

BLUE SQUARE REAL ESTATE LTD

Company Number: 513765859

To:

- Israel Securities Authority (www.isa.gov.il)
- TEL AVIV STOCK EXCHANGE LTD (www.tase.co.il)

Form Number: T087 (Public)

Broadcasted via MAGNA: 30/11/2025

Reference Number: 2025-01-094369

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

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

Nature of the change:

Partial redemption of the principal of the bonds (Series 6) and the principal of the bonds (Series 7)

Explanation: Describe briefly the nature of the change

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

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

Name and Type of Security	Security Number on the Exchange	Amount in Registered Capital	Amount Issued and Paid-up (Most Recent Filing / Current)	Amount Registered in the Name of the Registration Company
Blue Square Real Estate Ordinary Shares	1098565	60,000,000	13,168,291 / 13,168,291	13,168,291
Blue Square Real Estate Bonds 6' (BONDS, Series 6)	1140607	0	1,400,928,000 / 700,464,000	700,464,000
Blue Square Real Estate Bonds 7' (BONDS, Series 7)	1140615	0	283,623,010 / 145,109,447	145,109,447
Blue Square Real Estate Bonds 8' (BONDS, Series 8)	1157569	0	830,833,645 / 830,833,645	830,833,645
Blue Square Real Estate Bonds 9' (BONDS, Series 9)	1174556	0	1,589,850,075 / 1,589,850,075	1,589,850,075
Blue Square Commercial 2 (Series 2)	1220672	0	480,450,000 / 480,450,000	480,450,000

Explanation: All the company's securities must be specified, including securities not listed for trading.

2. The Corporation Announces That:

- On the date: 30/11/2025
- There was a change in the quantity and in the register of the corporation's securities holders (including rights to purchase shares) as a result of:

Description of the nature of the change: Partial redemption of the principal of the bonds (Series 6) and the principal of the bonds (Series 7)

Explanation: You must describe all details of the transaction or action which caused the change in the corporation's securities.

Breakdown of the Change (Section 1):

1. Name of registered holder affected by the change: The Registration Company of the TEL AVIV STOCK EXCHANGE LTD

- Type of identification number: Number in the Israeli Companies Registrar
- ID Number: 515736817
- Nature of the change: Other: Partial redemption of the principal of the bonds (Series 6)
- Date of change: 30/11/2025
- Executed via the exchange clearing house: Yes
- Type and name of security affected: Blue Square Real Estate BONDS 6'
- Security Exchange Number: 1140607
- Holder's balance in the last report: 1,400,928,000
- Holder's balance after change: 700,464,000
- Total quantity of security that decreased/increased: 700,464,000
- Is this a grant of rights to purchase shares?: No
- Total proceeds for securities issued: _____
- Exchange number of the share resulting from exercising the security: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional proceeds from full exercise/conversion to shares: _____
- The period during which the security can be exercised: _____
- From: _____ Until: _____
- The allocated securities will be registered for trading: _____
- This allocation is a continuation of: _____ published on: _____, reference number: _____
- Securities were issued under ATM plan: No
- Other: Yes (Partial redemption of the principal of the bonds (Series 6))

2. Name of registered holder affected by the change: The Registration Company of the TEL AVIV STOCK EXCHANGE LTD

- Type of identification number: Number in the Israeli Companies Registrar
- ID Number: 515736817
- Nature of the change: Other: Partial redemption of the principal of the bonds (Series 7)
- Date of change: 30/11/2025
- Executed via the exchange clearing house: Yes
- Type and name of security affected: Blue Square Real Estate BONDS 7'
- Security Exchange Number: 1140615
- Holder's balance in the last report: 283,623,010
- Holder's balance after change: 145,109,447
- Total quantity of security that decreased/increased: 138,513,563
- Is this a grant of rights to purchase shares?: No
- Total proceeds for securities issued: _____
- Exchange number of the share resulting from exercising the security: _____
- Quantity of shares resulting from full exercise/conversion: _____
- Total additional proceeds from full exercise/conversion to shares: _____
- The period during which the security can be exercised: _____
- From: _____ Until: _____
- The allocated securities will be registered for trading: _____
- This allocation is a continuation of: _____ published on: _____, reference number: _____
- Securities were issued under ATM plan: No
- Other: Yes (Partial redemption of the principal of the bonds (Series 7))

Explanations:

1. If the change affects more than one security, the effect of the change must be detailed in a separate row for each security.
 2. Change date - All changes of the same type, in the same security, made on the same day, should be summarized in a single row. For this matter - changes made through the TASE Clearing House must be separated from those made directly in the company's records.
 3. The change - For a decrease, add the sign "-".
 4. All the quantity fields must be completed with the quantity of securities, not NIS par value.
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3. Main Register of Shareholders as at the Date of the Report:

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

4. Attached File: Register of Shareholders in Accordance with Section 130 of the Companies Law, 1999

[30112025_מרשם_בעלי_מניות_30112025.pdf](#)

Alt: PDF file containing the shareholders' register as of 30/11/2025.

5. Attached File: Updated File of the Registers of the Corporation's Securities, Including the Register of Warrant Holders and Bond Holders

[30112025_מרשם_ניירות_ערך_30112025.pdf](#)

Alt: PDF file containing the updated securities registers as of 30/11/2025.

Details of the authorized signatories on behalf of the corporation:

#	Name of Signatory	Position
1	Adv. Hagar Guri Greenboim	Executive Vice President, Chief Legal Counsel and Corporate Secretary

Explanation: According to Regulation 5 of the Securities Regulations (Periodic and Immediate Reports, 1970), a report submitted under these regulations must be signed by authorized signatories on behalf of the corporation. Staff position on the subject can be found on the ISA website: [Click here](#).

Additional Details

- Previous reference numbers of documents on this subject (mention does not constitute inclusion by way of reference):
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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 reporting entity:

Electronic declarant's name: Ofir Saada **Position:** Adv. / Legal Advisor **Employer company name:**

Address: Menachem Begin 132, Tel Aviv 670101 **Phone:** 073-3165400 **Email:** ofir.saada@bsre.co.il

Last updated: 06/08/2024

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