax: 03-9282402
Email: hagarg@bsre.co.il