

BLUE SQUARE REAL ESTATE LTD (Registration No.: 513765859)

To:

- Israel Securities Authority (www.isa.gov.il)
- Tel Aviv Stock Exchange Ltd (www.tase.co.il)

Form T087 (Public) **Magma Transmission Date:** 02/11/2025
Reference No.: 2025-01-082622

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

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

Nature of Change:

Partial redemption of principal of BONDS (Series 8)

Previous related reference numbers: None

1. The Corporation's Securities Register After the Change

Security Name and Type	Stock Exchange No.	Quantity in Registered Capital	Issued and Paid-up Capital (Qty in Last Report / Current Qty)	Quantity Registered in the Name of the Nominee Company
Blue Square Real Estate Ordinary Shares	1098565	60,000,000	13,168,291 / 13,168,291	13,168,291
Blue Square Real Estate Series 6 BONDS	1140607	0	1,400,928,000 / 1,400,928,000	1,400,928,000
Blue Square Real Estate Series 7 BONDS	1140615	0	283,623,010 / 283,623,010	283,623,010
Blue Square Real Estate Series 8 BONDS	1157569	0	1,015,463,344 / 830,833,645	830,833,645
Blue Square Real Estate Series 9 BONDS	1174556	0	1,589,850,075 / 1,589,850,075	1,589,850,075
Blue Square Commercial Real Estate 2 (Series 2)	1220672	0	480,450,000 / 480,450,000	480,450,000
Blue Square Real Estate Series 10 BONDS	1213396	0	899,616,000 / 899,616,000	899,616,000

Note: All securities of the company are listed, including those not traded on the exchange.

2. The Corporation Announces That:

On 31/10/2025, there was a change in the quantity and registry of security holders (including rights to purchase shares) of the corporation as a result of:

Description of Nature of Change: Partial redemption of principal of BONDS (Series 8)

Details of Change:

- Name of registered holder: The Company for Registration of the Tel Aviv Stock Exchange Ltd
- Type of ID: Number in Companies Registrar in Israel
- Identification Number: 515736817
- Nature of Change: Other – Partial redemption of principal of BONDS (Series 8)
- Date of Change: 31/10/2025
- Executed via Stock Exchange Clearing House: Yes
- Type and name of security: Blue Square Real Estate Series 8
- Stock Exchange No.: 1157569
- Holder’s balance in latest report: 1,015,463,344
- Holder’s balance after change: 830,833,645
- Net decrease/increase in number of securities: 184,629,699
- Does this concern grant of rights to purchase shares? No
- Total proceeds for allocated securities: _____
- Stock Exchange No. of share resulting from exercise: _____
- Total number of shares upon full conversion/exercise: _____
- Total additional proceeds upon full conversion/exercise: _____
- Period during which securities can be exercised: _____
- From: _____ / To: _____
- Allocated securities to be listed for trading: _____
- This allocation follows on from: _____
- Published on: _____
- Previous Reference No.: _____
- Security was fully redeemed, proceeds: *Other: Partial redemption of principal of BONDS (Series 8)*

3. Main Register of Shareholders as of the Report Date:

No.	Registered Shareholder Name	ID Type	ID Number	Stock Exchange Security No.	Class/Par Value	Number of Shares	Holder as Trustee
1	The Company for Registration of the Tel Aviv Stock Exchange Ltd	Number in Companies Registrar in Israel	513765859	1098565	Ordinary shares, par value 1 NIS each	13,168,291	No

Attached:

1. Updated file of the register of shareholders in accordance with Section 130 of the Israeli Companies Law (1999):
Shareholders_Register_isa.pdf
2. Updated file of the registers of the corporation’s securities, including register of option holders and register of BONDS holders:
Securities_Register_isa.pdf

Authorized Signatories for the Corporation:

No.	Signatory Name	Role
1	Adv. Hagar Guri Greenbaum	Other – Deputy CEO, Chief Legal Counsel, and Corporate Secretary

Note: As per 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 at the Authority's website: [Click here](#).

Previous names of Reporting Entity: None

Short name: Blue Square Real Estate

Address: Azrieli Center 1, Round Tower, 18th Floor, Tel-Aviv, 6701101

Phone: 03-9282649, 03-9282526 | **Fax:** 03-9282402

E-mail: hagarg@bsre.co.il

Company website: -

Electronic Report Signatory: Avivith Rosh - Chief Accountant

Employer company name: [not specified] **Address:** Menachem Begin Road 132, Tel Aviv, 6701101 **Phone:** 03-9282629 | **Fax:** 03-9282402 | **Email:** avivitr@bsre.co.il

Securities of the corporation are listed for trading on the Tel Aviv Stock Exchange.

Form Structure Update Date: 06/08/2024